

Nathan O'Connell
Consultant Planner
Queenstown Lakes District Council

FROM **John Edmonds/Hayley Mahon**
DDI +64 3 450 0009
MOBILE +64 21 409 075 / +64 27 663 9969
EMAIL john@jea.co.nz / hayley@jea.co.nz
MATTER NO. 19184
DATE 15/11/2021

By Email: Nathan.O'Connell@qldc.govt.nz

Dear Nathan,

RM210618 – 59 Tui Drive, Bob's Cove – Permitted Baseline/Anticipated Development

Further Information Response

The purpose of this letter is to provide more detail around the permitted baseline for RM210618. The permitted baseline/consented baseline/anticipated development will be split into two sections below as it applies to the two parcels of land included in RM210618:

1. Lot 100 DP 494333; and
2. Part Section 28 Block V Mid Wakatipu.



Figure 1: Location of Lot 100 DP 494333 and Part Section 28

Executive Summary

Summary Permitted Baseline/Consented Baseline/Anticipated Development for Lot 100

3x residential dwellings plus residential flats up to 6m high, 500m² with building coverage of up to 15% net site area and meeting 10m internal boundary setbacks could be constructed on Lot 100, provided there was no more than 10m³ of earthworks per year and no more than 50m² of indigenous vegetation cleared.

Summary Permitted Baseline/Consented Baseline/Anticipated Development for Part Section 28

1x residential dwelling plus residential flat up to 8m high, 500m² with building coverage of up to 15% net site area and meeting 6m internal boundary setbacks could be constructed on Lot 100, provided there was no more than 10m³ of earthworks per year. Vegetation clearance is approved as per the approved plan in **Figure 10** below.

1. Lot 100 DP 494333

Lot 100 was created as part of the wider Glentui subdivision approved under RM130174. Lot 100 contains three ‘development areas’ (meaning all that land used for: buildings; outdoor living areas; pathways and accessways; private garden; and mown grass surfaces (PDP 22.5.28)).

Lot 100 is within the Rural Residential Bob’s Cove Sub-Zone within the QLDC Proposed District Plan (‘PDP’).

The unique ‘development areas’ rather than traditional building platforms were a result of the Wakatipu Environmental Society’s (‘WESI’) (now defunct) submission to the QLDC Proposed District Plan in 1998. In discussion between QLDC and WESI, a plan was prepared for the Bob’s Cove area and agreed to which allowed the density within the Bob’s Cove sub-zone to be clustered, provided that the balance area was left as open space.

On January 2003, the Environment Court issued a consent order resolving the WESI appeal and subsequent decision and direction C058/2004 that created the special sub-zone for the entire site. This subzone and its unique policies, objectives were carried over into the QLDC District Plan at the time (now Operative District Plan ‘ODP’) with the creation of the Bob’s Cove Rural Residential Sub-Zone. The sub-zone has also been carried over into the Proposed District Plan (‘PDP’).

As part of RM130174, 34 development areas were approved across the Glentui Heights subdivision as demonstrated by the red dashed areas in the image below.

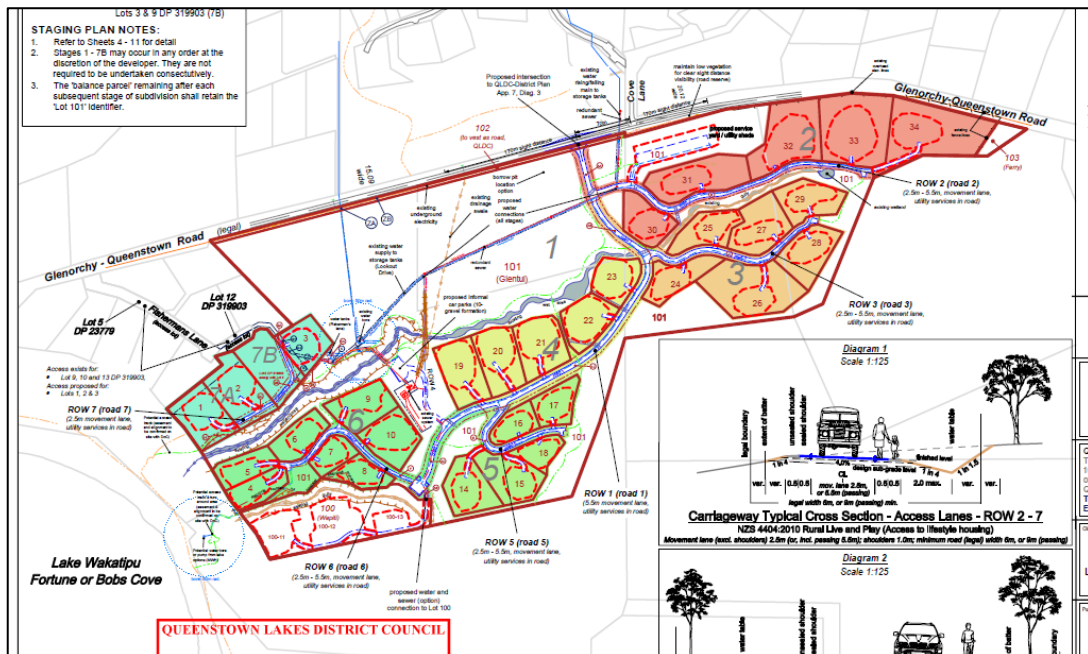


Figure 2: Approved subdivision plan RM130174

To date, it appears if approximately 16 out of 34 development areas have been developed:



Figure 3: Current Google Earth Image of Bob's Cove. Date Accessed: 15/11/2021

Specifically on Lot 100, three development areas were approved under RM130174:

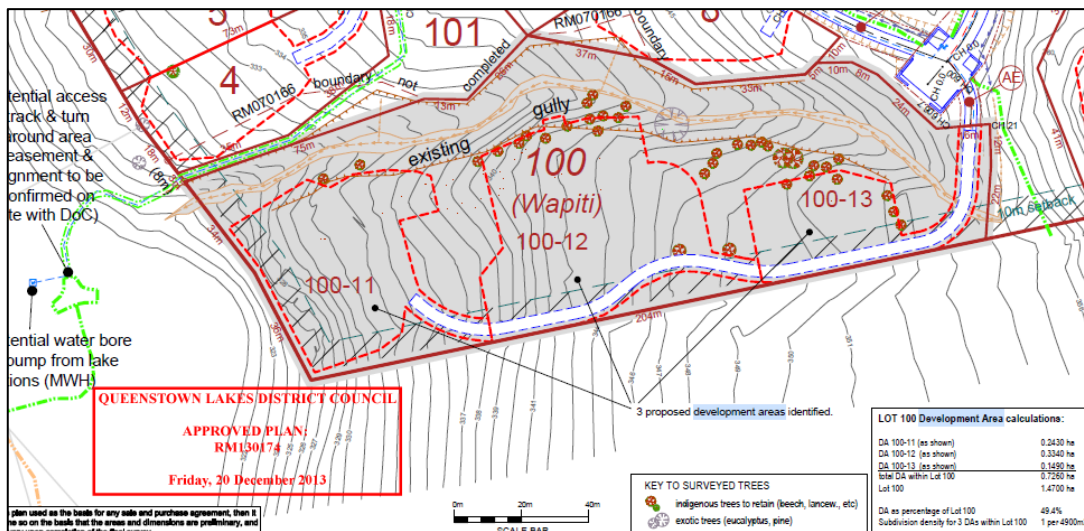


Figure 4: Excerpt from approved plans under RM130174 showing 3x development areas on Lot 100

Lot 100 in context of QLDC PDP

Under the QLDC PDP, it is a permitted activity to carry out the following with the Rural Residential Bob's Cove Sub-Zone:

Construct a dwelling in each of the three development areas (22.4.1, 22.4.3, 22.5.25) of up to 500m² (22.5.3) with a maximum building coverage of up to 15% net site area (22.5.2) and up to 6m high (22.5.18) and setback at least 10m from internal boundaries (22.5.23) provided that the exterior surfaces meet LRV values in 22.5.1. Additionally, a residential flat may be constructed with each of the dwellings as long as they met the required standards (22.4.4). Each house may be let out for residential visitor accommodation for up to 90 nights per year and homestays may be operated year-round as long as there are no more than 5 guests (22.4.7, 22.5.14, 22.5.15).

On the ground, the above rules would result in the following:

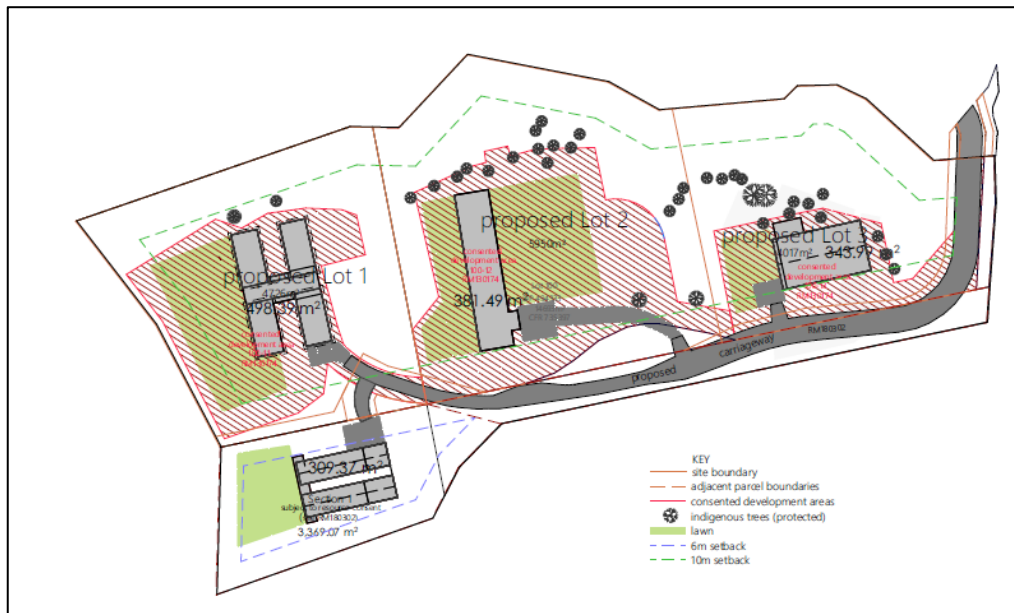


Figure 5: Permitted Baseline/Anticipated Development Plan. Design Base Architecture Sheet A01

The PDP has introduced two sets of rules which were not in the ODP when RM130174 was approved. These two sets of rules are:

- Chapter 33 Indigenous Vegetation and Biodiversity; and
- Chapter 39 Wāhi Tūpuna and associated earthworks rules in Chapter 25.

Chapter 33 Indigenous Vegetation and Biodiversity

Chapter 33 introduces a rule which could be triggered by the above 3x dwelling context which is Rule 33.5.3:

The clearance of indigenous vegetation (including cultivation or irrigation) in the following locations must not exceed a total of 50m² in any continuous period of 5 years in the following locations:

(a)....

(b) *Indigenous forest or regenerating forest greater than 3 metres high; or*

(c) *Shrubland containing emergent indigenous trees greater than 3 metres high; or*

(d)....

(e) *Diverse indigenous shrubland, where 'diverse' means three or more species of indigenous shrub or vine; or*

(f) *Indigenous vegetation containing any one of: matai (*Prumnopitys taxifolia*), kahikatea (*Dacrydium dacrydioides*), weeping mapou (*Myrsine divaricata*), Melicope simplex, Hebe rakaiensis, Corokia cotoneaster, mountain ribbonwood (*Hoheria glabrata*), bog pine (*Halocarpus bidwillii*), celery pine (*Phyllocladus alpinus*), Hall's tōtara (*Podocarpus laetus*), kōwhai (*Sophora microphylla*), kānuka (*Kunzea spp.*), Hebe cupressoides, native brooms (*Carmichaelia spp.*), fierce lancewood (*Pseudopanax ferox*), Coprosma virescens, Coprosma crassifolia, Pimelea aridula, snow totara (*Podocarpus nivalis*), southern rata (*Metrosideros umbellata*), Coprosma intertexta, or any species of Olearia; or*

(g)....

(h)....

(i)....

However, it is noted that within RM130174, it was noted in the decision that *“it is not proposed to clear each of the development areas as part of the application, although it is not envisaged that this would be precluded by the application either.”*¹ This shows that in 2014, when the consent was granted, it was anticipated that the development areas would be cleared of vegetation.

Chapter 39 Wāhi Tūpuna and associated earthworks rules in Chapter 25

The second set of provisions introduced to the plan which were not present when RM130174 was granted were the wāhi tūpuna provisions. The site is within the Punatapu wāhi tūpuna area. Within the Punatapu area, a limit of 10m³ of earthworks applies (25.5.10A). If that limit is breached, a restricted discretionary consent is required under 25.4.2.

It is noted that Ngai Tahu Te Runanga o Ngai Tahu and Kai Tahu ki Otago provided input into RM050664 (the pre-cursor to RM130174) which was for a 106 lot subdivision over the same land of RM130174 including 80,000m³ of earthworks. Ngai Tahu Te Runanga o Ngai Tahu and Kai Tahu ki Otago requested archaeological conditions which were incorporated into RM050664 and later into RM130174.



Figure 6: Approved subdivision Plan for RM050664

Lot 100 in the context of the existing Consent Notice 10521522.10 (from RM130174)

The grant of subdivision consent RM130174 included conditions that were carried over into Consent Notice 10521522.10. The relevant conditions from 10521522.10 which would impact the permitted baseline are listed below:

- j) *There shall be no removal, modification or any form of alteration of indigenous vegetation outside of the development area on any lot, except where approval is first obtained from the Reserve Manager, and*
 - a) *the vegetation is within an area of ‘low level’ planting as identified on the approved stage landscaping plan for RM130174; or*

¹ RM103174 at page 4.

- b) is specifically approved by the Council under (k) below or as part of the landscape plan approval process required under (l) below.
- k) All protected trees as identified on the certified landscape plans and as 'protected trees' on the survey plan (identified as covenant areas HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM and HN), and all other indigenous trees over 6m in height and with a DBH (diameter at breast height) of over 200mm within the undomesticated areas, are to be retained and protected. Such trees shall not be removed, altered or modified in any manner, and there shall be no excavations or construction of Structures or Buildings within 2m of the drip line. Such trees are to identified on a landscape plan to be submitted to Council as part of any future resource consent application for development within the lot.
- Any pruning or maintenance required to remove hazards created by trees within a development area shall be accompanied by an assessment by a qualified arborist and certified by the Council's Landscape Architect, prior to such works commencing.
- t) All Structures on each lot shall be located within the development area identified as covenant areas DD, DE, DF, DI, DJ, DK, DN, DO, DP, DS, DT, DU, DX, DY, DZ, HA, HB, HC, HE, HF, HH, HK, and HN on the survey plan.
- u) Exterior cladding and roof colours shall be drawn from the natural range of browns, greens and greys consistent with the background colours of the landscape of the site, and shall be of low reflectivity with a Light Reflectivity Value of between 5 and 15% and have a matt finish.
- v) No domestic activities are permitted within the 'Undomesticated Areas' identified as covenant areas AP, DA, DB, DC, DG, DH, DL, DM, DQ, DR, DV, DW, HD, HG, HL, HI, HJ, HM, HO, HP, HQ and HR on the survey plan.

The above consent notice provisions allow for the construction of dwellings and accessory buildings within the approved development areas on the site and would allow for the clearance of trees within the development areas. As part of this proposal, all trees over 6m and with a DBH of over 200mm have been identified below on a plan.



Figure 7: KamoMarsh Plan Consent Notice 10521522.10 Condition 2K plan dated 11 November 2021

- Dark Green (35): trees specifically identified as future trees to be retained and assigned a tree protection covenant area.
- Red (31): Trees identified as being over 6m tall and with a DBH of over 200mm, however, as they fall within development areas, under Consent Notice 10521522.10 these trees could be cleared.
- Orange (14): Trees identified as being over 6m tall and with a DBH of over 200mm which fall outside of development areas and are proposed to be removed as part of RM210618.
- Light Green (17): Trees identified as being over 6m tall and with a DBH of over 200mm which fall outside of development areas and are proposed to be retained as part of RM210618.

In total as the permitted baseline under Consent Notice 10521522.10, a total of 31 out of a total of 97 trees over 6m tall and with a DBH of 200mm could be removed.

Under RM210618, it is proposed to remove 45 out of a total of 97 trees over 6m tall and with a DBH of over 200mm on Lot 100.

Had the development areas within Lot 100 been developed prior to the introduction of the PDP and associated indigenous vegetation provisions (33.5.3), the trees set out in red above could have been removed as a permitted activity. Additionally, it is noted that the removal of the trees set out in red above was anticipated under RM130174² and effects of RM130174 on ecology, vegetation and fauna were deemed to be minor and acceptable at the time of approval.

Summary Permitted Baseline/Consented Baseline/Anticipated Development for Lot 100

3x residential dwellings plus residential flats up to 6m high, 500m² with building coverage of up to 15% net site area and meeting 10m internal boundary setbacks could be constructed on Lot 100, provided there was no more than 10m³ of earthworks per year and no more than 50m² of indigenous vegetation cleared.

2. Part Section 28 Block V Mid Wakatipu

Part Section 28 has been approved to be subdivided off the Recreation Reserve under RM180302 as part of a land-swap between the current landowner, Bob's Cove Developments Limited, and the Department of Conservation.

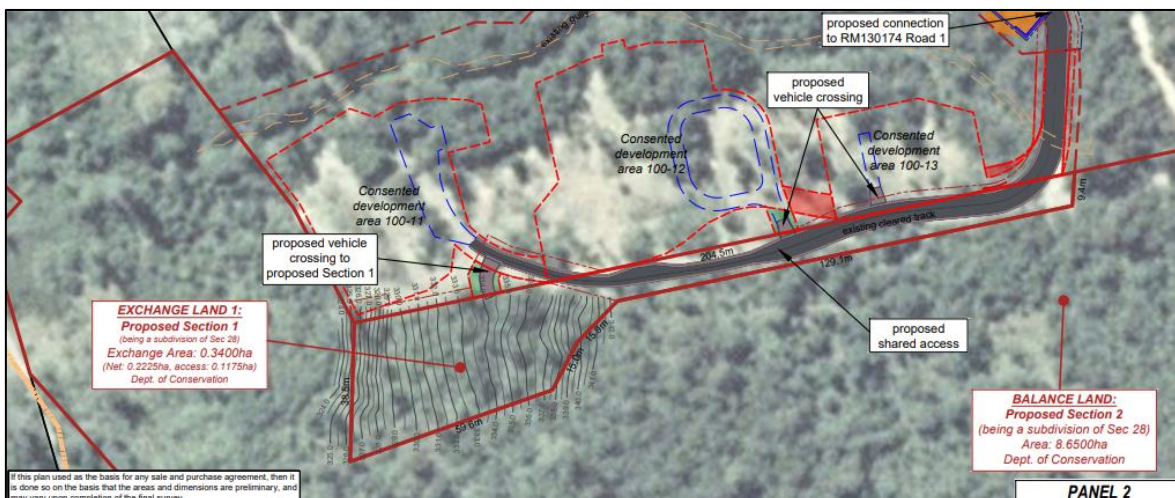


Figure 8: Excerpt from approved Paterson Pitts Group Subdivision Plan RM180302 showing the Part Section 28 approved to be subdivided off Section 28.

² RM130174 at page 4.

Part Section 28 is zoned as Rural Residential under the PDP but is not within the Bob's Cove Sub-Zone bordered in dark green on **Figure 9** below.

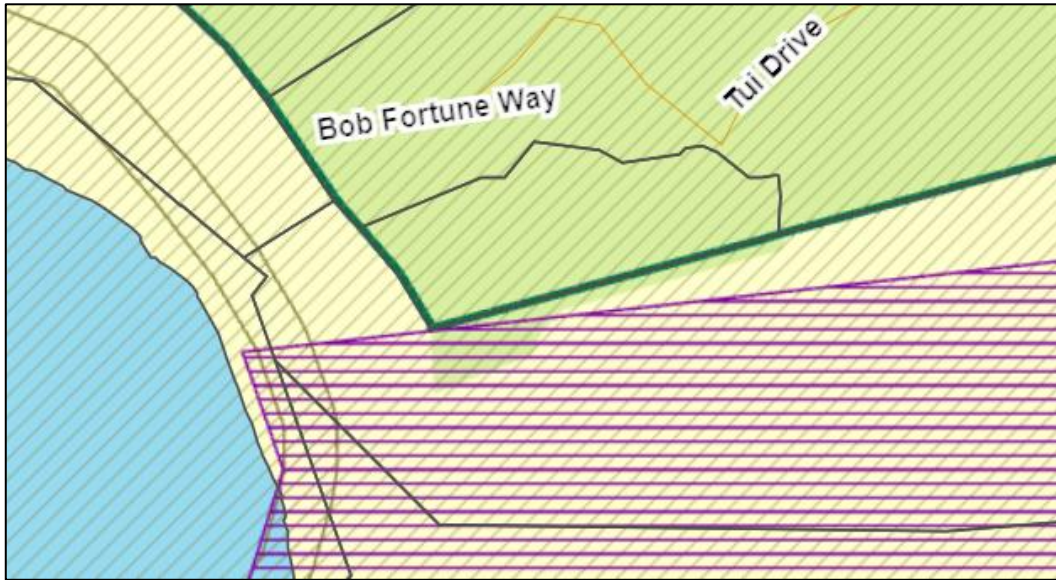


Figure 8: PDP Stage 1, 2 and 3 Decisions and PDP Appeals Map. Date Accessed 15/11/2021.

As Part Section 28 was not within the subdivision approved by RM130174 and not part of the Rural Residential Bob's Cove Sub-Zone, it is not subject to any approved development areas like Lot 100 is above.

Under the QLDC PDP, it would be a permitted activity to carry out the following within Part Section 28:

Construct a dwelling on the site (22.4.1, 22.4.3, 22.5.11) of up to 500m² (22.5.3) with a maximum building coverage of up to 15% of the net site area (22.5.2) and up to 8m high (22.5.8) and setback at least 6m from internal boundaries (22.5.4) provided that exterior surfaces meet LRV values in 22.5.1. Additionally, a residential flat along with the dwelling (22.4.4). The dwelling may be let out for residential visitor accommodation for up to 90 nights per year and homestays may be operated year-round as long as there are no more than 5 guests (22.4.7, 22.5.14, 22.5.15).

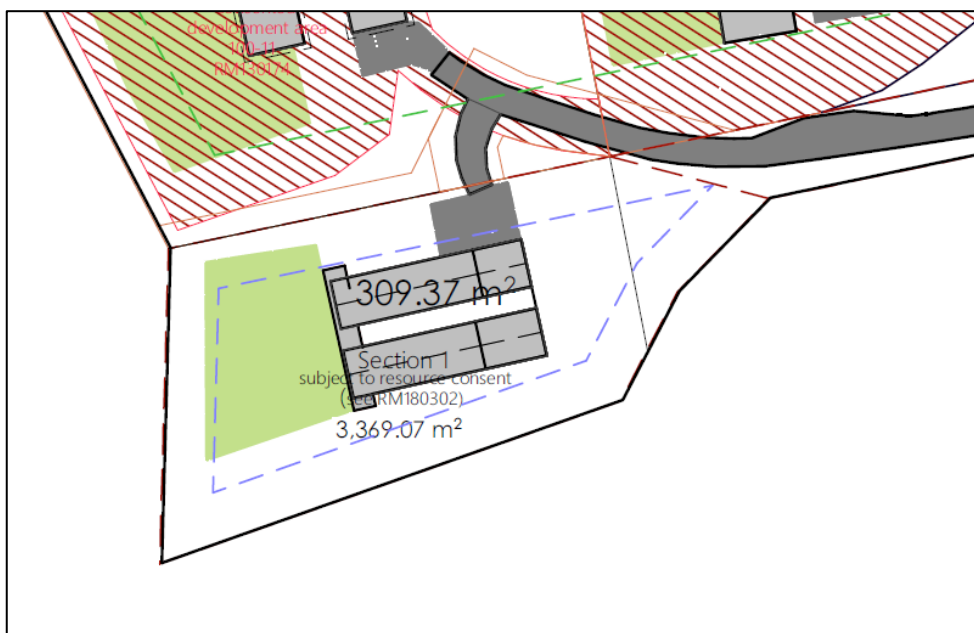


Figure 9: Anticipated Development on Part Section 28. Permitted Baseline/Anticipated Development Plan. Design Base Architecture

Sheet A01

As above, the new PDP provisions relating to Indigenous Vegetation and Biodiversity and Wāhi Tūpuna would apply to the site meaning that Rule 33.5.3 as above on page 4 for indigenous vegetation clearance over 50m² and the 10m³ wāhi tūpuna earthworks rule (25.5.10A) are applicable for future development on Part Section 28.

However, it is noted that under RM180302, a 'Rural Living Amenity Area' was approved which was for 'domestic landscaping and structures including but not limited to clothesline, outdoor seating areas, external lighting, swimming pools, tennis courts, play structures, vehicle parking, pergolas, and ornamental or amenity gardens and lawns...' (Condition 14(d)(iii)). The plan below in **Figure 10** was approved which shows areas of vegetation to be retained around the edges of the site but the Rural Living Amenity Area is approved to be cleared of vegetation as part of the application.³ Section 9 RMA allows the contravention of District Plan Rules where a resource consent has already approved a breach of the District Plan rule in question.



Figure 10: Landscape Plan approved RM180302.

In terms of the 10m³ wāhi tūpuna earthworks rule (25.5.10A), this will apply to the site as earthworks for any residential dwelling was not approved as part of RM180302. However, it is noted that Te Ao Marama and Kāi Tahu ki Otago both provided their approvals to RM180302 and included reference to constructing a dwelling and so a degree of earthworks would have been anticipated on site.

Summary Permitted Baseline/Consented Baseline/Anticipated Development for Part Section 28

1x residential dwelling plus residential flat up to 8m high, 500m² with building coverage of up to 15% net site area and meeting 6m internal boundary setbacks could be constructed on Lot 100, provided there was no more than 10m³ of earthworks per year. Vegetation clearance is approved as per the approved plan in **Figure 10** above.

³ RM180302 at Page 47, para 27.

Appendices:

18. RM130174

17. Permitted Baseline/Consented Baseline/Anticipated Development Plan – ‘Bob’s Cove Alternative – Sheet A01’ Design Base Architecture


1e. Consent Notice 10521522.10

20. KamoMarsh Plan ‘Consent Notice 10521522.10 Condition 2K’ dated 11 November 2021

2. RM180302

26. RM130174 Approved Development and Undomesticated Areas Vegetation & Clearance

Yours faithfully



Hayley Mahon

John Edmonds and Associates Limited

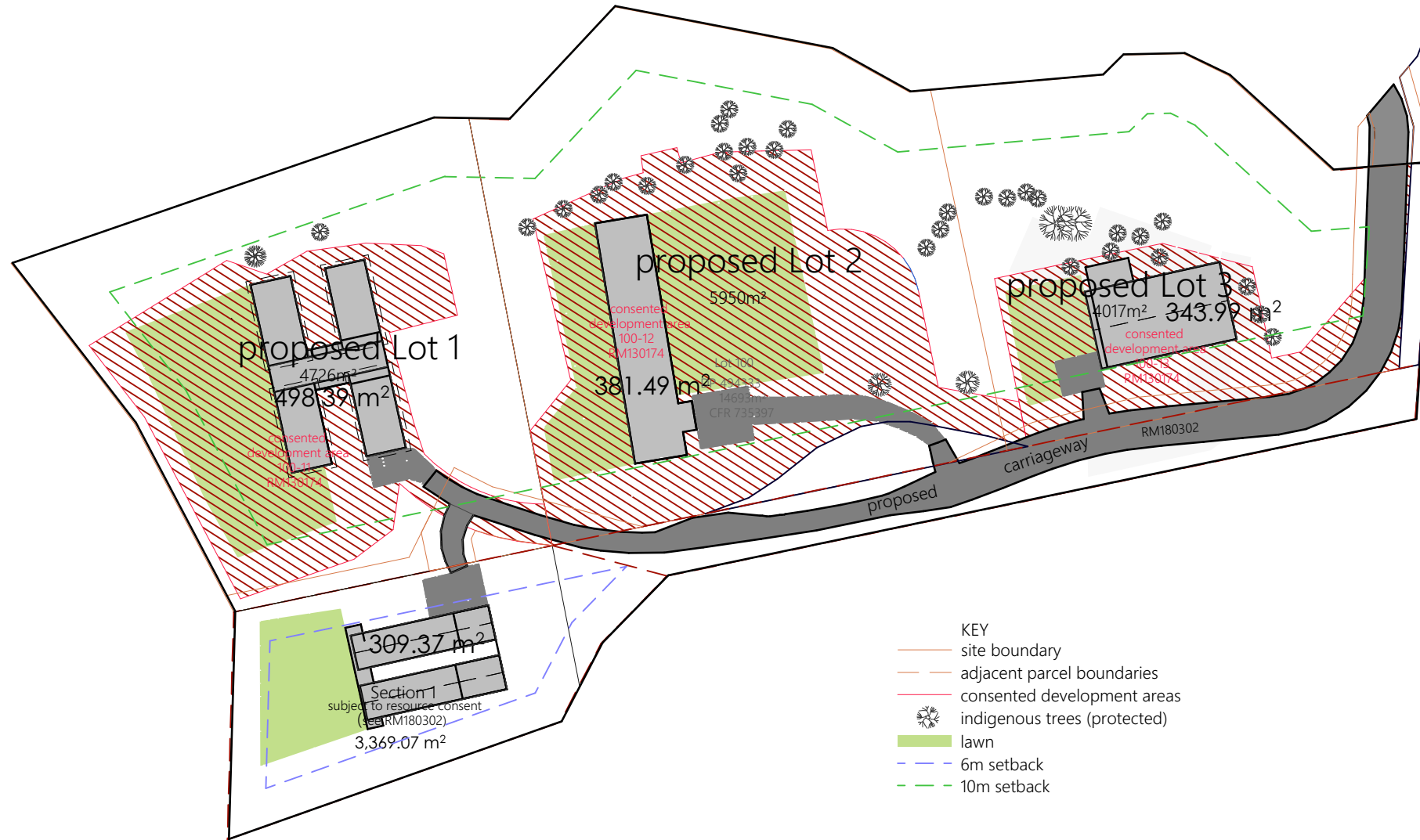
Bobs Cove - Alternative

59 Tui Drive, Queenstown

59 Tui Drive, Queenstown

Site Plan

Scale 1:1000



LOT 100 SUBDIVIDED
 Proposed Lot 1
 Building size 498.4m²
 Site area 4,726m²
 Building coverage 10.5%

LOT 100 UNSUBDIVIDED
 Building 1 size 498.4m²
 Building 2 size 381.5m²
 Building 3 size 344m²
 Site area 14,693m²
 Building coverage 8.3%

Proposed Lot 2
 Building size 381.5m²
 Site area 5,950m²
 Building coverage 6.4%

SECTION 1
 Building size 309.4m²
 Site area 3,369m²
 Building coverage 9.2%

Proposed Lot 3
 Building size 344m²
 Site area 4,017m²
 Building coverage 8.6%

SECTION 1
 Building size 309.4m²
 Site area 3,369m²
 Building coverage 9.2%



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95 AND DETERMINATION UNDER s104

RESOURCE MANAGEMENT ACT 1991

Applicant:	Glentui Heights Limited
RM reference:	RM130174
Application:	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) for Subdivision Consent to create 35 lots in eight stages: 32 allotments for residential purposes, one lot to vest as legal road (Lot 102), one balance lot (Lot 101), and one lot to be amalgamated with adjoining Lot 1 DP 357159 or balance Lot 101; and to undertake associated earthworks and landscaping.</p> <p>Land Use Consent to breach the minimum internal boundary setbacks for future buildings, for breach of transport standards, and to undertake earthworks.</p>
Location:	Fishermans Lane, Bob's Cove
Legal Description:	<p>Lot 9 Deposited Plan 319903, ¼ share in Lot 12 Deposited Plan 319903 and 1/12 share in Lot 5 Deposited Plan 23779 held in Computer Freehold Register 78396</p> <p>Lot 10 Deposited Plan 319903, ¼ share in Lot 12 Deposited Plan 319903 and 1/12 share in Lot 5 Deposited Plan 23779 held in Computer Freehold Register 78397</p> <p>Lot 13 Deposited Plan 319903, ¼ share in Lot 12 Deposited Plan 319903 and 1/12 share in Lot 5 Deposited Plan 23779 held in Computer Freehold Register 78399</p> <p>Section 3 Block V Mid Wakatipu Survey District held in Computer Freehold Register OT5A/737</p> <p>Section 43 Block IV Mid Wakatipu Survey District held in Computer Freehold Register OT11B/129</p> <p>Section 42 Block IV Mid Wakatipu Survey District held in Computer Freehold Register OT14D/1170</p>
Zoning:	Rural Residential (Bob's Cove Sub-Zone)
Activity Status:	Restricted Discretionary

Notification Decision:	Non Notified
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	23 December 2013

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 Adonica Giborees, Senior Planner, on 19 December 2013 under delegated authority pursuant to Section 34 of the RMA.
2. Consent is **granted** pursuant to Section 104 of the RMA, subject to the conditions outlined in **Appendix 1** of this decision imposed pursuant to Section 220 of the RMA. The consent only applies if the conditions outlined are met.
3. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Jane Sinclair, Independent Commissioner, as delegate for the Council. This decision was made and its issue authorised under this delegated authority pursuant to Section 34 of the RMA on 20 December 2013.

1.0 PROPOSAL AND SITE DESCRIPTION

Consent is sought under section 88 of the RMA to create 35 lots in eight stages as follows:

Glentui Heights - Areas Schedule					
Lot No.	Dev. Area (ha)	Lot Area (ha)	Lot No.	Dev. Area (ha)	Lot Area (ha)
Stage 1			Stage 4		
100		1.4700	19	0.2410	0.3920
-11	0.2550		20	0.2240	0.4000
-12	0.3420		21	0.2350	0.4010
-13	0.1410		22	0.2370	0.3240
101 (end stage)	0.3000	15.7070	23	0.2010	0.2780
102	-	0.2640	Total Stage 4:	1.1390	1.7960
103	-	0.1170	Stage 5		
Total Stage 1:	1.0380	17.5570	14	0.1620	0.3630 (0.3505 net)
Stage 2			15	0.1490	0.3800
30	0.1370	0.2940	16	0.1220	0.1970
31	0.1570	0.5110	17	0.1360	0.2430
32	0.2990	0.6090	18	0.1270	0.1830
33	0.3350	0.7540	Total Stage 5:	0.6960	1.3660
34	0.2540	0.7990	Stage 6		
Total Stage 2:	1.1830	2.9660	4	0.1400	0.2250
Stage 3			5	0.1290	0.2450
24	0.1510	0.3030	6	0.1150	0.2640
25	0.1330	0.3040	7	0.1030	0.1810
26	0.1640	0.6740	8	0.1230	0.2100
27	0.1270	0.3990	9	0.1590	0.3410
28	0.1510	0.3700	10	0.2040	0.3510
29	0.1490	0.3330	Total Stage 6:	0.9730	1.8170
Total Stage 3:	0.8760	2.3830	Stage 7A		
			1	0.1790	0.3990
SUMMARY:	All Dev. Areas	All Lots	2	0.1730	0.4640 (0.3861 net)
AREAS (ha):	6.4120	29.4740	Stage 7B		
			3 & 9 DP 319913	0.1550	0.7250 (0.5974 net)
			Total Stage 7:	0.5070	1.5880

The following allotments are proposed to be created:

- 32 allotments for residential purposes;
- One lot to vest as legal road (Lot 102);
- One balance lot (Lot 101);
- One lot to be amalgamated with adjoining Lot 1 DP 357159 or balance Lot 101; and to undertake associated earthworks and landscaping.

Land Use Consent is also sought to breach the minimum internal boundary setbacks as follows:

- Lots 1, 2, 9, 10, 14, 15, 19, 20, 21, 23, 25, 26, 27, 28, 29, 31, 33 and 34 to have no internal boundary setback requirements for future buildings.
- Lots 3, 4, 5, 6, 7, 8, 16, 17, 18, 22, 24 and 32 to have a 4.5m minimum internal boundary setback for future buildings. In additional Lots 1, 4 and 5 to maintain a 10m internal boundary setback for future buildings from their south-west boundaries.

The applicant has provided a detailed description of the proposal in section 2.4 – 2.10 of the submitted report, prepared by Alistair Smith of John Edmonds and Associates Limited, titled and referenced “Glentui Heights Limited: Application for Subdivision Consent (and Land Use), Bob’s Cove, Queenstown – Resource Consent Application”, dated March 2013 (attached as ‘Appendix 2’, and hereafter referred to as the ‘application report’). This description is accepted and is considered to be sufficient for the purposes of this report. It is noted that the applicant has not identified land use consent required for the proposed earthworks, however it is considered appropriate to trigger the requirement for earthworks consent as part of the land use component of the proposal.

In addition to the proposal details outlined in the application report, the applicant has provided the following information and clarification (in a letter dated 23 May 2013 in response to a request for further information):

- The main access ways to each of the Development Areas (i.e. roads numbered 1-3 and 5-7) have been excluded from the Development Areas calculation. Only the areas of what will be private driveways from the main access ways up to the proposed building areas have been included in the Development Areas.
- With the exception of the fill depicted to the southern regions of Lots 17 & 22 which is in response to potential rock fall hazard identified in the report by Tonkin + Taylor Limited provided as part of the application, the proposed placement of fill/mounding has been located in grassland areas and/or outside any areas containing dense indigenous vegetation. A condition of consent has been proposed to address the detailed design of the rock fall mitigation mounds [proposed condition 17(m)], and a further condition [proposed condition 18(a)] requires that all earthwork areas be re-vegetated and permanently stabilised.
- Where fill is to be placed in an area identified to be Undomesticated, it will be re-vegetated in the cover type depicted in the proposed plans and in line with the management goals identified in the Baxter Design Group (BDG) Ecological Management and Maintenance Specification Plan (i.e. including removal of exotics etc.).
- Further controls have been proposed in relation to proposed Lots 3, 9 and 10:
 - Maximum height of development above the maximum ridgeline height specified (expressed as an RL), being 2m above the ridgeline for Lot 3, and 3m above the ridgeline for Lots 9 and 10;
 - Future roof colours to ensure that they are very dark and recessive.
 - Structural landscaping to be introduced as part of the subdivision to further mitigate visual effects of the future development of these lots.
- Additional objectives and conditions are proposed on future development with respect to Condition 19(e) of the application and the landscape conditions that are imposed on Lots 1-10, 14-34, 100.
- All proposed mounding is to heights equal to or less than 1.0m with the vast majority to be a maximum of 0.5m or 0.75m.
- It is not proposed to clear each of the development areas as part of the application, although it is not envisaged that this would be precluded by the application either.
- With regard to the belt of Hawthorn within the open field, the applicant wishes to enable this area to be retained on Lot 101 if desired by each of the respective future owners of Lots 19-22. Any Hawthorn outside of this identified hedgerow will be required to be removed under the requirements of the Ecological Management and Maintenance Plan tied into the proposed on-going conditions of consent contained in 19(e).

Further to this information, the following additional information and changes to the proposal has been provided by the applicant (in a letter dated 2 September 2013 responding to clarification sought at a meeting):

- A 5m buffer area has been shown around the 2.5m hut site (NZAA Ref: E41/242) on the survey plans. The lot boundary for Lot 18 has been shifted so that the buffer (7.5m total radius) is located entirely within Lot 101. It is proposed to protect the hut site by way of a consent notice to ensure it is not damaged, removed or altered.

- The oven sites identified in the 2006 Archaeological Assessment by Shar Briden have been shown on the survey plans. These are located on Lots 2, 18, 27, 29, 30 and 101 (four sites in total). The Briden report did not make any specific recommendations regarding the protection or management of these sites, so buffer areas have not been shown. The applicant has found another possible oven site in the vicinity of Lot 24 which is also shown on the plans. The lot and development area boundaries for Lot 24 have been revised slightly to give clearance around this possible site, such that it is protected from development.
- The development area within Lot 100 has been revised so that the access along the southern boundary is less linear.
- A building restriction area has been shown on Lots 9 and 10 to ensure that a future dwelling will be contained on the south-west side of the ridge. It is proposed that a deck with a height of no more than 1m may be constructed within the building restriction area. No such area was considered necessary for Lot 3 because the development area is already entirely on the south-west side of the ridge.

Additionally, the Queenstown Lakes District Council (QLDC) have approved to vest the land depicted as Lot 103 to vest as road in QLDC with compensation to the landowner to be achieved through an off-set to the roading contributions.

The applicant seeks a period of 15 years to give effect to the subdivision consent, and a period of 35 years for the land use consent in respect of any building to be erected within the Development Area of each lot.

Site and Locality Description

In addition to the proposal description provided, the applicant has provided a comprehensive site and locality description under section 2.1 and 2.2 of the application report. This description is considered accurate, and is therefore adopted for the purposes of this report.

Additionally, Queenstown Lakes District Council Landscape Architect, Mr Richard Denney, provided a comprehensive landscape assessment which includes a description of the site and the landscape within which it sits. Mr Denney's landscape assessment report is attached as Appendix 3 to this report. Mr Denney's site and landscape description is also adopted for the purposes of this report.

Site History

In addition to the proposal and site/locality description provided, the applicant has provided a comprehensive description of the site's history under section 2.1 and 2.2 of the application report. This description is considered accurate, and is therefore adopted for the purposes of this report.

2.0 ACTIVITY STATUS

2.1 THE DISTRICT PLAN

The subject site is zoned Rural Residential (Bob's Cove Sub-Zone) and the proposed activity requires resource consent for the following reasons:

2.1.1 Subdivision

- A **controlled** subdivision activity pursuant to *Rule 15.2.3.2* (for a subdivision that complies with all subdivision site and zone standards), *Rule 15.2.6.1* (lot sizes, averages and dimensions), *Rule 15.2.7.1* (subdivision design), *Rule 15.2.8.1* (property access), *Rule 15.2.10.1* (natural and other hazards), *Rule 15.2.11.1* (water supply), *Rule 15.2.12.1* (storm water disposal), *Rule 15.2.13.1* (sewerage treatment and disposal), *Rule 15.2.14.1* (trade waste disposal), *Rule 15.2.15.1* (energy supply and telecommunications), *Rule 15.2.16.1* (open space and recreation), *Rule 15.2.17.1* (vegetation and landscaping), *Rule 15.2.18.1* (easements). Council's control is respect to these matters.

2.1.2 Land Use

Part 8 – Rural Living Areas

- A **restricted discretionary** activity pursuant to *Rule 8.2.2.3[iv]* as the proposal does not comply with *Site Standard 8.2.4.1[ii](a)* which requires that, in the Bob's Cove Rural Residential Zone, the minimum setback from internal boundaries of any building for any activity shall be 10 metres. Council's discretion is restricted to this matter.

The domesticated areas proposed on some lots are located closer to internal site boundaries than 10 metres. The applicant proposes to breach *Site Standard 8.2.4.1[ii](a)* for future development as follows:

- Lots 1, 2, 9, 10, 14, 15, 19, 20, 21, 23, 25, 26, 27, 28, 29, 31, 33 and 34 to have no internal boundary setback requirements for future buildings.
- Lots 3, 4, 5, 6, 7, 8, 16, 17, 18, 22, 24 and 32 to have a 4.5m minimum internal boundary setback for future buildings. In addition, Lots 1, 4 and 5 are to maintain a 10m internal boundary setback for future buildings from their south-west boundaries.
- A **restricted discretionary** activity pursuant to *Rule 8.2.2.3[iv]* as the proposal does not comply with *Site Standard 8.2.4.1[x](1)(a)* which requires that, the total volume of earthworks shall not exceed 100m³ per site within a 12 month period. The proposed earthworks will exceed 100m³ in volume, as set out in the application report.
- A **restricted discretionary** activity pursuant to *Rule 8.2.2.3[iv]* as the proposal does not comply with *Site Standard 8.2.4.1[x](1)(b)* which requires that, the maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed 200m² in area within that site. The proposed earthworks will exceed 200m² of bare soil exposed, as set out in the application report.
- A **restricted discretionary** activity pursuant to *Rule 8.2.2.3[iv]* as the proposal does not comply with *Site Standard 8.2.4.1[x](2)(b)* which requires that, the maximum height of any cut shall not exceed 2.4 metres. The maximum depth of cut proposed is 3.5 metres.
- A **restricted discretionary** activity pursuant to *Rule 8.2.2.3[iv]* as the proposal does not comply with *Site Standard 8.2.4.1[x](2)(c)* which requires that, the maximum height of any fill shall not exceed 2 metres. The maximum height of fill proposed is 2.5 metres.

Part 14 - Transport

- A **restricted discretionary** activity pursuant to *Rule 14.2.2.3[iii]* as the proposal does not comply with *Site Standard 14.2.4.1[iv] Parking Area and Access Design* which requires that no private way or private vehicle access or shared access shall serve sites with a potential to accommodate more than 12 units on the site and adjoining sites. Council's discretion is restricted to this matter.

The application proposes that all roads remain private and as such Road 1 will service potentially 34 units.

- A **restricted discretionary** activity pursuant to *Rule 14.2.2.3[iii]* as the proposal does not comply with *Site Standard 14.2.4.2[iii](a) Maximum Gradient for Vehicle Access* which requires the maximum gradient for any private way used for vehicle access shall be 1 in 6. Council's discretion is restricted to this matter.
- No detailed design work has been undertaken for the access road. However, the applicant identifies that a 1:6 gradient may be exceeded in certain areas of Stage 3 (Lots 24-29) and Stage 5 (Lots 14-18), where some steeper topography is encountered. Consent is sought as a restricted discretionary activity to enable a gradient to 1:5 where required in accessing these stages. Council's discretion is restricted to this matter.

- A **restricted discretionary** activity pursuant to *Rule 14.2.2.3[iii]* as the proposal does not comply with *Site Standard 14.2.4.2[iv](a) Minimum Sight Distances from Vehicle Access* which requires the minimum sight distance from any access, as set out in Table 3 must be complied with. Table 3 sets out that, for residential activities in a speed environment of 100 km/hr, a sight distance of 170 metres is required. For residential activities in a speed environment of 50 km/hr, a sight distance of 45 metres is required. Council's discretion is restricted to this matter.

The formation of the proposed access from Glenorchy-Queenstown Road to the standard of Diagram 3, Appendix 7 of the District Plan, with sight distances in excess of 170m, complies with the QLDP Site Standard for sight distances contained in 14.2.4.2 iv(a) Table 3 for residential activities.

However, some of the individual property entrances (proposed Lots 4, 6, 7, 14, 15, 16, 24, 27, and 31) are unlikely to meet the required 45m sight distance prescribed in Site Standard 14.2.4.2 iv(a) Table 3 for a 50km/h road, such that consent is required as a restricted discretionary activity.

- A **restricted discretionary** activity pursuant to *Rule 14.2.2.3[iii]* as the proposal does not comply with *Site Standard 14.2.4.2[vii] Distance of Vehicle Crossings from Intersections* which requires that, no part of any vehicle crossing shall be located close to the intersection of any roads than the distances permitted in Table 5. Table 5 sets out that for roads with a speed limit equal to or greater than 100 km/hr, an arterial frontage road intersecting with a local road must have a distance of 100 metres. Council's discretion is restricted to this matter.

Glenorchy Queenstown Road is an arterial road, and Cove Lane is a local road. The proposed intersection from the existing intersection of Cove Lane with Glenorchy-Queenstown Road will have a distance of 70 metres.

Overall, the application is considered to be a **restricted discretionary** activity.

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

Based on the Preliminary Site Investigation prepared on behalf of the applicant (by MWH Global, entitled "*Glentui Heights Ltd – Bob's Cove Subdivision – Preliminary Site Investigation*"), the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

3.0 SECTION 95A NOTIFICATION

A: *The applicant has not requested public notification of the application (s95A(2)(b)).*

AND

B: *No rule or national environmental standard requires or precludes public notification of the application (s95A(2)(c)).*

AND

C: *The consent authority is not deciding to publicly notify the application using its discretion under s95A(1).*

AND

D: *There are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).*

SUCH THAT

E: 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 is therefore made in section 4 below:

4.0 **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: The activity is a **restricted discretionary** activity, so that adverse effects which do not relate to a matter of **discretion** have been disregarded (s95D(c)).

C: Trade competition and the effects of trade competition (s95D(d)).

D: The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).

Person (owner/occupier)	Address (location in respect of subject site)
S Farry	Lot 1 DP 357159 (proposed to be amalgamated with Lot 101)
J A Twose* & G L H Johnston	Lot 9 DP 319903, ½ share in Lot 5 DP 23779 and ¼ share in Lot 12 DP 319903
J A Twose* & E R Stevenson	Lot 10 DP 319903, ½ share in Lot 5 DP 23779 and ¼ share in Lot 12 DP 319903
New Zealand Historic Places Trust	N/A
Queenstown Lakes District Council	As roading authority (accepting Lot 102 to vest in Council as road reserve)

* This landowner has not provided a signature on the Affected Persons Approval form, but is a director of the applicant company.

4.2 **PERMITTED BASELINE (s95D(b))**

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, all buildings or alterations to buildings in the Rural Residential Zone (Bob's Cove Sub Zone) (as well as any physical activity associated with any building such as roading or landscaping) require resource consent under the District Plan. Hence, the District Plan does not provide a permitted activity status for any building or associated activity. Likewise, all subdivision requires resource consent.

4.3 **ASSESSMENT: EFFECTS ON THE ENVIRONMENT**

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

Land, Flora and Fauna:

Adverse Effects to Consider	Effects on the Environment
Ecological / Vegetation & Fauna	Minor
Landform	Less than minor
Waterbodies & Groundwater	Minor

The assessment provided in Mr Richard Denney's landscape assessment report is comprehensive in relation to effects on land, flora and fauna. Mr Denney's report is attached as Appendix 3, and his findings are adopted for the purposes of this report.

In summary, Mr Denney considers that the proposed development provides a framework and layout that would support a comprehensive and integrated landscape development inclusive of the special characteristics and ecological values of the Bob's Cove area as intended by the Zone.

It is likely that some of the trees identified to be protected would be subject to removal or degradation due to proposed works. To this effect, a standard condition for works around trees is recommended to minimise damage, and that approval is sought in consultation with Council's Landscape Architect where trees are to be removed. In general earthworks would be contained to areas of the road network, and areas of earth-bundling. Some of these areas are within the areas to be retained as indigenous vegetation and it is recommended that such areas are supported by detailed planting plans that demonstrated effective reinstatement of such areas.

It is noted that the Ecological Maintenance and Management Plan (EMMP) submitted as part of the application requires further refinement and detail to ensure that regeneration of vegetation has the ability to proceed unhindered from on-going disturbance. A condition of consent is recommended to this effect.

Overall, and subject to recommended conditions of consent, any adverse effects in terms of land, flora and fauna are able to be appropriately mitigated to the extent that they are no more than minor.

People and Built Form:

<i>Adverse Effects to consider</i>	Effects on the Environment
Character & Amenity	Minor
Density	Less than minor
Views and Outlook	Less than minor
Streetscape	Less than minor

The Bob's Cove Sub-Zone includes comprehensive restrictions on the management and planting of vegetation on the site. Mr Denney's landscape assessment report also assesses effects of the proposal in terms of the natural landscape character of the Bob's Cove area.

Having reviewed the proposed landscaping associated with the proposed subdivision, and having reviewed the Landscape Architect's assessment, the requirements of the District Plan are considered to be satisfied in relation to the required vegetation and pastoral areas. Minor changes required to the landscaping plans can appropriately be sought through the conditions of the consent.

Mr Denney's assessment is adopted for the purposes of this report, and a summary of this assessment is set out below.

There is no minimum allotment size for the Bob's Cove Sub-Zone provided that the lots to be created by subdivision (including the balance of the site within the zone) shall have an average of at least 4000m². The proposed lot sizes meet the minimum average lot size. The proposed development identifies 78.2% of the area as 'undomesticated' with 50.4% of that as a mix retained and planted indigenous vegetation. The proposed lot sizes and development and 'undomesticated' areas are aligned with the provisions set out for the Bob's Cove Sub-Zone.

Lot 100 (Wapiti) includes three development areas. The boundary of the development area and Lot boundary follows the general the boundary of the property to the south and west. Mr Denney notes that there is some indentation that breaks lineal boundaries, and as such recommends that such indentations are retained in indigenous vegetation and that the landscape plan identifies remediation planting in such areas to support retention of the natural plant communities expected in this vegetation zone. A condition of consent is recommended to this effect.

Lot 101 provides a buffer to much of the periphery of lots near the boundary of the site with the adjacent Rural General zoned areas. This, in general, provides a natural buffer and integration between lots and the adjoining natural areas within the Rural General Zone.

Lots 3, 9 and 10 would have the residential development areas situation on the ridge and on the south western and north eastern slopes. This potentially would enable earthworks to cut through the ridge. Currently there are no buildings that impinge on this ridgeline and views to the lake. A proposed no build area on the north-west facing slope towards the road would however restrict buildings to the south

west slope and crest area which would reduce prominence of future built form. A height control is also proposed with 3m above the crest for all of these lots. The application includes a number of design controls on development within these lots that would ensure that future built form would be subservient to the views out to the lake from the Queenstown to Glenorchy Road.

The overall patterning of proposed residential lots creates a density that would be consistent with those lots established within the sub zone to the north of the site. It would create an increased density of lots compared to neighbouring lots to the east and south. However, the identified 'undomesticated' areas would create a softening of any land fragmentations and domestication of the landscape by retaining or establishment of indigenous vegetation buffers that would, to varying degrees, maintain a prominence of the natural character of the Bob's Cove area subject to the recommendations above.

The proposal would also be consistent with the existing layout of the Bob's Cove Sub Zone to the north of the Glenorchy to Queenstown Road, in that the broad open space of the existing meadow is retained towards the western end of the site retaining views across the landscape and sense of separation between built form and the road.

Additional Assessment

In addition to the above assessment, the following additional assessment is also made.

Consent is not sought for the creation of buildings as part of this subdivision, as it will be up to individual lot owners to seek the appropriate land use consents for dwellings at a future stage. The applicant has, however, volunteered a number of conditions to be imposed as consent notices on the titles to be created as part of this subdivision to ensure future owners are aware of the particular requirements for Bob's Cove. These are intended to be applied in conjunction with the applicable standards in the District Plan and will assist in ensuring that development in the Zone is consistent with the Plan's intentions.

The proposed subdivision is consistent with the nature of development anticipated within the Bob's Cove Sub-Zone. The landscaping plans prepared in association with the application and the design controls promoted as consent notice conditions will ensure that the development is undertaken such that the design and landscaping objectives of the zone are satisfied. The zone will be developed, therefore, with an appropriate character and amenity, and the ultimate changes to the site will not be adverse.

It will also be incumbent on future owners to provide landscaping plans to the Council at the time consent is sought to construct a dwelling in order to demonstrate to the Council that their landscaping is consistent with, and does not affect, the macro-scale landscaping required in the zone.

As above, minor changes required to the landscaping plans can appropriately be sought through the conditions of the consent.

Additional traffic and noise will be generated by vehicle movements as a result of the increased density of development, and this could give rise to cumulative effects in terms of the rural character and amenity of the site. However, given development is anticipated in this area, these effects are likely to be less than minor. QLDC Engineer has not raised any concerns with regard to traffic generation that cannot be addressed by way of consent conditions.

Summary of Effects: People and Built Form

The matters over which the Council has retained control are considered to be satisfied. The Bob's Cove Sub-Zone includes a range of comprehensive controls with respect to landscaping and vegetation. The application satisfies all of these requirements, and the conditions of consent are considered sufficient and appropriate to ensure that the development proceeds in accordance with the application and the plan requirements. Overall, effects in terms of people and built form will be no more than minor.

Infrastructure:

<i>Adverse Effects to consider</i>	<i>Effects on the Environment</i>
Water Supply	Minor
Effluent Disposal	Minor
Stormwater Provisions	Less than minor
Energy Supply & Telecommunications	Less than minor

The applicant has provided an infrastructure assessment report from MWH Limited, titled '*Bobs Cove Development – Infrastructure Feasibility Report for Consent Application*'. Council engineer, Mr Alan Hopkins, has reviewed this report and has provided an assessment based on the findings and recommendations of the MWH report. Mr Hopkins' assessment is attached as Appendix 4 to this report, and is adopted for the purpose of this report. A summary of the findings and recommendations are discussed below.

Potable Water Supply

The existing dwellings on Fisherman Lane and Glentui Heights Stage 1 are supplied through an existing bore and water supply scheme installed and approved under resource consent RM050664. The applicant proposes to utilise this existing bore to supply the proposed subdivision.

Mr Hopkins is satisfied that, based on the calculations provided by the applicant with respect to the total daily demands for water supply, this is within the design capability of a high quality submersible pump.

The applicant has not provided recent water quality tests. However, the applicant has stated that they propose to treat the communal water supply to ensure ongoing conformity with the New Zealand Drinking Water Standards 2005. Given the water supply has previously been approved for potable use, Mr Hopkins is satisfied that it is feasible to provide a relatively simple and cost effective on-going treatment solution, and has recommended a condition of consent requiring that the consent holder either provide recent water test results showing compliance with the New Zealand Drinking Water Standards 2005, or provide for approval detailed design associated with the on-going treatment of the water supply to ensure compliance with the New Zealand Drinking Water Standards 2005. An additional consent condition is recommended to ensure on-going maintenance of the water supply scheme by way of a management company whose responsibility it is to operate and maintain the water supply and any required treatment.

In terms of distribution of the water supply, Mr Hopkins is satisfied that either of the distribution options proposed are feasible, and has recommended a consent condition requiring that the consent holder provide, for approval, detailed design plans providing water supply connections to the buildable area of each lot. A condition of consent is also recommended requiring the consent holder to provide a full schematic of the bore and associated pressure lines and storage, including confirmation that the current submersible pump installed is suitable for the proposed supply rates and heads and that suitable emergency storage will be available.

Fire Fighting Water Supply

The site is not serviced with Council reticulated fire fighting water supply. The applicant proposes to service the lots for fire fighting through the installation of a minimum 20,000 litres of static on-site storage within a tank. Mr Hopkins is satisfied that this is an acceptable solution and has recommended that a consent notice be registered against the title of each lot to ensure that at the time a dwelling is constructed on site, fire fighting water supply shall be installed in accordance with New Zealand Fire Fighting Water Supplies Code of Practice.

Wastewater Disposal

The applicant proposes to service the lots for wastewater either through consent notices requiring individual on-site treatment and disposal systems or via connection to the existing community wastewater treatment plant located within Lot 101 to the east of proposed Lot 9.

Mr Hopkins has recommended a consent condition requiring that, should the consent holder opt for the connection of any lots to the existing treatment plant, they shall install a suitable lateral connection from the chosen lots and provide a condition survey of the existing plant undertaken by a suitably qualified professional to confirm sufficient capacity exists for the proposed connection/s and all required maintenance has been undertaken. A condition has also been recommended in relation to proof of a management company whose responsibility it is to operate and maintain the treatment plant.

Based on the site and soils assessment provided as part of the application (by Railton Plumbing Limited), Mr Hopkins is satisfied that this assessment confirms that ground based effluent disposal is feasible on all proposed lots based on a secondary level of treatment. A condition of consent has been recommended to ensure that all lots that are not provided with an approved wastewater lateral connection to the existing treatment plant have a consent notice registered on the titles of the lots requiring an on-site secondary wastewater treatment and disposal system in accordance with the New Zealand Standards for on-site domestic wastewater management and the Railton Plumbing Limited site and soils assessment.

In addition to the above, Mr Hopkins notes that Stage 1 of Glentui Heights is currently in the unusual position of having fully operational wastewater reticulation feeding to an operational plant but with no potential for legal connection. Mr Hopkins considers that, given the potential for this 'abandoned' reticulation to deteriorate over time and result in stormwater infiltration reducing the capacity or overwhelming the existing treatment plant on Lot 101, it is recommended this connection be severed and the reticulation identified as 'abandoned' on Council records. A condition of consent has been recommended to this effect.

Stormwater Disposal

It is proposed to collect surface runoff from buildings on each site and discharge to a soakage pit or bed located within each building lot. The Railton Plumbing Limited report for the site has confirmed that the soils are suitable for disposal of stormwater to ground. Mr Hopkins is satisfied that disposal of stormwater to ground is feasible and that detailed design and installation of soakage pit/s or beds can be further assessed and approved under the building consent process.

The applicant proposes surface water from roadways will runoff to adjacent swales and be disposed of by soakage in surface soils. Mr Hopkins accepts this is feasible and recommends a consent condition requiring that prior to the commencement of works, the consent holder shall provide design and calculations for the soakage disposal of stormwater from all access roads.

Power and Telecommunications

The applicant has provided provisioning letters from both DELTA and Chorus that confirm there is sufficient capacity for the proposed subdivision, and connections can be made available to each proposed allotment. Mr Hopkins is satisfied that the lots can be serviced with power and telecommunication, and has recommended consent conditions requiring the installation of power and telecommunication connections to the buildable area on each allotment prior to s.224(c) certification.

Rubbish Collection

The applicant has not confirmed how communal refuse collection will be addressed for each lot. Mr Hopkins accepts that this aspect of the development is feasible and recommends a condition requiring the consent holder to provide to Council for approval details on how the communal refuse collection will be catered for. It is noted that rural mail delivery is not available and the developer has indicated this will be via PO Box pick up.

Summary of Effects: Infrastructure

Given the assessment above and the findings of Mr Hopkins' report, any adverse effects in terms of infrastructure can be appropriately mitigated through conditions of consent to the extent that they will be no more than minor.

Parking, Access, Traffic Generation and Vehicle Movements:

<i>Adverse Effects to consider</i>	<i>Effects on the Environment</i>
On-site / On street parking	Less than minor
Driver & Pedestrian Safety	Less than minor
Traffic Generation / Rooding Capacity	Minor
Vehicle Movements & Noise	Minor

Parking, Access, Roads and Intersections

Mr Hopkins has assessed the proposal with respect to on-site parking, access to the site and individual lots, the roading layout, and intersections, and his assessment is adopted for the purpose of this report. Specifically, Mr Hopkins has provided an assessment with respect to the District Plan standards that have not been met; being the maximum number of lots able to be served by a shared access, maximum gradient for vehicle access, minimum sight distances from vehicle accesses, and the distance of vehicle crossings from intersections. A summary of Mr Hopkins' findings and recommendations follows.

The applicant proposes to form a parking area at the head of Road 4. This area is intended to provide access to walking tracks and access for servicing of the existing wastewater treatment plant. To ensure correct construction, Mr Hopkins has recommended a condition of consent all parking areas shall be formed in accordance with Council standards.

Mr Hopkins is satisfied that the proposed new access from Glenorchy-Queenstown Road is feasible, and that the exact design of this intersection can be further assessed and approved by Council prior to construction. Conditions of consent have been recommended to this effect, including the requirement for intersection marking and signage to be provided in accordance with the Manual of traffic signs and markings (MOTSAM) and intersection lighting provided in accordance with the Southern Lighting Strategy with pole/s matching those of Cove Lane.

The applicant has requested that for Stage 1, the access is formed to a lesser standard than required by the District Plan, and then upgraded when the following stage/s proceed. Mr Hopkins is satisfied that, given the limited number of vehicle movements associated with the three lots in proposed Stage 1, formation to this lesser standard will be acceptable. Conditions have been recommended accordingly.

Mr Hopkins generally accepts the legal and physical road widths proposed are suitable for the number of lots proposed, and has recommended a consent condition requiring the consent holder to provide to Council for approval detailed design of all private internal access roads in accordance with Council standards. Additionally, Mr Hopkins is satisfied that line markings and 'Give Way' signage will not be required on the internal roads and intersections proposed. To ensure the proposed roads are correctly named, a condition requiring roading naming to be undertaken in accordance with Council's road naming policy has been recommended.

The applicant proposes to form vehicle crossings from internal roads to all proposed lots at the time of subdivision. Mr Hopkins has recommended a condition of consent requiring the consent holder to provide to Council for approval detailed design for the provision of vehicle crossings to the buildable area of each lot from the internal access roads and in accordance with Council standards. The crossings proposed shall make provision for the continuation of roadside swales.

Construction Access and Traffic

Mr Hopkins has noted in his assessment that access to Queenstown-Glenorchy Road from the subject site could have limited line-of-sight and associated safety concerns. Mr Hopkins has therefore recommended a consent condition requiring that a single construction access is formed to the site in the proximity of the future Road 1 intersection. Only this access and existing Fisherman's Lane shall be used to access the site.

The proposed earthworks and construction will require the operation of heavy machinery and truck access to and from the site. It is expected that all unloading of the truck will be undertaken within the site, which will mitigate the safety effects to other road users. It is not anticipated that any excess materials will be taken off the site, thus ensuring that no additional pressure occurs on the roading

network. Any effects in terms of construction traffic will be temporary, will be kept to reasonable hours subject to a condition of consent, and will have a no more than minor effect on traffic in general.

Traffic Generation

The proposed subdivision involves the creation of 32 additional residential allotments from that which currently exists, and as such it is considered that this will subsequently result in an increase in vehicle movements to and from the site. Mr Hopkins has not raised any specific concerns with regard to additional vehicle movements resulting from the additional allotments. The proposed subdivision meets the density provisions of the Bob's Cove Rural Residential Sub Zone with respect to average lot sizes, and no minimum lot sizes apply. As such, development of this nature is anticipated to a certain degree, and therefore traffic movements associated with this level of development is also anticipated. It is noted that the previously consented development of this property, whilst not forming part of the consented baseline, approved 104 residential allotments, some three times that proposed under the subject application. Effects in respect to additional traffic generated by the proposed development will be no more than minor.

Summary of Effects: Parking, Access, Traffic Generation and Vehicle Movements:

Overall, and subject to the recommendations above and in Mr Hopkins' report, any effects in relation to parking, access, traffic generation and vehicle movements will be no more than minor.

Nuisance:

Adverse Effects to consider	Effects on the Environment
Noise	Less than minor
Hours of Operation	Less than minor
Dust	Less than minor
Vibration	Nil

The proposed earthworks are likely to result in noise effects typical to those experienced in earthworks operations of a similar scale and nature. These effects are temporary and will be kept to reasonable hours, and a condition of consent is recommended to this effect. Vibration effects are unlikely as no rock breaking or blasting is proposed. Given the ground conditions, it is unlikely that solid rock will be hit during excavations.

The applicant has not provided a site management plan for the proposed earthworks. Given the sensitive nature of the receiving environment, Mr Hopkins recommends prior to the commencement of works the consent holder shall provide to QLDC for approval a detailed earthworks site management plan. This plan shall clearly detail silt control measures and take into account the sensitive nature of the receiving environment. A condition of consent has been recommended to this effect.

To ensure ongoing erosion and dust management, a condition has also been recommended requiring all exposed areas to be topsoiled and grassed or otherwise vegetated prior to s.224(c) certification.

Summary of Effects: Nuisance

For the reasons set out above, and subject to recommended conditions of consent, any effects in terms of nuisance will be less than minor.

Culture:

Adverse Effects to consider	Effects on the Environment
Heritage / Heritage Precincts	Less than minor
Archaeology	Minor
Takata Whenua	Minor

The site does not contain any Areas of Significant Indigenous Vegetation listed in Appendix 5 or Heritage Item or Archaeological Site listed in Appendix 3 of the District Plan.

The applicant has provided an Archaeological Assessment (by Shar Briden, dated October 2006) for the subject site which details the historical use of the area and the site to the present day. It identifies a previously unknown hut site left from the lime burning industry (New Zealand Archaeological

Association reference: E41/242), an unconfirmed oven site (likely from Maori origins), and remnants of a water race (also from the lime burning industry), for which it recommended careful monitoring of any works undertaken in close proximity. A 5m buffer zone is recommended around the hut site where no earthworks or vegetation clearance are to occur without the monitoring of an archaeologist. The report outlines a precautionary approach and includes details for an archaeological accidental discovery protocol.

The hut site and possible oven has been identified on the proposed survey plans, and the boundaries have been positioned so as to exclude these archaeological sites and to position them within the common Lot 101. This will aid in ensuring they are not subject to damage during development proposals, and a condition of consent will ensure that no clearance or earthworks occurs within 5m of the hut site.

An Archaeological Authority has been granted for the site (on 9 May 2007) by the New Zealand Historic Places Trust (NZHPT), however this has lapsed. As such, a new authority will need to be provided by the NZHPT prior to any works being undertaken. The NZHPT have provided their approval to the application, noting that they are comfortable that any effects on archaeology can be managed through the Archaeological Authority. Conditions of consent have been recommended to ensure that any sites of archaeological significance are protected, and the NZHPT have advised that these are in line with the conditions that would be imposed on the Archaeological Authority.

Consultation was undertaken with Te Runanga o Otakau as part of the previous subdivision application (RM050664) who provided comments in relation to subdivision and development on the subject site. These matters have been promoted as conditions of consent, and are also largely covered under the Archaeological Authority granted for the proposal. Effects in terms of cultural matters are therefore deemed to be appropriately mitigated.

Summary of Effects: Culture

Overall, and subject to the recommended conditions of consent discussed above, any effects in terms of culture will be no more than minor.

Natural Hazards and Land Stability

Adverse Effects to consider	Effects on the Environment
Land Stability / Liquefaction	Minor
Rock Fall	Minor
Flooding	Minor

Natural Hazards

The subject site is identified on Council's hazard maps as being potentially susceptible to a number of hazards; specifically, flooding, debris flow, rock fall, fault line, and liquefaction. Tonkin & Taylor Limited (T&T) have prepared a full report titled '*Glentui Heights Limited – Geotechnical Investigation and Reporting Bob's Cove, Queenstown*', referenced: 880366.1, and dated January 2013, which assesses the development constraints and potential for natural hazards to affect the entire site. Mr Hopkins' report discusses the specific risks identified in depth.

With the recommendations set out in Mr Hopkins' and T&T's report, any adverse effects relating to natural hazards are able to be appropriately managed or mitigated, and conditions of consent have been recommended to this effect. Any effects will be no more than minor.

Earthworks

The applicant proposes to undertake the following total earthworks over 7 stages –

Description	Quantity
Estimated total cut to subgrade levels	9,560 m ³
Estimated total fill to subgrade levels (as cut to fill)	4,860 m ³
Net cut to waste, directed to landscaping areas on site	4,700 m ³

Provisional road subgrade undercut, imported to site	920 m ³
Provisional imported/sourced on site subgrade fill	920 m ³
Topsoil stripped (to temporary stockpiling)	7,380 m ³
Topsoil redistributed on site	7,380 m ³
Imported road base layers, to finished level	3,760 m ³
Area of exposed earthworks	24,250 m ²
Maximum depth of cut	3.5 m
Maximum height of fill	2.5 m

The intention is that all excavated material will be utilised on site through landscaping and fill to prepare the road subgrades. The excess cut material associated with the road formation will be utilised principally in creating the following features –

- Low level landscape mounds planted in native vegetation to Lots 32-34 to provide some screening from Glenorchy-Queenstown Road.
- Low level and native planted mounds flanking Road 1 near the entry from Glenorchy-Queenstown Road and around Road 4 and the common parking area.
- Construction of the rock fall deflection mounds to Lots 17 and 22 recommended by Tonkin and Taylor.
- Construction of low level screening and overland flow deflection mounds to Lots 21-23

It is estimated that the maximum material imported to site will be 3,760m³ of base course to prepare the roads.

The geotechnical report undertaken by T&T makes a number of key recommendations regarding the proposed earthworks and associated cut/fill batters. Mr Hopkins recommends that a condition be imposed requiring all earthworks to be undertaken in accordance with the recommendations of the T&T report.

It is likely a number of low retaining walls will be required to form the access roading. Mr Hopkins accepts that retaining is feasible and recommends a consent condition requiring the consent holder to provide for approval design of timber crib and/or stacked bolder retaining walls associated with the formation of access roads. Where the heights of walls exceed 1m, design shall be accompanied by a producer statement from a chartered professional engineer.

Summary of Effects: Natural Hazards and Land Stability

Overall, any potential effects arising from the proposal in regard to natural hazards and land stability are able to be appropriately mitigated, and any effects in this respect will be no more than minor.

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.

5.0 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 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95E)

- A: *The activity is a **restricted discretionary** activity, so that adverse effects which do not relate to a matter of **discretion** have been disregarded (s95E(2)(b)).*
- B: *The persons outlined in section 4.1 above have provided their **written approval** and as such these persons are not affected parties (s95E(3)(a)).*

5.2 PERMITTED BASELINE (s95E(2)(a))

The consent authority **may** disregard an adverse effect of the activity on persons if a rule or national environmental standard permits an activity with that effect. In this case the permitted baseline is as found within section 4.2 above.

5.3 ASSESSMENT: EFFECTS ON PERSONS

Taking into account sections 4.1 and 4.2 above, the following outlines an assessment as to if the activity will have or is likely to have adverse effects on persons minor or more than minor:

Adverse Effects: Examples to consider	Effects on Persons
Traffic Generation	Less than minor
Dominance / Privacy	Less than minor
Shading	Nil
Amenity / Density	Less than minor
Views and Outlook	Less than minor
Land Stability	Nil

As discussed in the 'Assessment of Effects on the Environment' section above, the proposed subdivision is consistent with the nature of development anticipated within the Bob's Cove Sub-Zone. The landscaping plans prepared in association with the application and the design controls promoted as consent notice conditions, and additional consent conditions will ensure that the development is undertaken such that the design, landscaping and ecological objectives of the zone are satisfied. The zone will be developed, therefore, with an appropriate character and amenity, and the ultimate changes to the site will not be adverse on any person.

All adjoining residential land owners, with the exception of Lot 6 DP 319903, Lot 8 DP 319903, and Lot 11 DP 319903, have provided their written approval to the proposed subdivision, and effects on these persons are therefore disregarded. The Department of Conservation also own adjoining land to the south of the subject site. Effects on Lots 6, 8 and 11 DP 319903 and the Department of Conservation land are discussed below.

Figure 1 below shows the location of adjoining land in relation to the subject site.

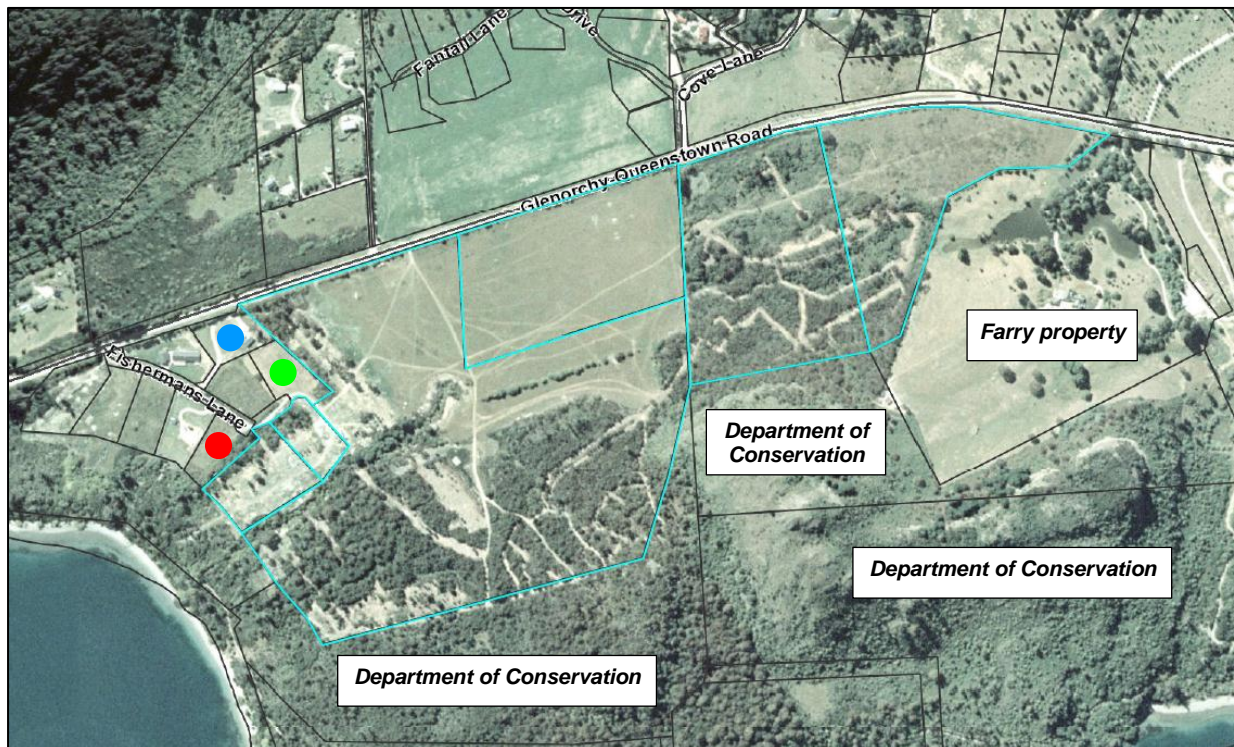


Figure 1. Location of adjoining land in relation to the subject site

- Subject Site
- Lot 6 DP 319903
- Lot 8 DP 319903
- Lot 11 DP 319903

In the case of Lots 6, 8 and 11 DP 319903, the proposed development includes existing indigenous vegetation along the common boundaries with the subject site. This vegetation will be retained in perpetuity. As development is anticipated in this area, and the proposed development areas will be separated from these neighbouring residential properties by dense vegetation, effects on those persons will be less than minor.

In terms of the Department of Conservation land, the application notes that discussions on the application have been undertaken. The applicant submits that the proposal ultimately seeks to include provision for walkway access from the subdivision to the exiting Bob's Cove track across the Crown Recreational Reserve Land which is administered by the Department of Conservation, and to enable access and provision for the maintenance of vegetation within the reserve. This is not part of the subject application. Notwithstanding this, it is considered that the areas of the proposed development that adjoin Department of Conservation land are heavily vegetated, such that those areas of the reserve land would be little used. The proposed development would therefore not affect any users of the Department of Conservation land.

No other persons are deemed affected by the proposed subdivision.

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

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

6.0 OVERALL NOTIFICATION DETERMINATION

Given the decisions made above in sections 4.4 and 5.4 the application is to be processed on a non-notified basis.

7.0 S104 ASSESSMENT

7.1 EFFECTS (s104(1)(a))

Actual and potential effects on the environment have been outlined in section 4 of this report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

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

The relevant objectives and policies are contained in Part 4 (District Wide Issues), Part 8 (Rural Living Areas), Part 14 (Transport), and Part 15 (Subdivision, Development and Financial Contributions) of the District Plan. An assessment against the relevant objectives and policies is set out below.

Part 4 (District Wide Issues) and Part 8 (Rural Living Areas)

The applicant has provided an analysis of the relevant Part 4 and Part 8 objectives and policies relating to the proposal, under Section 3.3 and 3.4 of the application report respectively. This assessment is adopted for the purposes of this report. In summary it is considered that the proposal, with proposed and recommended consent conditions as discussed throughout this report, will be aligned with the relevant Part 4 and Part 8 objectives and policies.

Part 14 (Transport)

The relevant Part 14 objectives and policies seek to maintain and improve access, ease and safety of pedestrian and vehicle movements throughout the District (Objective 2); as well as ensuring minimal adverse effects on the surrounding environment as a result of road construction and road traffic.

As has been demonstrated in the above assessment, the transport standards breached will not result in effects in terms of safety and accessibility of the surrounding road network. The design of parking and access has been based on the intended residential purpose proposed, and intersections have been designed so that good visibility is provided.

Overall, the proposal will be consistent with the relevant Part 14 objectives and policies of the District Plan.

Part 15 (Subdivision, Development and Financial Contributions)

In Part 15, relevant objectives and policies relate to the provision of services, the cost of providing such services, and the maintenance or enhancement of the amenities of the built environment through the subdivision process. The proposal meets Objective 1 – *Servicing* and the associated Policies 1.2, 1.5, 1.6 and 1.7 – 1.11, as the lots will have safe and efficient vehicle access, and conditions will ensure that the developer is responsible for providing adequate water, sewer, stormwater, power and phone connections prior to new titles being issued. The proposal is also consistent with Objective 2 and the associated Policy 2.1 which require that the cost of providing services to subdivisions is met by subdividers. Objective 5 relates to the maintenance and enhancement of the amenities of the built environment. The proposal is aligned with Policy 5.1 as the proposed lot sizes and density of development are in accordance with the zone requirements. In terms of Policy 5.5, the subdivision will not have adverse effects on the safe and efficient functioning of Council services or roads.

Summary of Objectives and Policies

The proposal is overall consistent with the relevant objectives and policies of the District Plan.

7.3 PART 2 OF THE RMA

Section 5(2) of the Resource Management Act 1991 details the purpose of the Act in promoting the sustainable management of natural and physical resources. The proposal promotes sustainable management of natural physical resources. The applicant is able to provide for their social, economic and cultural well-being by being able to undertake development on their land. The life supporting capacity of air, water, soil and ecosystems of the surrounding area is not significantly affected by the proposal. In addition, the proposal maintains and enhances existing amenity values and the quality of the existing environment.

Overall, it is considered that the proposal promotes the overall purpose of the Act.

7.4 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 and Section 220 of the Act.

8.0 OTHER MATTERS

8.1 CONSENT LAPSE DATE

The applicant seeks a period of 15 years to give effect to the subdivision consent, and a period of 35 years for the land use consent in respect of any building to be erected within the Development Area on proposed Lots 1-10 and 14-34 to breach the 10m internal boundary setback prescribed in the District Plan.

In respect of the consent timeframe sought, it is considered that there is no reason or exceptional circumstances that the proposed subdivision could not be given effect to within the standard five year timeframe provided for under Section 125 of the Resource Management Act 1991. In addition, section 125 of the RMA provides for the extension to the lapse period of a consent, where appropriate, should an extension be required in the future. Furthermore, in 15 years' time, the surrounding environment or District Plan provisions is likely to have changed.

In terms of the land use component, it is reasonable to expect that it may not be possible to construct buildings within the Development Area on proposed Lots 1-10 and 14-34 within 5 years of granting consent. A period of 35 years is not considered appropriate, as the surrounding environment and District Plan provisions are likely to have changed in this time. However, it is considered appropriate to allow the land use consent to lapse 15 years from the date of issue of consent.

For the reasons above, a five year lapse period has been granted for the subdivision consent, and a 15 year lapse period has been granted for the land use consent.

8.2 LOCAL GOVERNMENT ACT 2002: DEVELOPMENT CONTRIBUTIONS

This proposal will generate a demand for network infrastructure, transportation and reserves and community facilities.

In granting this resource consent, pursuant to Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 and the Council's Policy on Development Contributions contained in Long Term Council Community Plan (adopted by the Council on 25 June 2004) the Council has identified that a Development Contribution is required.

An invoice will be generated by the Queenstown Lakes District Council. Payment will be due prior to application under the Resource Management Act for certification pursuant to section 224(c). Pursuant to Section 208 of the Local Government Act 2002 the Council may withhold a certificate under Section 224(c) of the Resource Management Act 1991 if the required Development Contribution has not been paid.

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.

Should you not be satisfied with the decision of the Council, or certain conditions, an objection may be lodged in writing to the Council setting out the reasons for the objection under Section 357 of the Resource Management Act 1991 no later than 15 working days from the date this decision is received.

You are responsible for ensuring compliance with the conditions of this resource consent found in Appendix 1. 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.

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.

Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the Resource Management Act 1991.

If you have any enquiries please contact Adonica Giborees on phone (03) 450 0338 or email adonica.giborees@qldc.govt.nz.

Prepared by



Adonica Giborees
SENIOR PLANNER

Reviewed by



Hanna Afifi
SENIOR PLANNER

APPENDIX 1: Consent Conditions

APPENDIX 2: Application Report (by Alistair Smith of John Edmonds and Associates Limited, titled and referenced "*Glentui Heights Limited: Application for Subdivision Consent (and Land Use), Bob's Cove, Queenstown – Resource Consent Application*", dated March 2013

APPENDIX 3: QLDC's Landscape Architect's Report

APPENDIX 4: QLDC Engineer's Report

APPENDIX 1 – CONSENT CONDITIONS

DECISION A: SUBDIVISION

GENERAL CONDITIONS

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

a) Paterson Pitts Group:

- Master Plan (Sheet No. 1 Rev B);
- Aerial Image Overlay (Sheet No. 2 Rev B);
- Staging & Utilities (Sheet No. 3 Rev B);
- Stage One (Sheet No. 4 Rev B);
- Stage Two (Sheet No. 5 Rev B);
- Stage Three (Sheet No. 6 Rev B);
- Stage Four (Sheet No. 7 Rev B);
- Stage Five (Sheet No. 8 Rev B);
- Stage Six (Sheet No. 9 Rev B);
- Stage Seven (Sheet No. 10 Rev B);
- Lot 100 (Waipiti Block) – Development Areas (Sheet No. 11 Rev B);
- Stage Four – Ponding Risk & Min. Floor Levels (Sheet No. 12 Rev B);
- Earthworks Overview / Intersection Sight Distances (Sheet No. 13 Rev B);
- Proposed Building Restrictions (Sheet No. 14 Rev B);
- Proposed Building Restrictions – Lots 3, 9 & 10 Profile Sections (Sheet No. 15 Rev B);

b) Baxter Design Group:

- Development Areas and Undomesticated Areas (Reference 1748-CP1, 18 Nov 2013);
- Existing Vegetation Patterns (Reference 1748-CP2, 30 Oct 2013);
- Existing vs Proposed Vegetation (Reference 1748-CP3, 18 Nov 2013);
- Landscape Mounding (Reference 1748-CP4, 30 Oct 2013);
- Sections (Reference 1748-CP5, 18 Nov 2013);
- Proposed South West Planting (Reference 1748-CP6, 18 Nov 2013);

stamped as approved on 20 December 2013

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

2. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
3. Any excavation or construction works within 10m of protected trees as identified on the approved landscape plan shall be protected from such works by the following. Temporary fencing around protected trees shall be installed no less than 2m from the drip line of trees, and shall be a minimum of 1.8m in height. Before any materials or machinery are brought to site, or before any demolition, or development works begin fencing must be erected around all protected trees. Temporary fencing must be maintained throughout the construction works, and must prevent vehicle and person access within the protected area. No works, including the storage of machinery or materials, shall be allowed within the protected area. Notices shall be erected on fencing with words such as "Protected area – no operations or storage within fenced area".
4. Earthworks and structures proposed for rock fall mitigation shall be screened from view from public areas with indigenous vegetation in keeping with the approved Ecological Management and Maintenance Plan and landscape plan or shall have a green geotextile or similar applied to enable re-grassing of such structures. Where such structures are located within undomesticated areas a landscape reinstatement plan shall be submitted to Councils landscape architect for

certification outlining the extent of works, extent of removal of indigenous vegetation and reinstatement of indigenous vegetation prior to construction. Such structures shall avoid removal or damage to protected trees.

Archaeological Conditions

5. Monitoring of earthworks and vegetation clearance by an archaeologist due to the site not being thoroughly surveyed, the presence of historical archaeological sites, the historic value of the area and Maori cultural values associated with Bobs Cove.
6. All contractors and site supervisors involved in vegetation removal and earthworks to attend an educational wananga prior to works beginning. The wananga is to inform workers of their responsibilities under the Historic Places Act 1993, and the processes of the Archaeological Accidental Discovery Protocol and is to be presented by an archaeologist or other persons approved by the Historic Places Trust.
7. The consent holder shall ensure that the recommendations within the "*Archaeological Assessment on the remaining stages of the Bobs Cove Ltd Rural Residential Development, Bobs Cove, Wakatipu*", by Shar Briden, October 2006 be adopted.

STAGED CONSENT CONDITIONS

Staging

8. This consent may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the condition 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: Lots 100-103
 Stage 2: Lots 30-34
 Stage 3: Lots 24-29
 Stage 4: Lots 19-23
 Stage 5: Lots 14-18
 Stage 6: Lots 4-10
 Stage 7A: Lots 1 & 2
 Stage 7B: Lot 3 and amalgamation with Lot 9 DP 319903

The stages set out above may be progressed in any order and combined in any order, providing all necessary subdivision works (such as servicing, provision of formed legal access and 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.

ENGINEERING CONDITIONS

To be completed prior to the commencement of physical works for each stage

9. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at QLDC advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
10. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at QLDC of the scheduled start date of physical works.
11. Prior to commencing works on site, the consent holder shall submit to the Principal Resource Management Engineer at QLDC an approved traffic management plan from the Road Corridor

Engineer at Council if any parking or traffic will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers need to be installed. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor and implemented in accordance with the approved traffic management plan.

12. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at QLDC for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (2), to detail the following engineering works required:

- a) Provision of a minimum supply of 2,100 litres per day of potable water to the buildable area on Lots 1-34 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

In the information provided for the first stage, this shall include a full schematic of the bore, pressure lines and storage to confirm that the current or proposed submersible bore pump installed is suitable for the proposed supply rates and heads and suitable emergency storage is available.

- b) Either the provision of recent water quality testing from the water supply confirming potability in accordance with the New Zealand Drinking Water Standard 2005; or the detailed design of on-going treatment of the water supply to ensure compliance with the New Zealand Drinking Water Standards 2005 (Revised 2008). Note – test results from previous stages will be accepted provided they are no more than 12 months old.
- c) Should connection of lots to the existing wastewater treatment plant be sought the consent holder shall provide suitable lateral connection from the chosen lots and provide a condition survey of the existing plant undertaken by a suitably qualified professional to confirm sufficient capacity exists for the proposed connection/s and all required maintenance has been undertaken.
- d) The formation of Road 1 in accordance with a “Local Road” standard pursuant to NZS4404:2010 with a minimum legal width of 15m, with a sealed movement lane of 5.5m, and 0.5m width of the shoulders also sealed either side. The maximum average gradient of the road shall be 1:6 with no areas over 1:5. Batter angles for all cuts and fills shall be in accordance with the recommendations contained with the Tonkin and Taylor Geotechnical Investigations report dated January 2013, job number 880366.1. Design shall include the provision of stormwater soakage disposal. This condition shall not apply to Stage 1 – see condition 13a) below for Stage 1 requirements.
- e) The design of Roads 2-7 in accordance with a “Access Lane” standard pursuant to NZS4404:2010 with a minimum legal width of 6m and 9m (where passing bay required), with a sealed movement lane of 2.5m increasing to 5.5m for passing bays, with 0.5m width of the shoulders also sealed either side. The average gradient of the road shall be 1:6 with no areas over 1:5. Batter angles for all cuts and fills shall be in accordance with the recommendations contained with the Tonkin and Taylor Geotechnical Investigations report dated January 2013, job number 880366.1. Design shall include the provision of stormwater soakage disposal.

Note: Design information for the roads as outlined in d) and e) above shall be provided for the extent of the road required to access each particular stage.

- f) The provision of a sealed vehicle crossing and access to the buildable area on Lots 1-34 in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.

- g) Lighting of Roads 1-7 in accordance with Council's road lighting policies and standards. Bollard lighting must demonstrate it is effective and comfortable in accordance with Councils Southern Lights Strategy, this may require the use of LED and/or flat beam optics technology. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
- h) Details on how communal refuse collection will be provided for each lot.
- i) Detailed earthwork plans and sections for all earthworks associated with both landscape and road construction. This shall include the design of retaining walls in association with the road formation. Timber crib and stacked bolder walls should be favoured and where the height exceeds 1.5m it shall be accompanied by a PS1 producer statement from a chartered professional engineer. Registered archaeological sites shall be shown on the detailed earthworks plans.
- j) A detailed site management plan for all earthworks. This shall detail silt and dust control measures and shall take into account the sensitive nature of the receiving environment.
- k) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads and Water). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.

To be completed prior to the commencement of specific stages

13. Prior to the commencement of any works for the specified stage/s, the consent holder shall provide to the Principal Resource Management Engineer at QLDC for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (2), to detail the following engineering works required:

Stage 1

- a) The construction of Road 1 in accordance with Table 3.2(a) in Council's amendments to NZS4404:2004 for a private right of way serving less than 5 lots.
- b) Details of the turning head for Road 1 shall be provided at its termination with Lot 100.
- c) The formation of the intersection of Road 1 with the Queenstown-Glenorchy Road, in accordance with Diagram 2, Appendix 7, of the Queenstown Lakes District Plan. This shall include sealing back to the property boundary.

2nd Stage to be Completed Following Stage 1

- d) The formation of the intersection of Road 1 with Queenstown-Glenorchy Road, in accordance with the latest Austroads intersection design guides. The design shall be subject to review and approval by Councils Transport Network Consultants at the applicant's expense. Intersection marking and signage shall be provided in accordance with MOTSAM and intersection lighting provided in accordance with the Southern Lighting Strategy with pole/s matching those of the existing Cove Lane intersection.

Stage 4

- e) Remedial backfilling of the incised gully downstream of the bund and associated culvert located on proposed Lot 101. The backfill shall provide an even gradient from the culvert to the existing gully floor and shall be designed with suitable erosion/scour protection.
- f) The installation of a formalised headwall on the upstream side of the existing culvert located on proposed Lot 101.

- g) The provision of a rock absorption/deflection bund for Lot 22 to cater for the management and mitigation of potential rock fall in accordance with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 dated January 2013.

Stage 5

- h) The provision of a rock absorption/deflection bund for Lot 17 to cater for the management and mitigation of potential rock fall in accordance with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 dated January 2013.

To be completed prior to the commencement of any earthworks on the site

14. Prior to commencing any work on the site the consent holder shall install a single construction vehicle crossing in the vicinity of the future Road 1 intersection with Queenstown-Glenorchy Road, 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 10m into the site.

To be monitored throughout earthworks for each stage

15. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and the site management plan approved under Condition 12j. 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.
16. The earthworks, batter slopes and retaining shall be undertaken in accordance with the recommendations of the report by Tonkin & Taylor Ltd dated January 2013, job number 880366.1.
17. All construction traffic shall enter and exit the site via the construction crossing installed under condition 8, the Road 1 intersection, or via Fishermans Lane. Construction traffic shall not exit onto Queenstown-Glenorchy Road in any other location.
18. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads.
19. The loading and stockpiling of earth and other materials shall be confined to the subject site.
20. No earthworks, temporary or permanent, are to breach the boundaries of the site unless associated with the construction of the approved Road 1 intersection with the Queenstown-Glenorchy Road.

To be completed before Council approval of the Title Plan for each stage

21. Prior to the Council signing the Title Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
- a) All necessary easements shall be shown in the Memorandum of Easements attached to the Title Plan and shall be duly granted or reserved.
 - b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the title plan.

[Note: the road naming application should be submitted to the Technical Support Officer: Engineering and should be lodged prior to the application for the section 223 certificate]

22. The following amalgamation condition shall be shown on the Survey Plan:

Either

- a) That Lot 103 hereon and Lot 101 hereon be held in the same Computer Freehold Register (CSN to be advised).

Or

- b) That Lot 103 hereon and Lot 1 DP 357159 be held in the same Computer Freehold Register (CSN to be advised).

23. Development areas, undomesticated areas and protected trees on each lot shall be shown on the survey plan for each stage as covenant areas.

To apply to Stage 4 only

- a) A no build area shall be shown over Lots 19-23 below the 352m contour and consistent with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 submitted with the consent application and dated January 2013. This covenant area shall be referenced in a consent notice condition to be registered on the Computer Freehold Registers for Lots 19 – 23 pursuant to s.221 of the Act.

To apply to the relevant lots within Stages 6, 7A and 7B only

- b) A no build area shall be shown over Lots 1, 2, 3, 5, 6 and 9 between the SLS setback line and the existing gully consistent with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 submitted with the consent application and dated January 2013. This covenant area shall be referenced in a consent notice condition to be registered on the Computer Freehold Registers for Lots 1, 2, 3, 5, 6 and 9 pursuant to s.221 of the Act.
- c) A covenant area shall be shown over Lots 1, 2, 3, 5, 6 and 9 between the ULS setback line and the SLS setback line consistent with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 submitted with the consent application and dated January 2013. This covenant area shall be referenced in a consent notice condition to be registered on the Computer Freehold Registers for Lots 1, 2, 3, 5, 6 and 9 pursuant to s.221 of the Act.

To apply to the relevant lots within Stage 6 only

- d) A no build area shall be shown on Lots 9 and 10 consistent with the location shown on the Paterson Pitts Group application plans. This covenant area shall be referenced in a consent notice condition to be registered on the Computer Freehold Registers for Lots 9 and 10 pursuant to s.221 of the Act. The no build covenant area on Lots 9 and 10 shall permit a deck no more than 1m above ground level at the time of subdivision to be built within this area.

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

24. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Principal Resource Management Engineer at QLDC. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots) and Water reticulation (including private laterals and toby positions).

- b) The completion and implementation of all certified works detailed in Conditions (12) and (13) 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 buildable area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- d) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the buildable area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- e) All lots not provided with an approved wastewater lateral connection to the communal wastewater treatment plant under condition 12c shall have a consent notice registered on the title requiring on-site treatment and disposal as per condition 25d.
- f) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (9) for all engineering works completed in relation to or in association with this subdivision/development, for clarification this shall include all Roads and Water. The certificates shall be in the format of a Producer Statement, or the NZS4404 Schedule 1B and 1C Certificate.
- g) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
- h) All vehicle car parking areas created in that stage shall be constructed to Council's standards. A gravel surface is acceptable.
- i) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- j) All exposed earthwork areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- k) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

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

- l) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of all internal roading, water infrastructure and overland flow paths associated with the subdivision.

The legal documents that are used to set up or that are used to engage the management company are to be checked and approved by the Council's solicitors at the consent holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.
- m) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at QLDC as to how the water supply will be monitored and maintained on an ongoing basis.
- n) The consent holder shall provide the Principal Resource Management Engineer at QLDC with a copy of the operation and maintenance manuals for the private water supply, or shall provide evidence that this has been made available to the management company.

Ongoing Conditions/Consent Notices for each stage

25. 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.

- a) All lot owners are required to be part of the management entity as required by **Condition 24I of RM130174**. This management entity shall be maintained at all times and shall ensure implementation and maintenance of all internal roading, water infrastructure and overland flow paths associated with the development.

In the absence of a management company, or in the event that the management entity established is unable to undertake, or fails to undertake, its obligations and responsibilities stated above, then the lot owners shall be responsible for establishing a replacement management entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.

- b) The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots, and the results forwarded to the Principal: Environmental Health at QLDC. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
- c) At the time a dwelling is erected on Lot 1-34, fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

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

The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

To apply to all Stages except Stage 4

- d) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Railton Plumbing Ltd, dated 14th September 2012". The proposed waste water system shall be subject to the review of Council prior to implementation and shall be installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council.

To apply to Stage 4 only

- e) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Railton Plumbing Ltd, dated 14th September 2012". The proposed waste water system shall be subject to the review of Council prior to implementation and shall be installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council. Lots 19-23 shall dispose of effluent by way of drip line irrigation only.
- f) No buildings shall be constructed within the no build covenant area marked X on Lots 19 – 23.
- g) No buildings on Lots 19 – 23 shall have a finished floor level below 352m, consistent with the recommendations of the Tonkin & Taylor Geotechnical Investigations report job number 880366.1, submitted with the RM031074 application and dated January 2013.

To apply to the relevant lots within Stages 6, 7A and 7B only

- h) No earthworks, buildings or structures (except roading or walkways created by subdivision) shall be permitted within the covenanted area marked 'X' on DP XXXX on Lots 1, 2, 3, 5, 6 & 9, being the area from the Serviceability Limit State line to the lot boundary facing the main gully.
- i) No earthworks, buildings or structures shall be permitted within the covenanted area marked (Y) on Lots 1, 2, 3, 5, 6 & 9 as annotated on the subdivision title plan [DP XXX] without specific geotechnical assessment and structural engineering design. Any future buildings or structures within this area shall be designed and certified by a suitably qualified and experienced structural engineer to withstand lateral spread under the Ultimate Limit State (ULS) earthquake scenario and taking into account the assessment and recommendations of Tonkin and Taylor Geotechnical Investigations report job number 880366.1 dated January 2013.

LANDSCAPE & ECOLOGICAL CONDITIONS

To be completed prior to works beginning on site, and prior to 224c certification.

26. Registered archaeological sites within the subject property shall be identified on the landscape plans. Amended plans shall be resubmitted, and certified by council prior to works beginning on site.
27. The subdivision landscape plan and where relevant the subdivision plans shall be amended and resubmitted to Council's Resource Consent Manager for certification prior to development beginning on site. The amended plans shall meet the following objectives:
 - i. Where the 15 metre building Restriction Area adjoins a development area, proposed vegetation within this area shall be planted in indigenous tree and shrub species common to the area, planted at 1m centres, and shall be a mix of indigenous trees and shrubs with mature heights of no less than 2m.
 - ii. Identify 50% of the 75% undomesticated area as protected regenerating indigenous bush free of further modification, alteration and interference to ensure the special Bobs Cove character and ecological values are retained.
 - iii. Proposed protected trees as shown on the subdivision plans are to be included on the landscape and earthwork plans.
28. The Ecological Management and Maintenance Specification Plan (EMMP) submitted as part of the consent application is to be refined, amended and resubmitted to Council's Resource Consent Manager for certification within 6 months of the date of this decision, and prior to development beginning on site. The amended plan shall achieve the following objectives, to be clearly identified on the EMMP (where applicable):
 - i. Eucalyptus, Hawthorn and wilding pines to be retained shall no more than 5% canopy coverage within 5 years of approval of the staged landscape plan.
 - ii. All areas of existing vegetation outside of the development areas as shown on the approved landscape plans shall be managed as closed canopy indigenous vegetation. Where closed canopy is not currently achieved such areas shall be planted as per the approved EMMP to achieve this within 5 years and shall be demonstrated on the stage landscape plans.
 - iii. Reference to "example of the type of plant community and visual appearance is that found in the surrounding national parks" within the document shall be corrected to "example of the type of plant community and visual appearance is that found in the surrounding Twelve Mile Bush conservation areas".
 - iv. Provide detail of the methods, timing and outcomes within the proposed program to reduce predatory animals such as stoats and feral cats identified within the EMMP.
 - v. That areas identified as retained existing vegetation and as proposed vegetation (indigenous) shall be managed so that indigenous vegetation is not modified, altered or removed in any manner to maintain the ecological values, natural indigenous ecological processes and special character of the Bobs Cove area. Such areas shall be managed so as to enable the natural regeneration of the natural indigenous ecology.

Note: In certifying the amended EMMP, Council reserves the right to have the amended EMMP peer reviewed by a suitably qualified ecologist to ensure the document aligns with the ecological restoration objective stated within the document, and demonstrates ecological restoration best practice, and that works prescribed can be effectively monitored.

29. A detailed landscape plan for each stage shall be submitted to the Council's Landscape Architect for certification prior to development beginning on site. Each plan shall be consistent with the Ecological Management and Maintenance Specification Plan (EMMP) and the certified subdivision landscape plans, and shall meet the following objectives:
- i. Proposed planting as identified on the landscape plan within the EMMP "Glen Tui- Heights – Proposed South West Planting", shall be detailed in the stage landscape plan and shall identify locations and mix of species to demonstrate that there would be sufficient density to form a closed canopy within 5 years and provide some visual buffering (but not necessarily screening) to built form as seen from the lake and other public areas in view of the sites to ensure buildings are seen in an indigenous bush context.
 - ii. Areas of 'low level' vegetation for the purpose of managing views from residential development shall be planted to achieve a closed canopy of vegetation within 5 years, and shall include the full diversity of species, with the exception of trees, as identified on the approved subdivision landscape plans and certified EMMP.
 - iii. All indigenous planting shall be revegetation type planting with the purpose of enabling the long term natural regeneration of indigenous forest cover rather than amenity or garden type planting. Areas of revegetation planting shall include 10% beech trees in each mix except in areas identified as 'low level' vegetation. All areas except areas defined as 'low level' planting shall be managed to support natural reseeding and regeneration of indigenous vegetation and ecology consistent with the surrounding Twelve Mile bush conservation areas.
 - iv. Identify and label all protected trees as shown on the certified subdivision landscape plan.
 - v. The planting species list identified in the ecological management and maintenance plan to identify that a mix species including tree and shrub species shall be used to provide a typical representation mix of indigenous communities. This must include 10% beech trees in each mix. Areas on the approved landscape plan that are to be managed as view shaft areas shall be excluded from the requirement to include beech or other trees.
 - vi. Eucalyptus trees to be retained shall be identified on the stage landscape plans.
 - vii. Identify the extent of thinning of the Hawthorn hedge, and demonstrate substitute planting to maintain the level of visual screening the existing Hawthorn hedge provides.
 - viii. Identify the extent and priority to remove large eucalyptus trees or wildling species (over 6m height) and dense areas of eucalyptus trees as part of the development phase of works rather than on-going maintenance. To ensure the level of on-going disturbance created by later removal of such trees is minimal to enable unhindered regeneration of indigenous bush. Removal shall achieve an outcome of 5% or less total canopy coverage of eucalyptus trees within areas of indigenous vegetation outside of domesticated areas within 5 years of approval of the stage landscape plan.

Objectives to apply to specific stages and to be addressed on the stage landscape plan subject to certification by Council's landscape architect:

- a. Stage 1: Within Lot 100 (Wapiti block) any areas between the southern side of the access and the property boundary shall be maintained and/or established in closed canopy indigenous vegetation cover of trees and shrubs.
- b. Stage 2 (Lot 30): The existing large beech tree on this lot may be crown lifted by a qualified arborist so that base of the crown is no greater than 3m above ground level.
- c. Stages 4 and 5 (Lots 17 and 22): Earthworks and structures proposed for rock fall mitigation shall be screened from view from public areas with indigenous vegetation in keeping with the

approved Ecological Management and Maintenance Plan and landscape plan or shall have a green geotextile or similar applied to enable re-grassing of such structures. Where such structures are located within undomesticated areas a landscape reinstatement plan shall be submitted to Councils landscape architect for certification outlining the extent of works, extent of removal of indigenous vegetation and reinstatement of indigenous vegetation prior to construction. Such structures shall avoid removal or damage to protected trees.

30. Prior to commencing construction of any roads proposed within 10m of protected trees, the Council's landscape architect shall undertake an inspection of the proposed road alignment with the consent holder and/or its representative to ensure that there are no viable alternatives that would avoid and/or minimise adverse effects on protected trees. Certification for works within 10m of protected trees shall be obtained from Councils landscape architect prior to implementation of such works. The consent holder shall be responsible for arranging this inspection.

To be completed prior to issue of the 224(c) certificate for each stage

31. All landscaping works shown on the approved landscaping plan for that stage shall be completed, including the revegetation of all earth worked areas.

On-going consent notice conditions to be registered on lot titles prior to 224c certification.

32. The following shall be registered on the title for Lots 1 – 10, 14 – 34, 100 and 101 by way of a consent notice:

Landscaping Controls

- (a) The management and maintenance of areas of existing and proposed indigenous vegetation identified within the certified stage landscape plan shall be carried out in accordance with the certified "Ecological Management and Maintenance Specification Plan" EMMP.
- (b) There shall be no removal, modification or any form of alteration of indigenous vegetation outside of the development area on any lot, except where approval is first obtained from the Reserve Manager; and
- the vegetation is within an area of 'low level' planting as identified on the approved stage landscaping plan for RM130174; *or*
 - is specifically approved by the Council under (iii) below or as part of the landscape plan approval process required under (iv) below.
- (c) All protected trees as identified on the certified landscape plans and as 'protected trees' on the survey plan, and all other indigenous trees over 6m in height and with a DBH (diameter at breast height) of over 200mm within the undomesticated areas, are to be retained and protected. Such trees shall not be removed, altered or modified in any manner, and there shall be no excavations or construction of structures or buildings within 2m of the drip line. Such trees are to be identified on a landscape plan to be submitted to Council as part of any future resource consent application for development within the Lot.
- Any pruning or maintenance required to remove hazards created by trees within a development area shall be accompanied by an assessment by a qualified arborist and certified by the Council's Landscape Architect, prior to such works commencing.
- (e) At the time any building is proposed, a landscape plan for that lot shall be required to accompany the resource consent application to the Council. The plan shall achieve the following objectives:
- All proposed planting shall be of native species from the list contained in the approved "Ecological Management and Maintenance Specification Plan" (EMMP) or be certified by Council.

- Areas of low level planting as defined on the approved subdivision plans shall be identified. If it proposed to remove existing vegetation from these areas then they shall be replanted in accordance with the EMMP 'low level' planting requirements.
 - Removal of Eucalyptus trees is encouraged, to improve indigenous character. Removal of such trees shall be undertaken in accordance with the EMMP to avoid damaging indigenous vegetation.
 - New planting shall be implemented within 8 months after the building construction has been completed.
 - Privacy between lots should be maintained to provide seclusion and amenity to the site.
 - All protected trees, and all indigenous trees over 6m in height and with a DBH (diameter at breast height) of over 200mm located outside of the development area shall be identified on the plan. Such trees shall not be removed, altered or modified in any manner, and there shall be no excavations or construction of structures or buildings within 2m of the drip line of such trees.
 - The boundary of the extent of all areas of indigenous vegetation outside of the development area shall be identified.
 - Gullies and/or natural watercourses shall be identified.
 - Water tanks shall be buried or partially buried and shall be screened from view beyond the lot by existing or proposed vegetation.
 - Should any protected trees be deemed to pose a hazard, a report by a suitably qualified arborist shall be provided to and certified by Council prior to its removal.
- (f) All new indigenous planting shall be revegetation planting with the purpose to enable the long term natural regeneration of indigenous forest cover rather than amenity or garden type planting.
- (g) Landscape lighting shall be kept within the development areas only excluding access driveways where it shall not be used. Such lighting shall be downward facing only and not exceed 1m from ground level. All other exterior lighting attached to buildings, shall be at height no greater than 3m above the ground, and shall be down lighting only, and shall not create light spill beyond the boundaries of the lot.
- (h) All timber crib walls or barriers visible from outside the site shall be stained a dark grey, green or brown colour (with a Light Reflectance Value of between 5 and 15%).
- (i) Within areas defined as 'low level' indigenous vegetation on the certified landscape plans can be managed to maintain views from residential dwellings. This excludes the removal or modification of protected trees as identified on the certified subdivision and stage landscape plans. Such areas shall be managed to maintain a closed canopy of indigenous vegetation, and shall be of a diversity of indigenous species as listed within the EMMP certified under RM130174.
- (j) Any excavation or construction works within 10m of protected trees as identified on the approved landscape plan shall be protected from such works by the following. Temporary fencing around protected trees shall be installed no less than 2m from the drip line of trees, and shall be a minimum of 1.8m in height. Before any materials or machinery are brought to site, or before any demolition, or development works begin fencing must be erected around all protected trees. Temporary fencing must be maintained throughout the construction works, and must prevent vehicle and person access within the protected area. No works, including the storage of machinery or materials, shall be allowed within the protected area. Notices shall be erected on fencing with words such as "Protected area – no operations or storage within fenced area".
- (k) Earthworks and structures proposed for rock fall mitigation shall be screened from view from public areas with indigenous vegetation in keeping with the approved Ecological

Management and Maintenance Plan and landscape plan or shall have a green geotextile or similar applied to enable re-grassing of such structures. Where such structures are located within undomesticated areas a landscape reinstatement plan shall be submitted to Councils landscape architect for certification outlining the extent of works, extent of removal of indigenous vegetation and reinstatement of indigenous vegetation prior to construction. Such structures shall avoid removal or damage to protected trees.

- (l) Within areas defined as 'low level' indigenous vegetation on the certified landscape plans can be managed to maintain views from residential dwellings. This excludes the removal or modification of protected trees as identified on the certified subdivision and stage landscape plans. Such areas shall be managed to maintain a closed canopy of indigenous vegetation, and shall comprise of a diversity of indigenous species of trees, shrubs, grasses and ferns as listed within the EMMP certified under RM130174 .
- (m) Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, indigenous planting within the 15m setback planted buffer shall be established to a height of 2 metres, be at a density 1 plant per square metre and shall have survived for at least 18 months prior to any residential buildings being erected.

Building Controls

- (a) All buildings and structures on each lot shall be located within the development area identified as a covenant area on the survey plan.
 - (b) Exterior cladding and roof colours shall be drawn from the natural range of browns, greens and greys consistent with the background colours of the landscape of the site, and shall be of low reflectivity with a Light Reflectivity Value of between 5 and 36%, except for roof colours which shall be between 5 and 15% and have a matt finish.
 - (c) No domestic activities are permitted within the 'Undomesticated Areas' identified as a covenant area on the survey plan.
33. The following shall be registered on the title for Lots 101, 32, 33, 34 and 103 by way of a consent notice:
- (a) Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, indigenous planting between the boundary of the development area and the road must be established to a height of 2 metres, have a density of at least one plant per square metre, and shall have survived for at least 18 months, prior to any residential buildings being erected.
34. The following shall be registered on the title for Lot 101 by way of a consent notice:
- (a) The existing pastoral open space areas (as shown to be retained on Plan Ref: 1748-CP1 by Baxter Design Group, approved under RM130174) shall be retained and maintained as an open paddock by grazing or by periodically mowing to maintain a rural pastoral character rather than a mown lawn appearance.
 - (b) The pedestrian path network identified on the certified subdivision and stage landscape plans shall not extend greater than 3m clear width with no more than 2m formed path width.
35. The following shall be registered on the titles for Lots 3, 9 and 10 by way of a consent notice:
- (a) No building roof gable ends shall face towards the road, and roof lines shall appear as a flat horizontal line from the Glenorchy-Queenstown Road to match the terrace ridge and lake horizontal lines to ensure rooflines are recessive and complimentary to the views of the landscape.

- (b) No chimneys, satellite dishes or similar appendages or structures upon the roof shall break the roof line as seen from the Glenorchy-Queenstown Road, or the relevant height controls.
- (c) Building height controls for Lots 3, 9 and 10 shall be 357.8m, 359.0m and 359.2m respectively to limit intrusion of built form into this view shaft.
- (d) There shall be no buildings or structures within the building restriction areas shown on the certified landscape plans for Lots 9 and 10, except for a deck with a maximum height of 1m above ground level. If such a deck is proposed, this shall be screened from the Glenorchy-Queenstown Road by vegetation and shall be finished in a dark, recessive colour. The deck and proposed screening shall be shown on the landscape plan required to be submitted to the Council with the resource consent application.

No development shall occupy the slope facing the Queenstown to Glenorchy Road or the top flat of the terrace. The building restriction area shall be maintained at its natural contour as per this plan-

Advice Notes:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.
2. The consent holder shall be aware that earthworks within water courses may trigger the need for consent from Otago Regional Council.
3. The inactive fault(s) on this site are not expected to rupture but may represent area of weaker rock and hence may be of use for consideration during land development.

DECISION B: LAND USE

GENERAL CONDITIONS

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

c) Paterson Pitts Group:

- Master Plan (Sheet No. 1 Rev B);
- Aerial Image Overlay (Sheet No. 2 Rev B);
- Earthworks Overview / Intersection Sight Distances (Sheet No. 13 Rev B);
- Proposed Building Restrictions (Sheet No. 14 Rev B);
- Proposed Building Restrictions – Lots 3, 9 & 10 Profile Sections (Sheet No. 15 Rev B);

stamped as approved on 20 December 2013

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

2. The lapsing date of this consent under section 125 of the Resource Management Act 1991 shall be 15 years from the date of approval.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
4. Any excavation or construction works within 10m of protected trees as identified on the approved landscape plan shall be protected from such works by the following. Temporary fencing around

protected trees shall be installed no less than 2m from the drip line of trees, and shall be a minimum of 1.8m in height. Before any materials or machinery are brought to site, or before any demolition, or development works begin fencing must be erected around all protected trees. Temporary fencing must be maintained throughout the construction works, and must prevent vehicle and person access within the protected area. No works, including the storage of machinery or materials, shall be allowed within the protected area. Notices shall be erected on fencing with words such as "Protected area – no operations or storage within fenced area".

5. Earthworks and structures proposed for rock fall mitigation shall be screened from view from public areas with indigenous vegetation in keeping with the approved Ecological Management and Maintenance Plan and landscape plan or shall have a green geotextile or similar applied to enable re-grassing of such structures. Where such structures are located within undomesticated areas a landscape reinstatement plan shall be submitted to Councils landscape architect for certification outlining the extent of works, extent of removal of indigenous vegetation and reinstatement of indigenous vegetation prior to construction. Such structures shall avoid removal or damage to protected trees.

Archaeological Conditions

6. Monitoring of earthworks and vegetation clearance by an archaeologist due to the site not being thoroughly surveyed, the presence of historical archaeological sites, the historic value of the area and Maori cultural values associated with Bobs Cove.
7. All contractors and site supervisors involved in vegetation removal and earthworks to attend an educational wananga prior to works beginning. The wananga is to inform workers of their responsibilities under the Historic Places Act 1993, and the processes of the Archaeological Accidental Discovery Protocol and is to be presented by an archaeologist or other persons approved by the Historic Places Trust.
8. The consent holder shall ensure that the recommendations within the "*Archaeological Assessment on the remaining stages of the Bobs Cove Ltd Rural Residential Development, Bobs Cove, Wakatipu*", by Shar Briden, October 2006 be adopted.

ENGINEERING CONDITIONS

To be completed prior to the commencement of physical works for each stage

9. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at QLDC advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
10. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at QLDC of the scheduled start date of physical works.
11. Prior to commencing works on site, the consent holder shall submit to the Principal Resource Management Engineer at QLDC an approved traffic management plan from the Road Corridor Engineer at Council if any parking or traffic will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers need to be installed. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor and implemented in accordance with the approved traffic management plan.
12. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at QLDC for review and certification, copies of 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) Detailed earthwork plans and sections for all earthworks associated with both landscape and road construction. This shall include the design of retaining walls in association with the road formation. Timber crib and stacked bolder walls should be favoured and where the height exceeds 1.5m it shall be accompanied by a PS1 producer statement from a chartered professional engineer. Registered archaeological sites shall be shown on the detailed earthworks plans.
- b) A detailed site management plan for all earthworks. This shall detail silt and dust control measures and shall take into account the sensitive nature of the receiving environment.
- c) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads and Water). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.

To be monitored throughout earthworks for each stage

- 13. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and the site management plan approved under Condition 12b. 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.
- 14. The earthworks, batter slopes and retaining shall be undertaken in accordance with the recommendations of the report by Tonkin & Taylor Ltd dated January 2013, job number 880366.1.
- 15. All construction traffic shall enter and exit the site via the construction crossing installed under condition 8, the Road 1 intersection, or via Fishermans Lane. Construction traffic shall not exit onto Queenstown-Glenorchy Road in any other location.
- 16. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads.
- 17. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- 18. No earthworks, temporary or permanent, are to breach the boundaries of the site unless associated with the construction of the approved Road 1 intersection with the Queenstown-Glenorchy Road.

Advice Notes:

- 1. The consent holder shall be aware that earthworks within water courses may trigger the need for consent from Otago Regional Council.

APPENDIX 2:

Application Report (by Alistair Smith of John Edmonds and Associates Limited, titled and referenced
“*Glentui Heights Limited: Application for Subdivision Consent (and Land Use), Bob’s Cove,
Queenstown – Resource Consent Application*”, dated March 2013

Glentui Heights Limited

**Application for Subdivision Consent (and Land Use)
Bob's Cove, Queenstown**

Resource Consent Application

March 2013

**John Edmonds
& Associates Ltd**
PLANNING ■ ENVIRONMENT

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COMMON ABBREVIATIONS

QLDC	Queenstown Lakes District Council
QLDP	Queenstown Lakes District Plan
RMA	Resource Management Act 1991
DoC	Department of Conservation
NZHPT	New Zealand Historic Places Trust
BDG	Baxter Design Group
PPG	Paterson Pitts Group
FFL	Finished Floor Level

DOCUMENT STATUS

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Draft A	Internal	AS	BA	19-03-13
Draft B	Draft to Client	AS	CC/MW/JT/SW	21-03-13

APPLICATION FOR RESOURCE CONSENT PURSUANT TO SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Queenstown Lakes District Council
c/- Lakes Environmental Limited
PO Box 50077
QUEENSTOWN

Attention: Principal Planner

Applicant: Glentui Heights Limited

Applies for consent to subdivide over a period of 15 years Computer Freehold Registers 78396, 78397, 78399, OT5A/737, OT11B/129, OT14D/1170 Otago into 35 allotments via eight stages.

A land use consent is also sought for a period of 35 years in respect of any building within the Development Area on proposed Lots 1-10 and 14-34 to breach the 10m internal boundary setback prescribed in the Queenstown Lakes District Plan.

Address for Service:

John Edmonds & Associates
Attention: Alistair Smith
PO Box 95, Queenstown 9300
Email: alistair@jea.co.nz
Phone: (03) 450 2245

Address for Invoicing:

Glentui Heights Limited
Attention: Mark Wikstrom & Janine Twose
PO Box 749, Queenstown
Email: markw@sccpnz.co.nz
Telephone No: +64 3 442 8337

1.0 INTRODUCTION

1.1 Overview

The site is located on the southern side of Glenorchy-Queenstown Road, approximately 12 km from Queenstown. The site is 29.4740 hectares in area more or less, and adjoins the Department of Conservation Nature Reserve at the end of Bob's Cove in Lake Wakatipu. The location is provided in Figure 1 below.

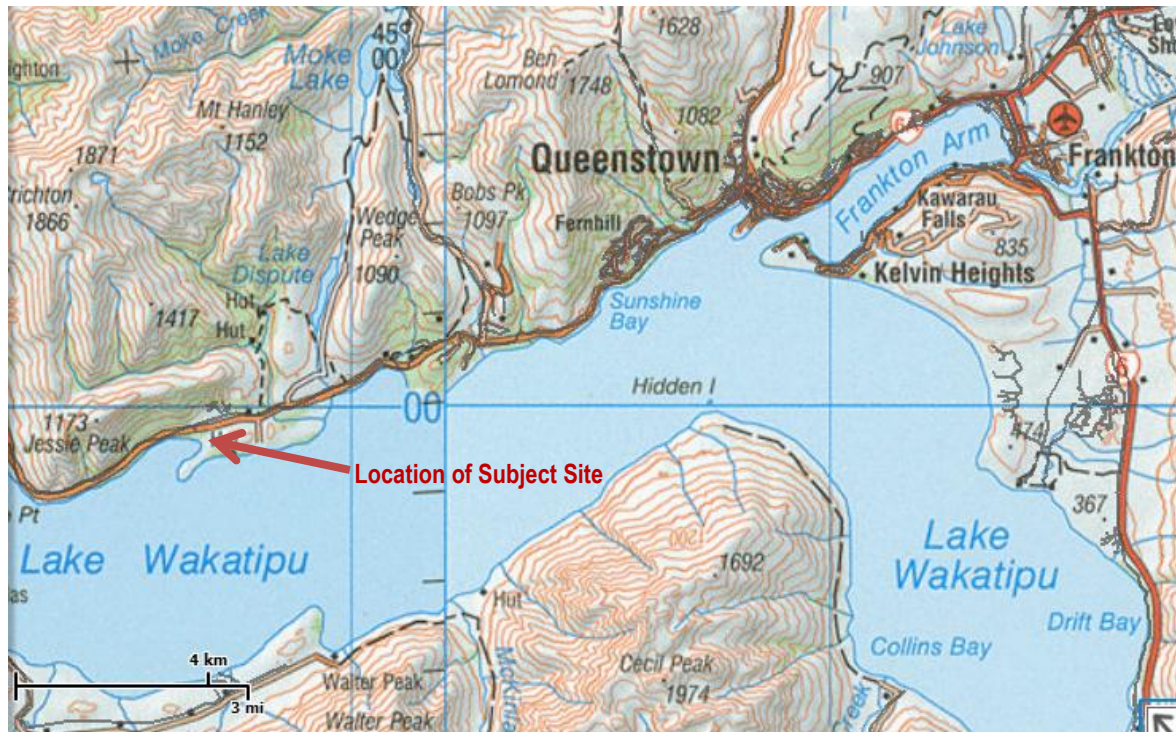


Figure 1: Topographic location map - the position of the subject site identified by the red arrow

The applicant seeks consent to subdivide the site into 35 allotments, comprising:

- 32 fee simple lots for future residential development
- One balance lot incorporating all access roads, communal utilities, known archaeological sites and walkways. This lot contains a single development area for the construction of a communal storage facility/utility yard in close proximity to the entrance from Glenorchy-Queenstown Road.
- One lot comprising a narrow strip adjoining Glenorchy-Queenstown Road that is proposed to vest with QLDC as legal road.
- One small lot at the eastern extent of the site to be transferred to the neighbouring Farry property.

Given the area of land involved it has been decided to stage this subdivision in 8 stages, which may occur in any order. A lapse date of 15 years is sought for the subdivision consent in order to implement all stages.

The site is zoned Bob's Cove Rural Residential sub-zone in the Queenstown Lakes District Plan (QLDP), and requires the following:

- At least 75 per cent of the zone shall be set aside as “Undomesticated Area”, and the remainder as “Development Area”.
- At least 50 per cent of the “Undomesticated Area” shall be retained, established and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover.
- The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This landscaping plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90 per cent within the first 5 years.
- No building shall be erected within 15 metres of the road boundary of the Glenorchy-Queenstown Road.
- The maximum average density of residential units shall be 1 residential unit per 4000m², calculated over the total area within the zone.
- No building shall be erected within an area that has been identified as “Undomesticated Area”.

The importance placed on the identification of Development Areas reduces the importance of the internal lot boundaries. For this reason consent is also sought for future development within the development areas to breach the 10 metre minimum internal boundary setback prescribed in the QLDP.

1.2 History of the Site and Zone

The land eventually forming the Rural Residential Bobs Cove Subzone (see Figure 2 below) was established through land exchange with the Crown in the 1970-80's who sought to increase the area of lakeside reserve around Bob's Cove, and through discussions and submissions to Council resulting in the rural-residential zoning of Bob's Cove being included in the 1993 review of the District Plan.

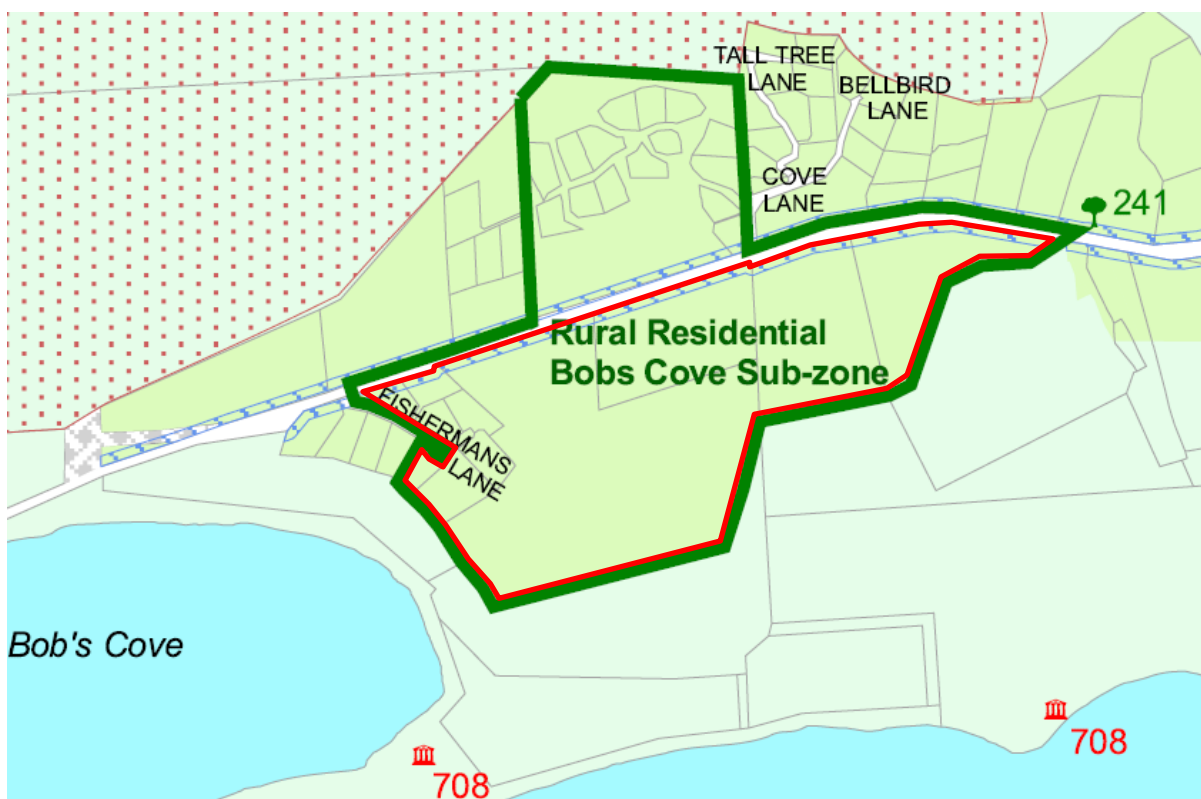


Figure 2: Extract from Map 38 of the QLDP. The subject site is outlined in red within the green outline of the Rural Residential Bobs Cove Sub-zone.

In 1998 on a district wide basis the Wakatipu Environmental Society Incorporated (WESI) made a submission to the Proposed District Plan with respect to all Rural Residential zonings, and the matter was referred to the Environment Court for resolution (RMA 1394/98). WESI then withdrew the majority of their reference, with Bob's Cove remaining as a matter they wished to pursue.

In discussion with the Council and WESI, a plan was prepared and agreed to, which allowed the density within the sub-zone to be clustered, provided the balance area was left as open space. In addition, rules were agreed covering the planting and preservation of indigenous vegetation throughout the zone.

On 15 January 2003 the Environment Court issued a consent order resolving the WESI reference and a subsequent decision and direction C058/2004 that created the special sub-zone for the entire site. This subzone and its unique policies, objectives and rules have been carried over into the QLDP with the creation of the Bob's Cove Rural Residential Sub-Zone.

1.3 Relevant Consent History for the Site

- 920115 Rural Subdivision Planning Permit creating 5 fee simple allotments and one lot to vest as legal road. [The further subdivision of Lot 4 of this subdivision eventually forming part of the subject site].
- RM970200 Subdivision consent to create 7 rural residential allotments from Lots 4 DP 23779 (created above) and one access lot (Fisherman's Lane) – granted 09/09/97. [This subdivision created Lots 9, 10 and 13 DP319903, which form the north-western portion of the subject site].
- RM970200.125 Extension of time to RM970200
- RM970200.127 Variation to conditions of RM970200, specifically
- RM050664 Subdivision consent (reissued) to create 104 residential lots and 2 balance lots - granted 26/7/06 [Only Stage 1 involving Lots 1-15 and Lot 105 DP 389273 on the northern side of Glenorchy-Queenstown Road has proceeded to completion with none of the stages affecting the subject site being implemented].

1.4 Computer Freehold Registers

The site is legally described as, and comprises, the following:

- Lot 9 Deposited Plan 319903, and ¼ share in Lot 12 Deposited Plan 319903, and 1/12 share in Lot 5 Deposited Plan 23779 held in Computer Freehold Register 78396 Otago.
- Lot 10 Deposited Plan 319903, and ¼ share in Lot 12 Deposited Plan 319903, and 1/12 share in Lot 5 Deposited Plan 23779 held in Computer Freehold Register 78397 Otago.
- Lot 13 Deposited Plan 319903, and ¼ share in Lot 12 Deposited Plan 319903, and 1/12 share in Lot 5 Deposited Plan 23779 held in Computer Freehold Register 78399 Otago.
- Section 3 Block V Mid Wakatipu Survey District, held in Computer Freehold Register OT5A/737 Otago.
- Section 43 Block IV Mid Wakatipu Survey District, held in Computer Freehold Register OT11B/129 Otago.
- Section 42 Block IV Mid Wakatipu Survey District held in Computer Freehold Register OT14D/1170 Otago.

A copy of each of the above Computer Freehold Registers (CFR's) is attached as [Appendix A](#). The titles combined provide a total area of 29.4460 hectares more or less. However, the increased accuracy of the most recent survey data compiled as part of this application provides a total area of 29.4740 hectares more or less.

There are only 2 interests that are of relevance to this application are registered on the respective CFR's:

- Consent Notice 6191527.11 registered on CFR 78397 Otago and CFR 78396 Otago
- Caveat 391614 registered on CFR 78399 Otago and OT5A/737 Otago

Full details of these Interests are available in [Appendix B](#), but a summary of the key provisions relevant to the site is provided below:

1.4.1 Consent Notice 6191527.11:

Applying to Lot 9 and 10 DP 319903 of the site, this Consent Notice imposes the following requirements:

- That stormwater secondary flow paths identified on DP319903 be unobstructed by buildings.
- That landscaping along the north-west boundaries of Lot 9 and 10 is retained as shown on the landscape plan annexed to the Consent Notice.

1.4.2 Caveat 391614:

Applying to Section 3 Blk V Mid Wakatipu SD held in CFR OT5A/737, and Lot 13 DP 319903 held in CFR 78399 of the subject site. This caveat prevents any disposition of this land in contravention of s128 of the Public Works Act 1928 due to this part of the subject site fronting a section of Queenstown-Glenorchy Road that does not meet the legal width of 20m. [Lot 102 is proposed to vest as road to provide a 20m minimum legal width for Glenorchy-Queenstown Road and enable this Caveat to be removed).

2.0 DETAILED DESCRIPTION OF THE SITE & PROPOSAL

2.1 Site Location and Description

As depicted in Figure 1 above and Figure 3 below, the subject site is located on the southern side of Glenorchy-Queenstown Road approximately 12 km from Queenstown and adjoining the Nature Reserve at the end of Bob's (or Fortune) Cove in Lake Wakatipu.

The site is presently accessed from Glenorchy-Queenstown Road via Fisherman's Lane, and informally via approximately 1000m of road frontage along Glenorchy-Queenstown Road.

The site is legally described in Section 1.4 above and held in Computer Freehold Registers 78396, 78397, 78399, OT5A/737, OT11B/129, OT14D/1170 Otago (attached as [Appendix A](#)).

The site has a total area of 29.4740 hectares (excluding part shares in access lots) and is irregular in shape. The site is zoned Rural Residential Bob's Cove Subzone within the Queenstown Lakes District Plan (QLDP) (depicted in Figure 2 above).

The Bob's Cove Subzone, in which the site is located, is described in the QLDP as having the following special characteristics that make it distinct from other Rural Residential Areas:

- It is surrounded by established native bush, for the most part in Conservation estate.
- Areas within the Zone have an open pastoral character that provides views towards the lake, and the surrounding landscape (see Figure 4 below).

- It has important ecological values.
- The Zone has historic values associated with past pastoral use, and nearby lime kilns.



Figure 3: Aerial image from the QLDC GIS with the subject site approximately shaded in red.

The topography of the site ranges from gently to moderately sloping, with a predominantly ephemeral and or perched watercourse bisecting the entire site and running from the east down towards Lake Wakatipu in the west. Some ponding and wetland areas in the north-east of the site are consistently evident, but overland flows from the north-east to the south-west exist only during times of heavy rainfall. Earthworks have been carried out in recent years to direct stormwater flows from land on the northern side of Glenorchy-Queenstown Road down through the site.

Vegetation is well described in the Ecological Management and Maintenance Plan prepared by Baxter Design Group (BDG) with input from Natural Solutions for Nature and attached as [Appendix C](#). In short the vegetation comprises expansive grassland flats to much of the northern road frontage with Glenorchy-Queenstown Road, sloping down towards the central watercourse, and includes some remnants of hawthorn hedgerows. On the southern side of the watercourse, the grassland areas meet dense vegetation ranging from:

- Exotic Eucalyptus forest

- Dense stands of Manuka and Coprosma
- Broadleaved shrublands-fermland
- Isolated and pockets of Mountain and Red Beech.

With the exception of some remnants of an historic stone hut (east of proposed Lot 18), a communal effluent disposal system and controller (east of proposed Lot 9), and a water supply bore head/pump structure and water tanks (east of proposed Lot 3); there are no structures or buildings on the site.

2.2 Surrounding Environment

2.2.1 Above the Glenorchy-Queenstown Road

To the north of the site is Glenorchy-Queenstown Road and, across the road, the 15 Rural Residential properties developed as Stage 1 of RM050664, which are also contained within the Bob's Cove Subzone.

The land to the north of these 15 properties is comprised of the Department of Conservation administered Queenstown-Glenorchy Road Recreation Reserve. This reserve is 473.12 hectares, and comprises the dramatic and steep beech forested land towering over the site.

To the east of the land developed as Stage 1 of RM050664 are a further 16 rural residential zoned lots off Cove Lane predominantly accessed from Cove Lane, which look out over the subject site towards Lake Wakatipu to the south-west.

The land to the west of Stage 1 RM050664 comprises 9 rural residential lots.

2.2.2 Below the Glenorchy-Queenstown Road

To the east of the site is the Rural property of P J Farry (1113 Glenorchy-Queenstown Road), which contains Punatapu Queenstown, a 5-star luxury lodge .

To the south are the steeply sloping limestone crags that separate the site from the main body of Lake Wakatipu and comprise Crown Reserve Land of The Bob's Cove Conservation Area (7.52 ha) administered by the Department of Conservation (see Figure 5 below).

To the south and west is the Bob's Cove Recreation Reserve (142.79 ha). In Bob's Cove itself this reserve ranges from approximately 60-90m in width and separates the site from the water's edge with Lake Wakatipu. Both reserves are described by the Department of Conservation Estate as containing lakeshore and glaciated ice-sculptured rock features, mixed beech, manuka, bracken, shrub lands and eucalyptus vegetation. The use of both reserves is recreation.

In the north-west corner, the site borders the established subdivision and residences within Fisherman's Lane, to which interests are held with respect to Right of Way access (over Lot 12 DP 319903 and Lot 5 DP 23779), and the communal use of the water supply bore and effluent disposal system (on Lot 13 DP 319903).



Figure 4: View from near the proposed entry from Glenorchy-Queenstown Road looking south-west across the open pastoral land comprising much of the road frontage of the site.



Figure 5: Google panoramic view from Glenorchy-Queenstown Road looking the south-east across the open pastoral area of proposed Lot 101 towards the limestone cliffs of the adjoining reserve.

2.3 Design Philosophy

Bob's Cove is situated in an area with two very different landscape types – pastoral and bush. The overall design philosophy for the site embraces both of these landscapes, highlighting features of the pastoral history of the Wakatipu District, alongside native bush that extends into the adjoining Department of Conservation managed Bob's Cove Recreation Reserve and Conservation Area.

As will be described in section 3.0 of this application, the QLDP provides clear direction for the establishment of an integrated and comprehensively planned rural residential development that maintains and enhances the existing ecological and scenic values of the site and its surrounds. This direction is reflected in the objectives, policies and rules of the rural living and subdivision sections of the QLDP, and requires a percentage of the site to be maintained as undomesticated, with indigenous vegetation cover.

Bearing in mind the Council's intentions for the subject site, the vision for the proposed subdivision is to:

- Create a unique rural residential community that lies within the confines of the rehabilitative native bush and pastoral land. This includes the retention of a large balance lot encircling the residential development and provision of walking trails for the residents through the site and connecting to the network of trails that lie on the sites boundaries.
- Rehabilitate the native vegetation of the site with the use of native species typical to the area.
- Restore the existing open pasture, maintaining public view shafts through the site to the mountainous landscape beyond.
- Encourage native birds and insects into the area with the use of specific plant and tree species.
- Provide for integrated management of the site with the adjoining Department of Conservation managed reserves.

With the possible exception of Lots 32-34, where there is a lack of existing vegetation, all buildings will be located within the existing dense bush or on the fringes of the rehabilitated stands of native bush that surround the open space. This positioning of dwellings within the bush will create privacy and maximise the visual amenity of the site both internally and externally.

Future buildings will be constructed from materials and colours that complement the surrounding natural landscape setting, and this will be achieved with the use of a carefully considered design guidelines.

To strengthen the rehabilitation of native bush, eradication of weed species is proposed to extend beyond the site boundaries, as part of a management agreement that extends into the adjacent Department of Conservation reserve. This management agreement will enable not only the control of exotic trees within the foreshore reserve to preserve views and access to lake, but to enhance the landscape amenity of the whole Bob's Cove area.

Bob's Cove will become a diverse community, designed for native flora, fauna and residents alike, with a strong focus on the existing natural environment and adjoining reserves.

2.4 Proposed Subdivision

The subdivision is illustrated on the Proposed Subdivision Master Plan (Sheet No. 1), Aerial Image Overlay Plan (Sheet No. 2), Staging & Utilities Plan (Sheet No. 3) and the Stages 1-7 Plans (Sheet No.'s 4-11), prepared by Paterson Pitts Group (PPG) and attached in [Appendix D](#). Subdivision consent is sought to create 35 allotments as follows:

- 32 fee simple lots each with defined Development Areas for future residential development (Lots 1-10, Lots 14-34 and Lot 100).
- 1 balance lot (Lot 101) of 15.7 hectares incorporating all access roads, communal utilities, known archaeological sites and walkways. A defined development area for the construction of a communal storage facility/utility yard is proposed in close proximity to the entrance from Glenorchy-Queenstown Road.
- Lot 102 comprises a narrow strip adjoining Glenorchy-Queenstown Road and is proposed to vest with QLDC as legal road to provide the minimum 20m legal width for this section of the road.
- Lot 103 (1169m²) a small parcel of land with no development area to be held by Glentui Heights for the express purpose of transferring the ownership to the neighbouring Farry property. Lot 103 will be amalgamated with neighbouring Lot 1 DP 357159 or with the balance lot 101.
- The existing Lot 9 DP 319903 is to be amalgamated with proposed Lot 3.

The stages, allotment sizes and Development Areas proposed are presented in a table on the subdivision plan as per Figure 6 below.

Glentui Heights - Areas Schedule					
Lot No.	Dev. Area (ha)	Lot Area (ha)	Lot No.	Dev. Area (ha)	Lot Area (ha)
Stage 1			Stage 4		
100		1.4700	19	0.2410	0.3920
-11	0.2550		20	0.2240	0.4000
-12	0.3420		21	0.2350	0.4010
-13	0.1410		22	0.2370	0.3240
101 (end stage)	0.3000	15.7070	23	0.2010	0.2780
102	-	0.2640	Total Stage 4:	1.1390	1.7960
103	-	0.1170	Stage 5		
Total Stage 1:	1.0380	17.5570	14	0.1620	0.3630 (0.3505 net)
Stage 2			Stage 6		
30	0.1370	0.2940	15	0.1490	0.3800
31	0.1570	0.5110	16	0.1220	0.1970
32	0.2990	0.6090	17	0.1360	0.2430
33	0.3350	0.7540	18	0.1270	0.1830
34	0.2540	0.7990	Total Stage 5:	0.6960	1.3660
Total Stage 2:	1.1830	2.9660	Stage 7A		
Stage 3			Stage 7B		
24	0.1510	0.3030	4	0.1400	0.2250
25	0.1330	0.3040	5	0.1290	0.2450
26	0.1640	0.6740	6	0.1150	0.2640
27	0.1270	0.3990	7	0.1030	0.1810
28	0.1510	0.3700	8	0.1230	0.2100
29	0.1490	0.3330	9	0.1590	0.3410
29	0.1490	0.3330	10	0.2040	0.3510
Total Stage 3:	0.8760	2.3830	Total Stage 6:	0.9730	1.8170
			Stage 7A		
			1	0.1790	0.3990
SUMMARY:	All Dev. Areas	All Lots	2	0.1730	0.4640 (0.3861 net)
AREAS (ha):	6.4120	29.4740	Stage 7B		
			Stage 7C		
			3 & 9 DP 319913	0.1550	0.7250 (0.5974 net)
			Total Stage 7:	0.5070	1.5880

Figure 6: Proposed Lot Areas Schedule from PPG Plan Q5950-02 Sheet 1 in Appendix D.

It is proposed that the subdivision be staged in eight stages as indicated in the table above, and clearly depicted in the Staging and Utilities Plan (Sheet No.3 [Appendix D](#)). It is anticipated that the stages could occur in any order with all necessary services introduced as required. A period of 15 years is sought for the introduction of all stages of the subdivision consent. The characteristics and requirements of each of the proposed stages are considered in detail below:

2.4.1 Stage 1 (Appendix D, Sheet 4)

This stage will involve the creation of:

- Lot 100* – A large lot for residential purposes (1.4700 ha) in the south-west corner of the site. This lot borders reserve land administered by DoC to the south and east. An incised gully forms a natural northern and eastern boundary to the site. Much of the native vegetation of the site has been previously cleared, providing views out to Lake Wakatipu, but is regenerating. A number of mature beech trees are located within the gully in the northern portion of this site and will be retained.
- This lot includes three Development Areas labelled 100-11, 100-12 and 100-13. It is anticipated that this lot may be further subdivided in the future, and as such over 50% of this lot is defined as “Undomesticated Area” and of that at least 75% is proposed to include closed canopy indigenous vegetation. Access will be formed to the lot from Glenorchy-Queenstown Road via Lot 101 and appropriate easement granted for Right of Way and utilities.
- Lot 101* – the balance lot of 15.7070 hectares containing: a single Development Area for the development of a communal storage/garage/refuse/recycling depot and communal utility purpose; common access roads; communal utilities; known archaeological sites; and walkways. This lot is uniquely shaped, where possible to, encircle the proposed lots for residential purposes, to provide control over the provision of services and roads; provide communal open space and walkways; make provision for utility storage and service yards; and, provide a buffer of separation from neighbouring properties. This lot will retain the open pastoral character that exists for the central northern portion of the site and provide significant setback for the majority of the proposed residential development from Glenorchy-Queenstown Road.
- Lot 102* – This narrow strip (2640m²) adjoining Glenorchy-Queenstown Road is proposed to vest as legal road and provide the required 20m legal width to this otherwise under width section of road. This will enable the Caveat 391614 applying to Section 3 Blk V Mid Wakatipu SD held in CFR OT5A/737, and Lot 13 DP 319903 held in CFR 78399 to be uplifted and not carried down through this subdivision. The vesting of Lot 102 has been agreed in principal via e-mail from QLDC Transport Manager - Denis Mander dated 18/10/12 and attached as [Appendix E](#).
- Lot 103* – A small parcel of land (1170m²) with no proposed Development Area. This area of land is presently fenced off from the remainder of the subject site and naturally forms part of the established trees and water features on the neighbouring Farry property. This lot is to be created for the express purpose of transferring the ownership to the neighbouring Farry property. An amalgamation condition is proposed that Lot 103 will be held with neighbouring Lot 1 DP 357159, or in the absence of a sale and purchase agreement, with the balance lot 101.

This stage results in a total of just 5.91% of the land comprising Development Areas.

2.4.2 Stage 2 (Appendix D, Sheet 5)

Lots 30-34 – These lots occupy the north-east predominantly flat to gently sloping land fronting, and in close proximity to, Glenorchy-Queenstown Road. The small wetland and the incised central ephemeral stream path within Lot 101, provides the southern boundary to these sites. Access to these lots is from Lot 101 (Road 2) and will follow the line of the stream and be predominantly screened from Glenorchy-Queenstown Road. Lots 31 – 34 are predominantly grassland in vegetation, with Lot 30 largely bush covered and occupying a small knob. These lots range in size from 0.2940 to 0.7990 hectares. A Development Area is proposed on each lot ranging from 0.1370 to 0.3350 hectares in size. The result is a total 39.89% of the Stage comprising Development Areas. The Development Areas are setback a minimum of 15m from Glenorchy-Queenstown Road (depicted in [Appendix D](#)) to ensure future compliance for buildings with Zone Standard 8.2.4.2i(e) of the QLDP. Similarly native vegetation is proposed to be introduced at a density of one plant per square meter within this 15m setback, established to 2m and survived for 18 months prior to the introduction of any residential building, consistent with Site Standards 8.2.4.1xiv and 15.2.2.3i of the QLDP. A prominent beech tree is identified on Lot 30 near the western edge of the development area and will be protected from removal via the same consent notice condition securing the Development Area on this lot.

2.4.3 Stage 3 (Appendix D, Sheet 6)

Lots 24-29 – These lots occupy a central ridge in the north-east of the site (immediately south of the central stream that bisects the site), and an area of the lower flanks leading up to the limestone and sandstone crags observed from Glenorchy-Queenstown Road. These lots are predominantly densely vegetated with eucalyptus, manuka, bracken and other native shrubs with the occasional mountain beech. The access road within Lot 101 (Road 3) bisects this stage running along a localised gully. These lots range in size from 0.3030 to 0.6740 hectares. A Development Area is proposed on each lot ranging from 0.1270 to 0.1660 hectares in size. The result is a total 36.76% of the Stage comprising Development Areas.

2.4.4 Stage 4 (Appendix D, Sheet 7)

Lots 19-23 – These lots encircle the open grassland flats sloping gently down from Glenorchy-Queenstown Road. Located immediately south of the central ephemeral stream that bisects the site, the northern portions of the Development Areas on these lots are within the open grassland, with each then backing into the predominantly eucalyptus and manuka vegetation. The access road within Lot 101 (Road 1) is located along their southern boundaries. These lots range in size from 0.2780 to 0.4010 hectares. A Development Area is proposed on each lot ranging from 0.2010 to 0.2410 hectares in size. A further building line restriction within the development area will ensure that all buildings are set back against, and associates with, the existing vegetation. The result is a total 63.42% of the Stage comprising Development Areas.

2.4.5 Stage 5 (Appendix D, Sheet 8)

Lots 14-18 – These lots occupy some of the more complex topography and most densely vegetated areas within the site. The access road within Lot 101 (Road 5), like the other roads within the development, follows a natural valley. These lots range in

size from 0.1830 to 0.3800 hectares. A Development Area is proposed on each lot ranging from 0.1220 to 0.1620 hectares in size. The result is a total 50.95% of the Stage comprising Development Areas. Some mature beech trees and lancewoods are identified in the area and careful positioning of roads and Development Areas will enable them to be protected from removal via the same consent notice condition securing the Development Areas.

2.4.6 Stage 6 (Appendix D, Sheet 9)

Lots 4-10 – These lots occupy the a central area of the western portion of the site, from the elevated glacial outwash mound/moraine, which forms the western border to the expansive grassland area of the site, sloping down towards, and adjoining, the recreation reserve along the Bob’s Cove foreshore of Lake Wakatipu. The deeply incised gully of the central watercourse through the site forms the northern boundary of Lots 5, 6 & 9, while the gully forming the northern boundary of Lot 100 (described above) forms the southern boundaries of Lots 4 & 8. Vegetation comprises predominantly a mix of eucalyptus, beech and dense stands of manuka. The access road within Lot 101 (Road 6) extends from the terminus of Road 1 running along the contour before bending west and descending gently down in the direction of Lake Wakatipu. These lots range in size from 0.1810 to 0.3510 hectares. A Development Area is proposed on each lot ranging from 0.1030 to 0.2040 hectares in size. The result is a total 53.55% of the Stage comprising Development Areas.

2.4.7 Stage 7A (Appendix D, Sheet 10)

Lots 1 & 2 – These lots are located in the north-western portion of the site, adjoining, and part of the established Fisherman’s Lane subdivision. Currently contained entirely within Lot 10 DP319903 they are subject to terms and conditions imposed under RM970200 referred to in the consent history above. Dense native vegetation is located along the north-west boundaries of both lots and required to be retained under Consent Notice 6191527.11. The remainder of both lots has been cleared in recent times with native vegetation, grass and some exotic broom regenerating. Lot 1 adjoins the recreation reserve along the Bob’s Cove foreshore of Lake Wakatipu. The deeply incised gully of the central watercourse through the site (described above) forms the southern boundary. Access is proposed and provided from Fisherman’s Lane via the existing access and easements established through RM970200, and proposed to the 2 lots through further easements. These lots are 0.3990 and 0.4640 hectares respectively with corresponding Development Areas of 0.1790 and 0.1730 hectares in size.

2.4.8 Stage 7B (Appendix D, Sheet 10)

Lot 3 – The creation of Lot 3 includes the amalgamation with the existing Lot 9 DP 319913. These lots are located immediately to the north-east of Lot 2, and Lot 3 includes the crest of the glacial outwash mound/moraine which borders the extensive grassland area to the east. Like Stage 7A, these lots form part of the established Fisherman’s Lane subdivision. With Lot 9 DP 31993 subject to terms and conditions imposed under RM970200 referred to in the consent history above. Access is proposed and provided from Fisherman’s Lane via the existing access and easements established through RM970200. Lot 3 is 0.2919 hectares

and held with Lot 9 DP319913 provides a combined area of 0.7250 hectares. A Development Area of 0.1550 hectares is provided within Lot 3.

Stages 7A & 7B result in a total of 31.93% of the land comprising Development Areas.

The proposed subdivision in total involves 29.4740 hectares of Bob's Cove Rural Residential Sub-Zone, with 6.4120 hectares, or 21.75%, to be defined as Development Areas. The total proposal complies with the requirement that at least 75% of the zone be retained as "Undomesticated Area". It is noted that if the stages do not progress in numerical order that an appropriate consent notice is proposed to be registered on the Computer Freehold register of any balance lot(s) created (i.e interim lots created prior to the implementation of future stages). This ensures that even if development of the site was suspended prior to the implementation of all stages that the development as a whole would still comply with the respective standards prescribed in the QLDP.

Excluding proposed Lot 102 which is proposed to vest in QLDC as legal road, the proposed residential lots and balance lots provide an average lot size of 8,851m², more than double the 4000m² average required under the QLDP.

Although the subdivision is being sought in one application, the applicant proposes that engineering approval will be sought in stages, and this may not occur in numerical sequence.

The Aerial Image Overlay Plan (Sheet No.2, [Appendix D](#)) clearly depicts the existing pattern of vegetation and, where possible, the use made of existing cleared tracks to position the proposed road access to lots.

2.5 Proposed Land Use Consent

The importance placed on the identification of Development Areas and the requirement that they be registered on the CFR reduces the importance of the internal lot boundaries with respect to control on the location of future buildings. For this reason, in addition to the subdivision consent, a land use consent is sought for future development within the development areas of the following lots to breach the 10 metre minimum internal boundary setback prescribed in the QLDP as follows:

- Proposed Lots 1, 2, 9, 10, 14, 15, 19, 20, 21, 23, 25, 26, 27, 28, 29, 31, 33, and 34 to have no internal boundary setback requirements for future buildings.
- Proposed Lots 3, 4, 5, 6, 7, 8, 16, 17, 18, 22, 24, and 32 to have a 4.5m minimum internal boundary setback for future buildings. In additional proposed Lots 1, 4 and 5 to maintain a 10m internal boundary setback for future buildings from their south-west boundaries.
- Proposed Lots 100, 101, 102 and 103 would be unaffected and are not included in this land use consent.

A maximum period of 35 years is proposed for this consent.

2.6 Accompanying Plans

In addition to the Subdivision Plans referred to above, the following plans have been prepared by BDG and PPG:

- Development Areas and Undomesticated Areas, Ref 1748-CP1 ([Appendix C](#))
- Existing vs. Proposed Vegetation, Ref 1748-CP3 ([Appendix C](#))
- Landscaping Areas, Ref 1748-CP4 ([Appendix C](#))

- Stage 4 Ponding Risk and Min. Floor Levels, Sheet No.12 ([Appendix F](#))
- Earthworks Overview / Intersection Site Distances, Sheet No.13 ([Appendix G](#))

2.6.1 Development Areas & Undomesticated Areas Plan

This plan was developed at the forefront and in tandem with the subdivision design process and illustrates the areas required to be shown by Part 15 of the QLDP. This plan presents the respective percentages of the total site area set aside as Development Area (21.8%) and Undomesticated Area (78.2%). Of the Undomesticated Area the areas of existing vegetation which comprise predominantly native and regenerating native vegetation that will be maintained and enhanced through the removal of plant pests are distinguished from those areas of native vegetation, which are proposed to be introduced and maintained.

- Development Areas: 21.8%
- Undomesticated Area: 78.2%

The Undomesticated Area comprises:

- 12.670ha Open Grassland
- 10.353ha Existing Native Bush
- 1.235ha Proposed Native Bush

2.6.2 Existing vs. Proposed Vegetation Plan

Again this plan was developed at the forefront of the subdivision design process to retain and maximise as much as possible the existing native vegetation areas in meeting the percentages for native vegetation cover prescribed in the QLDP. This plan depicts simply in colour contrast the existing and proposed native vegetation surrounding the proposed development areas.

Landscaping Areas Plan

This plan depicts the areas in which excess fill generated from the road construction will be utilised to create landscaped mounds to enhance screening of development on site, and to aid in potential rock fall protection of Lots 17 and 22 (discussed in Sections 2.8 and 5.8 below).

2.7 Landscaping & Maintenance Programme

To complement the subdivision consent application, and to address the detailed matters specified in the QLDP, a vegetation analysis has been undertaken and the Development Areas & Undomesticated Areas Plan (referred to above) prepared for the entire site. This plan depicts both existing regenerating native bush and proposed native vegetation planting including detailed design and landscape controls to form conditions of consent. The landscape analysis in conjunction with the subdivision design has been used to define on the proposed subdivision plans the specific “Development Areas” to be registered on the future Computer Freehold Registers in accordance with the requirements of the QLDP.

A detailed Ecological Management and Maintenance Plan has been prepared by BDG and Natural Solutions for Nature ([Appendix C](#)) and is proposed to form part of the ongoing conditions of consent. In addition to describing the existing vegetation and naturally regenerating areas, it provides the details for the proposed additional native vegetation to be introduced, the managed removal of exotic and weed species, and the ongoing maintenance and survival of all vegetation to achieve the requirements specified in the QLDP.

The landscape design plans include the placement of fill from the construction of access roads and the planting of these areas to provide screening of future built development where desirable. The *Ecological Management and Maintenance Plan* addresses the removal of plant pest species such as broom and exotic conifers, and enables the removal of exotic eucalyptus and the remnants of Hawthorn where desirable. A specific plant list is included in the Plan and forms part of the conditions of consent on the future development of the sites. Any departures from the approved plant list will require approval by further resource consent.

Beech and lancewood trees that are to be retained have been identified on the detailed stage plans prepared by PPG, and the applicant proposes/volunteers the following condition of consent:

The beech and lancewood trees surveyed and identified on the Staging Plans (prepared by Paterson Pitts Group) shall be retained. Any pruning or maintenance shall be accompanied by an assessment by a qualified arborist and certified by the Principal Landscape Architect for QLDC.

A walkway network within Lot 101 is depicted on the proposed subdivision plan set. This walkway network provides linkages throughout the subdivision, and links down to the adjoining Recreation Reserves on the Margin of Lake Wakatipu. Previous agreements were drafted with DoC under RM050664, yet never executed, to preserve and enhance the adjoining DoC reserve and provide access for future residences through the reserve to the existing DoC track and to access Bob's Cove. It is likely that a similar agreement to that previously drafted between Bob's Cove Limited and DoC will be entered into (a copy of the previous agreement is attached as [Appendix H](#)).

The creation of walkways will formalise access through the site and to the lake, and reduce damage and destruction of existing and regenerating native bush. The walkway network has the added benefit of providing an alternative, and more direct, pedestrian access to Lake Wakatipu for the residential properties accessed from Cove Lane on the northern side of Glenorchy-Queenstown Road.

In order to provide certainty for future implementation and maintenance of landscaping and existing native vegetation, the applicant wishes to volunteer a number of controls, as included in the proposed conditions of consent (attached as [Appendix I](#)). These include among other things:

- Retention of existing open pastoral areas
- Requirements for landscape plans for future development to achieve specified objectives
- Landscaping selections to be from an approved native planting list
- Fencing to be of waratah post and wire or post and rail, and prohibited outside Development Areas.
- Landscape lighting to be no higher than 1m above the ground level and directed downward.

2.8 Building and Design Controls

Like the landscape controls above, in order to provide some certainty of the built form that will be constructed on the site, the applicant wishes to volunteer a number of controls, as included in the proposed conditions of consent (attached as [Appendix I](#)). These include among other things:

- All buildings to be contained within the Development Areas identified.
- Building line restrictions and/or geotechnical requirements specified for Lots 1, 2, 3, 5, 6, and 9 and Lot 9 DP319903 with respect to the incised watercourse that bisects the site.
- Minimum finished floor levels specified on Lots 19-21 to address potential flooding.
- Controls on the external appearance of future buildings
- The development area on Lot 101 can only be utilised for a storage shed/garages and refuse and recycling collection facilities.

- Provision for appropriate services and costs to be met, where a density of greater than one residential unit per Development Area is proposed.

The applicant anticipates that both the building design and landscaping controls will be given effect to by consent notice in accordance with section 221 of the Resource Management Act 1991, registered against the title of each lot to be created, for the benefit of all lot holders within Bob’s Cove and the Council.

2.9 Earthworks

The proposal includes the earthworks associated with establishing the road network within Lot 101 (Roads 1 – 6), and Road 7 to service Lots 1 and 2, as well as the forming of the proposed parking and common utility areas, and walkways depicted on the scheme plan.

A detailed report on the estimated earthworks required has been prepared by PPG and is attached as [Appendix J](#) This report provides a stage by stage analysis and a total summary. The total summary Table 1 is repeated below.

Table 1: Summary Earthworks Schedule – All Subdivision Works (Sum of Tables 2-9 below)			
Item	Description	Quantity	Unit
1	Estimated total cut to subgrade levels	9,560	m ³
2	Estimated total fill to subgrade levels (as cut to fill)	4,860	m ³
3	Net cut to waste, directed to landscaping areas on site	4,700	m ³
4.1	Provisional road subgrade undercut, imported to site	920	m ³
4.2	Provisional imported/sourced on site subgrade fill	920	m ³
5.1	Topsoil stripped (to temporary stockpiling)	7,380	m ³
5.2	Topsoil redistributed on site	7,380	m ³
6	Imported road base layers, to finished level	3,760	m ³
7	Area of exposed earthworks	24,250	m ²
8	Maximum depth of cut	3.5	m
9	Maximum height of fill	2.5	m

Refer to: BDG Plan 1748-CP4 – Glentui Heights Landscaping Areas, & PPG Plan Q5950-02 Sheet 13

The excess cut material associated with the road formation will be utilised principally in creating the following (refer BDG plan Ref 1748-CP4 in [Appendix C](#)):

- Low level landscape mounds planted in native vegetation to Lots 32-34 to provide some screening from Glenorchy-Queenstown Road.
- Low level and native planted mounds flanking Road 1 near the entry from Glenorchy-Queenstown Road and around Road 4 and the common parking area.
- Construction of the rock fall deflection mounds to Lots 17 and 22 recommended by Tonkin and Taylor ([Appendix K](#)).
- Construction of low level screening and overland flow deflection mounds to Lots 21-23

The intention is that all excavated material will be utilised on site through landscaping and fill to prepare the road subgrades. It is estimated that 3,760m³ of base layers are proposed to be imported to finish roads.

2.10 Infrastructure

The infrastructure requirements of the proposed subdivision are discussed in detail in a report prepared by MWH and attached as [Appendix L](#). In brief the proposal includes:

Water Supply

The subject site will not be connected to a Council reticulated water supply.

An existing bore on the site (Lot 13 DP319903), and water supply system currently services:

- 15 established rural residential lots, both in Fishermans Lane and on the northern side of the Queenstown-Glenorchy Road. A total of four 25,000 litre storage tanks are located in the mound immediately adjacent to the southern boundary of Lot 9 DP319903 Fishermans Lane.
- 15 lots of Stage 1 of RM050664 on the northern side of Glenorchy-Queenstown Road. A total of three 25,000 litre water storage tanks are located above that area.

There is currently no treatment of water in this supply.

A current water permit is held by Glentui Heights Limited to take 5,000 litres of water per hour, up to 100,000 litres per day from the bore on Lot 13 DP319903 for the purpose of a community water supply (Consent Number 96582, see [Appendix M](#)). The permit expires on 29th May 2023.

The bore is controlled by Bob’s Cove Utilities Limited in which Glentui Heights has a 100% shareholding.

The MWH report assesses the current daily domestic water demand in table 3-1 on page 5 of the report, which is repeated here as Figure 7 below.

Table 3-1: Estimated Domestic Water Demand for the Bobs Cove Development

		Existing Fishermans Lane, adjacent residences, & Stage 1	Proposed 34 lots in Stage 2	Complete Development and all other serviced lots
Daily domestic demand:	m ³ /day	46.5	71.4	117.9

Figure 7: Table 3-1 from Infrastructure Feasibility Report by MWH in [Appendix L](#).

Table 3.1 provides for 2100 litres/day for 34 residential lots in the proposed development. There are in fact only 32 residential lots currently proposed, but Lot 100 contains three Development Areas such that the assessment on the basis of 34 residential lots is appropriate.

The report by MWH confirms that the bore has sufficient capacity to provide the necessary water to the existing and proposed development. However, at the point that 26 of the lots are developed the ORC consented abstraction of 100,000 litres per day will be exceeded. Communications with ORC confirmed that a new consent would need to be applied for. It is requested that a condition of consent be imposed to secure the necessary ORC consent before any Title Plan can be deposited for the stage(s) resulting in excess of 26 of the proposed lots.

Potable water supply is proposed to be reticulated to each of the lots from the existing storage tanks beside Lot 9 DP 319903, and a condition of consent proposed to require each lot to provide a 30,000 litre storage tank to address both potable supply and fire fighting requirements.

The MWH report outlines options for water treatment and Council’s standard conditions are proposed to ensure that each lot will be provided with a potable water supply by Bob’s Cove Utilities that will comply with the NZ Drinking Water Standards.

Effluent Disposal

The subject site is not serviced by a Council reticulated sewerage scheme.

There is an existing on-site wastewater treatment and disposal system to the east of proposed Lots 9 and 10. As with the water bore, this system is owned and controlled by the applicant's under Bob's Cove Utilities Limited. This system services 5 lots in Fisherman's Lane and has the capacity to service approximately 15 further residential units.

The residual capacity of the above system may be utilised for up to 15 of the proposed residential lots subject to ORC consent requirements. However, a specific site and soil assessment has been performed for each of the proposed building platform sites (carried out by Grant Railton Plumbing and attached as Appendix D to the MWH Report in [Appendix L](#)). This assessment confirms that each of the sites is of sufficient size and the ground conditions suitable to adequately dispose of effluent on site.

The MWH report recommends that the design of the on-site treatment and disposal system for each individual house site should be done as part of the design of the house and site development, based on AS/NZS 1547. This will allow account to be taken of site layout, and the expected quantity of wastewater based on the house size.

A condition of consent is proposed that will provide for the option to confirm connection to the communal scheme until such time that it reaches capacity, or to submit an engineered design of an effluent disposal system at the time a dwelling is proposed.

Stormwater Disposal

The MWH report confirms that the soil conditions are suitable for soak pits to be utilised on each of the residential lots to dispose of stormwater runoff from future buildings. The design and implementation of these soak pits can be addressed as a condition of consent on future development.

Surface water from roadways will runoff to adjacent swales and be disposed of by soakage in surface soils.

A central ephemeral stream, with evidence of overland flow in high rainfall events, is referred to in the site description above. Excess flows will drain to the central stream where possible, and ultimately into Lake Wakatipu. A bund and central drain near Lot 9 control the release and flow of stormwater through the deeply incised gully to the western part of the site. Precautious setbacks for development either side of the gully will ensure that even with some further erosion of the gully any future development is protected.

Access

A new access is proposed from Glenorchy-Queenstown Road to service all Lots in Stages 1-6. The existing Fisherman's Lane access will be used for Stages 7A & 7B, with no change proposed to it.

The new access from Glenorchy-Queenstown Road is proposed to be formed to the standard of Diagram 3, Appendix 7 of the QLDP. Patterson Pitts Group in Sheet No.3 (see [Appendix D](#)) have assessed the site distances as in excess of 250m. The distance of the proposed intersection from the existing intersection of Cove Lane with Glenorchy-Queenstown Road is 70m. A condition of consent is proposed to address the design of this entry and the landscaping treatment at detailed engineering design.

To provide for future road widening, increased safety and if required further shoulder widening of the proposed access, Lot 102 is proposed to be created and vest with QLDC as legal road. This strip of land 5.03m wide along the northern boundary of Lot 101 will increase the legal width of Glenorchy-Queenstown Road to the prescribed 20m. This vesting will also enable Caveat 391614 currently imposed on Section 3 Blk V and Lot 13 DP 319903 to be lifted.

In accordance with the QLDC Policy on Development Contributions (Annual Plan 2011-2012) for postponement or remission of contributions (pg. 86), it is sought that through the vesting of Lot 102 in QLDC for road reserve that the value of that land be offset against a transportation development contribution payable in association with the proposed subdivision. Based on rating valuations for the underlying Sec 3, the value of that Lot 2 at 2641m² would equate to \$47,000. It is observed that the QLD Policy outlines that any such proposals will need to be the subject of an agreement with Council before the consent is issued. As such it is noted that this must be addressed during the consideration and processing of this application.

Internal access Road 1 will ultimately be formed to a “Local Road” standard pursuant to NZS4404:2010 with a minimum legal width of 15m, with a sealed movement lane of 5.5m, and 0.5m width of the shoulders also sealed either side. This is represented in Diagram 2 on Patterson Pitts Group Sheet No: 3 in [Appendix D](#). Dependent on the numerical order in which the proposed stages occur, those portions of Road 1 necessary to service the degree of development introduced will be progressively upgraded to the Local Road standard.

Internal access Roads 2-7 will be formed to an “Access Lane” standard pursuant to NZS4404:2010 with a minimum legal width of 6m and 9m (where passing bay required), with a sealed movement lane of 2.5m increasing to 5.5m for passing bays, with 0.5m width of the shoulders also sealed either side. This is represented in Diagram 1 on Patterson Pitts Group Sheet No: 3 in [Appendix D](#).

In the formation of the access roads it is more than likely that some retaining walls will be required. The use of “natural materials” in the form of timber crib and stacked boulder will be favoured. It is proposed that a condition of consent be imposed alongside the standard road design conditions to secure the design of these structures and detailed engineering design for all walls over 1m in height prior to section 223 approval.

The application seeks that signage and street lighting is discrete and low impact. The applicant would seek flexibility that any conditions of consent take into account the ability to provide a more discrete signage format to be certified by Council than that of MOTSAM if desired, and that street lighting depart where acceptable to Council from the Southern Light lighting strategy to reflect the special characteristics of the site and proximity to the surrounding DoC Nature Reserves. Appropriate modifications are included in the proposed conditions of consent.

Energy and Telecommunications

The ability to service the proposed sites with electricity and telecommunication connections has been confirmed in letters from the respective network utility operators Aurora and Chorus (attached in [Appendix N](#)). The applicant proposes that the Council’s standard condition regarding the installation of underground connections be imposed as a condition of consent.

As mentioned in 2.7 above, a condition of consent is imposed to address the provision of infrastructure where any future increased density of development is proposed to that which is anticipated and assessed through this application.

3.0 DISTRICT PLAN REQUIREMENTS

3.1 Zoning

The site is located within the Rural Residential: Bobs Cove in the Queenstown Lakes District Plan (QLDP). The purpose of the Rural Residential Zone is to:

...provide for low density residential opportunities as an alternative to the suburban living areas of the District.

The Rural Residential sub-zone at Bob’s cove is unique in that it provides an opportunity for integrated and comprehensive development while maintaining and enhancing the ecological values of the native flora and fauna of the area and protecting the scenic values of the Glenorchy-Queenstown Road and Lake Wakatipu.

Despite this focus on ecological and scenic values, and the applicant’s intentions to maintain and enhance them, the site does not contain any Areas of Significant Indigenous Vegetation listed in Appendix 5 or Heritage Item or Archaeological Site listed in Appendix 3 of the QLDP.

3.2 Consents Required and Status of the Activity

3.2.1 Section 15 - Subdivision, Development & Financial Contributions

Section 15 of the QLDP provides the Rules and Site and Zone Standards governing all subdivision within the District.

15.2.3.2 Controlled Subdivision Activities – Controlled Activity

Except where specified as a Discretionary or Non-Complying Activity in Rules 15.2.3.3 and 15.2.3.4 any subdivision or development in any zone which complies with all of the Site and Zone Standards shall be a Controlled Activity.

The proposed subdivision complies with all of the relevant rules of this section, therefore is a Controlled Subdivision Activity in accordance with Rule 15.2.3.2:

15.2.6.2 Lot Sizes, Averages and Dimensions

The following Site Subdivision Standards are relevant to the proposal:

Rule	Requirement	Complies
15.2.6.2(v)	Boundary Planting – Rural Residential sub-zone at Bob’s Cove:	
	where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and	YES
	Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected.	YES

The following Zone Subdivision Standards are relevant to the proposal:

Rule	Requirement	Complies
15.2.6.3(i)(a)	Lot Sizes – no lots to be created by subdivision, including balance lots, shall have a net area less than	

	the minimum specified: Rural Residential at Bob’s Cove sub-zone: No minimum – Controlled Activity Provided the total lots to be created by subdivision (including the balance of the site within the zone) shall have an average of at least 4000m ² .	YES YES
15.2.6.3(ii)(a)	Lot Averages The total lots to be created by subdivision(s) including balance lots, shall not be less than the average specified for each zone: Rural Residential at Bob’s Cove sub-zone – Average of 4000m ²	YES – proposed average is 8,851m ²
15.2.6.3(iv)	Development and Undomesticated Areas within Rural Residential sub-zone at Bob’s Cove.	YES (as discussed below)

Zone Standard 15.2.6.3(iv) contains several requirements that must either be shown on the Subdivision Plan or given effect to by consent notice, registered against the title of the lot to be created. Each of these requirements is outlined, and compliance explained below:

- (a) *Within the Rural Residential sub-zone at Bob’s Cove, at least 75% of the zone shall be set aside as undomesticated area, and shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council;*

Discussion and contrasting opinions have been provided in the past with respect to the application of this rule to the zone. It is the applicant’s opinion that this standard can only be applied to the zone as it relates to the application site in question, and not to land within the zone which is outside of the control of the applicant. The mechanism of securing the undomesticated areas by consent notice, which QLDC are to be a party, then ensures that the desired standard is achieved across all of the land within the zone as and when development is proposed.

The subdivision plans must be considered in tandem with the vegetation analysis and landscaping plans prepared by BDG. The proposed subdivision master plan clearly depicts both the lot boundaries and the proposed Development Areas within each lot. Plan 1748-CP1 then depicts 78.2 % of the site to be set aside as Undomesticated Area. A condition of consent is proposed in Appendix I that will require the boundaries of the Undomesticated Areas to be included on the deposited survey plan, and a consent notice to be registered on each of the computer freehold registers to secure them, and require QLDC approval for any future changes to them.

- (b) *At least 50% of the ‘undomesticated area’ shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council;*

Of the 23.063ha of Undomesticated Area 11.6ha or 50.3% is to be maintained as closed canopy vegetation through principally the retention of existing and regenerating indigenous vegetation areas and the introduction of some new indigenous vegetation. As above, a condition of consent is proposed that will secure the retention of these areas within each lot in perpetuity by consent notice on each of the computer freehold registers. It is further proposed that a condition of consent will secure the

introduction of the respective new indigenous vegetation prior to Council signing the s224 certificate for each stage of the subdivision.

- (c) *The remainder of the area shall be deemed to be the ‘development area’ and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council;*

The Development Area is illustrated on the proposed subdivision plans and Development Areas and Undomesticated Areas Plan, and comprises 21.8% of the site. As above, it is proposed that a condition of consent will secure these areas within each lot in perpetuity by way of consent notice on the computer freehold registers, as the only portions of the site where development can occur.

- (d) *The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and this area shall be established and maintained in indigenous vegetation by the subdividing owner shall be shown on the Subdivision Plan and given effect to by consent notice registered against the title.*

An Ecological Management and Maintenance Plan has been prepared by BDG, in association with, and utilising much of, the Ecological Assessment prepared by Natural Solutions for Nature for RM050664. The planting plans associated with this plan prepared by BDG are referred to above.

As above, it is proposed that a suitable condition of consent requiring a consent notice to be registered on the freehold titles will impose the requirements for management and maintenance of the indigenous vegetation in accordance with plan documentation prepared by BDG on all future landowners.

- (e) *Any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15 metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.*

A 15 metre setback is denoted on the Subdivision Master Plan, Stage 1 and Stage 2 plans for sites which involve a frontage with Glenorchy-Queenstown Road. No development areas have been located within this 15m setback such that no building can occur. However, in accordance with this provision a condition of consent is proposed that requires a consent notice to be registered on pertinent titles imposing this 15m building line restriction.

Other Matters

Council control is also held in respect of each of the following requirements of Part 15 of the QLDP:

Rule	Requirement	Consent Required
15.2.7	Subdivision Design	<u>Controlled</u>
15.2.8	Property Access	<u>Controlled</u>
15.2.9	Esplanade Provision	<u>Controlled</u>
15.2.10	Natural and Other Hazards	<u>Controlled</u>
15.2.11.	Water Supply	<u>Controlled</u>
15.2.12	Stormwater Disposal	<u>Controlled</u>
15.2.13	Sewage Treatment and Disposal	<u>Controlled</u>

15.2.14	Trade Waste Disposal	<u>N/A</u>
15.2.15	Energy Supply and Telecommunications	<u>Controlled</u>
15.2.16	Open Space and Recreation	<u>Controlled</u>
15.2.17	Protection of Vegetation and Landscape	<u>Controlled</u>
15.2.18	Easements	<u>Controlled</u>

3.2.2 Section 14 – Transport

The following provides an assessment of the proposal against the relevant standards in the Transport section of the QLDP.

14.2.4.1 iv - Parking Area and Access Design – Restricted Discretionary

This standard specifies that no private way or private vehicle access or shared access shall serve sites with a potential to accommodate more than 12 units on the site and adjoining sites. The application proposes that all roads remain private and as such Road 1 will service potentially 34 units and requires a restricted discretionary consent.

14.2.4.2 iii – Maximum Gradient for Vehicle Access – Restricted Discretionary

Rule 14.2.4.2(iii) requires access to have a maximum gradient of 1 in 6. No detailed design work has been undertaken for the access road. However, a 1:6 gradient may be exceeded in certain areas of Stage 3 (Lots 24-29) and Stage 5 (Lots 14-18), where some steeper topography is encountered. Consent is sought as a restricted discretionary activity to enable a gradient to 1:5 where required in accessing these stages. It must be acknowledged that the subject roads are private access roads.

14.2.4.2 iv - Minimum Site Distances from Vehicle Access – Restricted Discretionary

The formation of the proposed access from Glenorchy-Queenstown Road to the standard of Diagram 3, Appendix 7 of the QLDP, with site distances in excess of 170m complies with the QLDP Site Standard for site distances contained in 14.2.4.2 iv(a) Table 3 for residential activities.

However, some of the individual property entrances (4, 6, 7, 14, 15, 16, 24, 27, and 31) are unlikely to meet the required 45m sight distance prescribed in Site Standard 14.2.4.2 iv(a) Table 3 for a 50km/h road, such that consent is required as a restricted discretionary activity.

14.2.4.2 vi - Minimum Distance of Vehicle Crossings from Intersections – Restricted Discretionary

The 70m distance of the proposed intersection from the existing intersection of Cove Lane with Glenorchy-Queenstown Road does not meet the 100m prescribed in Site Standard 14.2.4.2 vi Table 5 for a new road frontage with an arterial road. Consent is required for a restricted discretionary activity pursuant to Rule 14.2.2.3.

3.2.3 Section 8 – Rural Living Areas

Section 8 of the QLDP provides the Rules and Site and Zone Standards governing development within the Rural Living Areas and in this instance the Bob’s Cove subzone.

In addition to the subdivision consent, a land use consent is sought for the maximum period of 35 years in respect of any building to be erected within the Development Area of each lot as follows:

- Lots 1, 2, 9, 10, 14, 15, 19, 20, 21, 23, 25, 26, 27, 28, 29, 31, 33 and 34 to have no internal boundary setback requirements for future buildings.
- Lots 3, 4, 5, 6, 7, 8, 16, 17, 18, 22, 24 and 32 to have a 4.5m minimum internal boundary setback for future buildings. In additional Lots 1, 4 and 5 to maintain a 10m internal boundary setback for future buildings from their south-west boundaries.

8.2.4.1 ii(a) - Setback from Internal Boundaries – Restricted Discretionary

Land Use Consent is required pursuant to Rule 8.2.2.3iv of the District Plan to enable future buildings to be constructed within the 10m minimum internal boundary setback prescribed for the Bob’s Cove Rural Residential Zone in Site Standards 8.2.4.1(ii)(a).

Overall the Proposal is assessed as a **Restricted Discretionary Activity**.

3.3 District Wide Issues

The following objectives and policies are the relevant District Wide Issues from section 4 of the Plan.

4.1 Natural Environment

Objective 1 - Nature Conservation Values

....

Policies:

- 1.1 *To encourage the long-term protection of indigenous ecosystems and geological features.*
- 1.2 *To promote the long term protection of sites and areas with significant nature conservation values.*
- 1.7 *To avoid any adverse effects of activities on the natural character of the District’s environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents.*
- 1.11 *Encouraging the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.*
- 1.17 *To encourage the retention and planting of trees, and their appropriate maintenance.*

The proposal is consistent with the above objective and policies. As described in the proposal above and in the Assessment of Effects on the Environment, the application has utilised both an ecological report by Natural Solutions for Nature, alongside BDG in the formulation of the proposed native restoration and rehabilitation of the site, in accordance with the requirements of the District Plan.

Both consultants have combined expertise in the preparation of the Ecological Management and Maintenance Plan. This plan provides a management goal to restore the site over a 5-10 year period to the original vegetation community which would have occurred on the site, and provides a comprehensive list of species for implementation with respect to the infrastructure and development of the subdivision and future private landscaping within individual lots.

4.2 Landscape and Visual Amenity

Objective: *Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.*

Policies:

1. Future Development

- (a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*
- (b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- (c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

8. Avoiding Cumulative Degradation

In applying the policies above the Council's policy is:

- (a) To ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.*
- (b) To encourage comprehensive and sympathetic development of rural areas.*

12. Transport Infrastructure

To preserve the open nature of the rural landscape by:

- Encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns.*
- Discouraging roads and tracks on highly visible slopes.*
- Requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.*
- Requiring that all disturbed areas be revegetated at the end of construction.*
- Encouraging where appropriate car parks to be screened from view.*
- Requiring the adverse effects of large expanses of hard surface car parks be avoided by planting and earthworks.*

The proposal is in keeping with the intent of the above objectives and policies. The applicant has ensured that the design of the subdivision is consistent with the development vision set out in the QLDP for the Bob's Cove Rural Residential Subzone. The proposed density of the subdivision will ensure that future dwellings are encircled and sit within the existing and proposed indigenous vegetation such that they do not over domesticate the landscape. The subdivision density is greatly reduced from that previously approved under RM050664. The subdivision has been very carefully designed through multiple "walk overs" and analysis of the topography to locate the access roads and infrastructure within existing cleared areas and the natural landforms such that earthworks and modification of existing contours is limited.

With respect to future development, Council control is still held over all future buildings, and most notably in respect to the location and external appearance of buildings. The careful consideration of

development areas, combined with this further control on future development will ensure that the landscape and visual amenity of the area are protected.

3.4 Rural Living Areas

The following objectives and policies from Section 8 of the Plan are relevant to the proposal:

Objective 1 – Rural Living

Establishment of low density rural living managed and contained in both extent and location.

Policies:

- 1.1 *Identify areas for rural living activities having regard to the self-sufficiency of water and sewerage services.*
- 1.2 *Recognise and provide for rural living development.*
- 1.3 *To encourage comprehensively planned and integrated development within the Rural Residential sub-zone at Bob's Cove, taking into account environmental and ecological characteristics and constraints.*

The proposal is self-sufficient in terms of infrastructure requirements and provides a comprehensively planned approach sensitive to the maintenance and enhancement of the ecological values of the site, consistent with the above objective and policies.

Objective 2 – Rural Amenity

Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

Policies:

- 2.2 *Remedy or mitigate adverse effects of activities, buildings and structures on visual amenity.*
- 2.3 *Ensure residential dwellings are set back from property boundaries, so as to reduce the adverse effects from activities on neighbouring properties.*
- 2.4 *Avoid the location of buildings and water tanks on skylines and ridges and in the Rural Residential zone at the north of Lake Hayes, on prominent slopes.*

Very careful consideration has been given to the positioning of the Development Areas consistent with the above objective and policies. The land use consent requirements that seek to prescribe a 4.5m setback for specific lots will ensure that where required an appropriate setback is achieved to protect the amenity for residents within the subdivision. The retention of the 10m setback from the south-west boundaries of Lots 1, 4 & 5 will ensure that the amenity of the neighbouring recreation reserve is not compromised.

Section 8 of the QLDP also includes policies and objectives of specific relevance to the Bob's Cove subzone as follows:

Objective 4 - The Rural Residential sub-zone at Bob's Cove

Establishment of comprehensively planned residential development which features ample open space and a predominance of indigenous vegetation throughout the zone.

Policies

- 4.1 *Ensure that at least 75% of the zone is retained as undomesticated area and that at least 50% of this area is established and maintained in indigenous species such that total indigenous litter cover is maintained over that area.*
- 4.2 *Ensure that an area of open space is retained in the foreground of the buildings and that this remains generally free of vegetation that would otherwise disrupt the open pastoral character of the area and the views of the lake and mountains beyond.*
- 4.3 *Although it is recognised that buildings will be visible from public places and from adjoining properties, the buildings shall be set amongst the trees in such a manner so as to not dominate the existing and proposed pattern of vegetation.*
- 4.4 *Ensure that landscaping is appropriately established and maintained through undertaking monitoring 5 years after subdivision and consequent land use resource consents are issued.*

This objective and policies are largely replicated from Section 15 of the QLDP and have been addressed in the discussion of consent requirements contained in Section 3.2.1 above.

Objective 5 - *Bob’s Cove Rural Residential Zone To maintain and enhance the ecological and amenity values of the Bob’s Cove Rural Residential Zone.*

Policies

- 5.1 *To ensure that views from the Glenorchy-Queenstown Road of Lake Wakatipu and the surrounding landforms are retained through appropriate landscaping, and the retention of view shafts.*
- 5.2 *To ensure that the ecological and amenity values of Bob’s Cove are retained, and where possible, enhanced, through:*
 - *appropriate planting and landscaping using native plant species;*
 - *restricting the planting of exotic plant species;*
 - *removal of wilding species;*
 - *providing guidance on the colour and design of buildings;*
 - *Maintaining view-shafts from the Queenstown-Glenorchy Road.*

As set out in the discussion of the proposal above, the subdivision has been very carefully designed, and the landscaping plans, ecological maintenance regime, and volunteered conditions of consent on future development carefully constructed with these policies and objectives at the forefront.

4.0 THE RESOURCE MANAGEMENT ACT 1991

An application for resource consent must be considered in terms of Section 104 of the Act. Section 104(1) prescribes, that subject to Part 2 of the Act, the Council must have regard to the following when considering an application for resource consent and any submissions received:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of—*
 - ...
 - (iv) *a plan or proposed plan; and*

(c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

Following assessment under Section 104, the application must be considered under Section 104B (discretionary activities). Section 104B enables the consent authority to grant or refuse consent, and if granted to impose conditions under Section 108.

A detailed assessment of effects, with respect to the proposal (utilising the assessment matters contained within the QLDP), is provided in 5.0 below.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Permitted Baseline

Section 104(2) of the Act states that when forming an opinion for the purposes of Section 104(1)(a), a consent authority may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect.

For the purposes of this application no subdivision or construction of residential dwellings within the Rural Residential Zone are permitted under the QLDP. However, the following are permitted activities within the framework of the QLDP and the effects of such are relevant to be considered against the actual and potential adverse effects of the proposal:

- Maintenance of tracks and roads within the subject site.
- Earthworks of less than 100m³ in volume within a consecutive 12 month period.
- Earthworks exposing less than 200m² in area within a consecutive 12 month period.
- Tree planting, horticultural and agricultural activities (including fencing less than 2m in height - except within 10 of a road).

5.2 Summary of Effects

The following effects on the environment have been considered:

- Subdivision Design
- Positive Effects
- Nature Conservation Values
- Landscape and Visual Amenity
- Infrastructure
- Traffic
- Geotechnical
- Earthworks and Site Management
- Historic and Iwi Matters
- Potential Soil Contamination

Each is considered in turn below

5.3 Subdivision Design

The proposed subdivision was designed taking into account the existing topography and landscape features of the site, including the views towards Bob's Cove to the south west.

In addition to the above matters, the applicant wished to adhere to the Council's vision for the Bob's Cove Sub-Zone, which entails the following requirements:

- At least 75 per cent of the zone shall be set aside as "Undomesticated Area".
- At least 50 per cent of the "Undomesticated Area" shall be retained, established and maintained in indigenous vegetation with a closed canopy.
- No building shall be erected within 15 metres of the road boundary of the Glenorchy-Queenstown Road.
- The maximum average density of residential units shall be 1 residential unit per 4000m², calculated over the total area within the zone.

As illustrated on the plans that accompany the application, and in the District Plan Assessment, the applicant has gone to great lengths to ensure that the proposal complies with all of these requirements.

5.4 Positive Effects

In line with the special characteristics of the area, the proposal provides the following positive effects:

- Retention and enhancement of native bush in accordance with the provisions of the QLDP through the imposition of proposed conditions of consent.
- Retention of existing pastoral character and open space through proposed conditions of consent.
- Provision for the aggregation and visual mitigation of the storage of large items (boats, trailers, caravans etc.) and refuse and recycling facilities through enabling the development of a storage shed and utility area on Lot 101.
- Increased width of Glenorchy-Queenstown Road to required standards by providing for the vesting of lot 102 in QLDC as road.

Despite the plan directing the retention of indigenous vegetation, the proposal presents a significant reduction in density and infrastructure to that which could be achieved for the site, and that previously approved within the 106 lot consent of RM050664.

5.5 Nature Conservation Values

Given the location of the subject site adjoining Department of Conservation reserve, the requirements of the QLDP, and the applicant's own vision for the site, the preservation of nature conservation and ecological values has been at the forefront and driven the need for the successful integration of residential dwellings within the environment of the site. This is reflected in the compliance of the application to the specific requirements of the plan, requirements which are included in the Plan as a result of mediation between the Wakatipu Environmental Society, the Council, and the previous landowner Bob's Cove Ltd.

This proposal has built on and incorporated the ecological work undertaken by Natural Solutions for Nature and BDG in the formulation of the proposed native restoration and rehabilitation of the site, in accordance with the requirements of the QLDP. Both consultants have combined their expertise in the preparation of the Ecological Management and Maintenance Plan.

The Ecological Plan includes an inventory of the existing vegetation which recognises five vegetation types currently present on the site, and are described individually in detail. The Ecological Plan also provides a management goal to restore the site over a 5-10 year period to the native vegetation community which would have originally occurred on the site. The adjoining reserves provide a reference to the plant community and visual appearance that would have once existed across the total site.

Importantly, the Ecological Plan provides a strategy for the implementation and management of the site, including a list of species. Management of the site after implementation includes the long term maintenance of weed control.

As well as providing opportunities for the protection and enhancement of native vegetation, food sources and habitat will be provided for native birds and lizards. As stated in the Ecology Plan, the native vegetation will provide a range of suitable food sources that the exotic plant species do not provide.

The Department of Conservation administered reserves of the Queenstown area are addressed within section 10.30 of the Otago Conservation Management Strategy 1998 (CMS). The CMS states that the reserves around Queenstown protect sequences of indigenous vegetation and invertebrate communities. Specifically, the CMS refers to a nationally threatened moth *Asaphodes stinaria*, which has its biggest known population in the beech forests of the Queenstown area. The application proposes the extension of the existing beech forest, which will assist in providing a greater area of habitat for such as this threatened moth.

5.6 Landscape and Visual Amenity

The proposal is designed to ensure a positive outcome for both the restoration and rehabilitation of existing native vegetation, and to ensure that any visual effects on the existing landscape of the site are minimal. This is achieved with careful positioning of internal roads and development areas, and the proposed planting of native vegetation.

The proposed subdivision is sought for the whole site; however the application seeks staged approval for engineering design and the implementation of landscaping. The 8 stages are illustrated on the Staging Plans, and engineering and landscape approvals will not necessarily occur in numerical order.

The application does not seek consent for future dwellings (they will be subject to future Council control), however does provide a number of building design and landscape controls as on-going conditions of consent ([Appendix I](#)). These parameters include controls for building materials, landscape design within “Development Areas”, and private outdoor lighting. These controls were devised in accordance with the relevant rules of the District Plan and the applicant’s vision for the site, and will ensure that the external appearance of future dwellings are appropriate within the rural residential context of the site.

Dwellings on a number of sites will be visible, set amongst the native vegetation, which is an anticipated effect through Policy 4.3 of Section 8 of the QLDP, which states:

4.3 Although it is recognised that buildings will be visible from public places and from adjoining properties, the buildings shall be set amongst the trees in such a manner so as to not dominate the existing and proposed pattern of vegetation.

A building line restriction is imposed on the Development Areas for Lots 19-23 (Stage 4, Sheet No.7 in [Appendix D](#)) that will ensure future dwellings are set against the existing bush line and not sitting in isolation within the existing open pastoral area.

The future development on Lot 32-34 will be the most obvious to observers travelling on Glenorchy-Queenstown Road. However, development of this area is anticipated and mitigation measures imposed in the QLDP to address this. These mitigation measures include a 15m minimum setback from the road

and requirements to introduce landscaping within 15m of the road prior to constructing any building within 50m of the road. The proposed subdivision includes not only native planting of the 15m setback between Lots 32-34 and the road, but the placement of fill to form a low-level (0.5m) mound (refer BDG Plan 1748-CP4 in [Appendix C](#)).

Development on Lots 3, 9 and 10 has the potential to be visible from Glenorchy-Queenstown Road, but as recognised above Council control on the location, external appearance, earthworks and landscaping of a future development application can appropriately address and mitigate the effects of development of these sites

Within the subdivision, the reduced importance of the internal boundary positions due to the requirement to register the Development Areas on the CFR's has been discussed in the proposal. Approval of the land use consent to enable future buildings inside the prescribed 10m setback is not considered to give rise to any adverse effects due to the careful design of the subdivision where appropriate vegetation buffers and separation distances will be maintained. No external parties are considered to be adversely affected due to the provision made for setbacks in excess of 10m from the current internal boundaries or exclusion of certain lots from the proposed land use consent (e.g. Lot 100).

The assessment matters in Section 8 of the QLDP also require consideration of the visibility of dwellings from Lake Wakatipu. When viewed from the immediate Bob's Cove (Lake Wakatipu), the dwellings will be visible however they will be integrated into the landscape with the use of the following:

- The existing vegetation cover on the adjoining Recreation Reserve rehabilitated with an increased number of canopy trees;
- The proposed native planting between each of the groups of dwellings;
- The use of canopy trees in strategic positions around the front of proposed buildings. The positions of these trees will maintain view shafts out from the dwellings, whilst breaking up and softening the collective building mass, minimising the visual effect.
- The proposed building and design controls, which require exterior cladding and roofing materials to be drawn from the background colours of the landscape, and of low reflectivity.

With the combination of the above existing and proposed features, any views of the dwellings will not dominate the surroundings.

In addition to the proposed residential dwellings, the application proposes the location of water tanks on the north-west corner of Stage 1. These tanks will not be visible from the road; they will blend into the surrounding landscape, and will be surrounded by canopy vegetation, and where necessary excavated into the landscape.

The applicant also proposes to locate a service yard adjacent to the Glenorchy-Queenstown Road. This service yard will be utilised to construct storage garages for boats, caravans, trailers, and storage area for the collection of domestic refuse and recycling. This area will be well screened from the road due to the existing vegetation and a condition of consent requiring that landscaping meet specific objectives. This storage area will remove the need for unsightly large objects to be stored on individual lots.

5.7 Infrastructure

An Infrastructure Feasibility Report has been prepared by MWH New Zealand Limited. This report advises that the entire development can be serviced. Any additional servicing or upgrades will be engineer designed, to comply with the relevant New Zealand Standards.

5.7.1 Water Supply

The subject site will utilise its own private scheme and will in no way be reliant on nor impact on Council reticulated water supply.

The information provided has confirmed that the existing bore has the capacity to deliver 2,100l/day to each of the proposed 34 residential allotments. However, the current ORC consent will only extend to that necessary to supply 26 of the 34 allotments. A condition of consent is proposed requiring that ORC consent be obtained and supplied to QLDC prior to any 224c Certification being obtained for any stage(s) that would result in excess of 26 allotments.

Adequate room exists within each of the proposed Development Areas to accommodate a water tank for potable storage and to meet static fire fighting requirements.

The imposition of the aforementioned condition and Council's standard conditions regarding the supply of potable water and the specifics of a fire-fighting supply will mitigate any adverse effects with respect to water supply.

5.7.2 Effluent Disposal

The Site and Soil Assessment contained in the report attached as [Appendix L](#) confirms that the sites are large enough and the soils of appropriate characteristics to adequately dispose of effluent on site.

The existing communal system on proposed Lot 101 has additional capacity to cater for up to 15 additional lots and an appropriate condition of consent will enable this to be utilised subject to obtaining all necessary ORC Consents.

The use of the existing system in accordance with its design specifications and/or on-site disposal and the imposition of Council's standard condition requiring the engineered design of an effluent disposal system will ensure any effects on the environment are mitigated.

5.7.3 Stormwater Disposal

The proposal, despite introducing roads and the potential for numerous residential units is not considered to result in any significant changes to the overall existing catchment runoff and stormwater characteristics of the site.

Overall any potential adverse effects are considered minor and will be appropriately mitigated through standard conditions and the use of soak pits and/or alternative engineering designs submitted to Council through the building consent process.

5.7.4 Energy and Telecommunications

Power and phone connections can be underground to the boundary of each lot, and the ability to service these connections from the utility providers is confirmed ([Appendix N](#)). There are no adverse effects resulting from the provision of energy and telecommunications services.

5.8 Traffic

A formal traffic assessment was conducted for the 104 residential lots approved under subdivision consent RM050664, of which 89 residential lots were approved for the subject site. This assessment found that some internal roads would exceed the permitted 1:6 gradient, but that there would be no adverse effects of the internal operation of roads. With respect to external effects, the assessment considered that it would generate a considerable volume of trips in relation to current low levels on Glenorchy-Queenstown Road. A priority intersection was proposed and the modelling concluded that

expected average delay and queues will be of a moderate nature and the intersection will provide a good level of service to road users. The assessment also considered the impact of traffic noise from the development on the network and considered it to be insignificant.

The proposal represents a significant reduction in residential development for the subject site from 89 down to 34 residential development areas. No such formal traffic assessment has been undertaken for the proposal, however, PPG have provided technical assessment of the road geometry with respect to the site distances and gradients prescribed in the QLDP. Both the internal and external traffic effects are discussed in the following sections.

5.8.1 Internal Effects

As outlined in the consent requirements, it is anticipated at detailed design stage that a 1:6 gradient may be exceeded in certain areas of Stage 3 (Lots 24-29) and Stage 5 (Lots 14-18), where some steeper topography is encountered. Conditions of consent are proposed that will enable only a breach of gradient up to 1:5. As with the previous consent for the site, it must be acknowledged that the subject roads are private access roads and the breaches will only be over short distances. This breach is not considered to result in any significant adverse effect on the function of these internal roads or the environment.

As also outlined in the consent requirements, some of the individual property entrances (4, 6, 7, 10, 15, 16, 24, 27, 28, 29 and 33) are unlikely to meet the required 45m sight distance prescribed in Site Standard 14.2.4.2 iv(a) Table 3 for a 50km/h road. However, given the characteristics of the site and the road alignments a 50km/h speed environment is unlikely to result. On Patterson Pitts Group Sheet No.13 in Appendix G, these entrances are depicted as providing a 30m sight distance for a 30km/h speed environment. Any potential adverse effects on traffic and pedestrian safety are not considered significant, and if required a 30km/h speed limit can be imposed on all or the applicable private roads within the subdivision.

The application seeks that road marking and street lighting is discrete and low impact to reflect the special character of the environment. The application proposes recommended conditions of consent that provide flexibility for the consent holder to submit alternative proposals to Council's standards for consideration and certification.

5.8.2 External Effects

External effects relate to the effect of the proposal on operation of the Glenorchy-Queenstown Road.

As outlined above no specific traffic assessment has been undertaken for this proposal, but consideration of the assessment provided for RM060664 has been taken into account. That assessment found that the effects would be insignificant, and despite the difference in time period, it follows that a reduction of residential development proposed by more than 60%, would result in even less effect on Glenorchy-Queenstown Road.

PPG have assessed the sight distances provided for the intersection with Queenstown-Glenorchy Road and the distance from the intersection to Cove Lane. The proposal provides in excess of the prescribed 250m sight distances, and proposes that the entry be formed to a Private Access (frequented by heavy vehicles), being Diagram 3, Appendix 7 of the QLDP. However, the access position proposed is 70m from the existing intersection of Cove Lane with Glenorchy-Queenstown Road and does not meet the 100m prescribed in Site Standard 14.2.4.2 vi Table 5 for a new road frontage with an arterial road.

The access position as proposed provides the benefit of retaining the amenity and views across the majority of the expansive open pastoral land to the west that would otherwise be diminished by locating the access further west. The vast majority of vehicle movement to and from the site will be on the eastern side of the intersection, to and from Queenstown, such that any conflict with vehicles coming from the west and turning into the site will be extremely limited. The proposed vesting of Lot 102 as road

with QLDC provides the benefit that some additional widening over and above the Diagram 3 standard could also be adopted within the road reserve if considered necessary.

5.9 Geotechnical

Tonkin & Taylor have prepared a full report attached as [Appendix K](#) which assesses the development constraints and potential for natural hazards to affect the entire site. The report utilises historical information held for the site and work carried out for RM050664, as well as the further investigation work. This work includes the following:

- Site inspection, review of aerial images, and geological mapping
- Dynamic cone penetrometer testing
- Test pit, borehole and scala penetrometer testing
- Rock fall investigations

From the information gathered, a geological model and groundwater model for the site were established from which the suitability for development and susceptibility to natural hazards could be confirmed. The report by Tonkin and Taylor assesses the following natural hazards:

- Alluvial fan – Flooding
- Alluvial fan – Debris flow
- Rock fall risk
- Seismic hazard
- Liquefaction & lateral spreading
- Slope stability

The following key aspects of these hazards and the proposed recommendations are summarised as follows:

Flooding hazard has been substantially mitigated through works constructed on the implemented Stage 1 of RM050664 and recent stormwater control measures directing runoff along Glenorchy-Queenstown Road and then through a swale excavated through proposed Lot 101 and depicted on Sheet No.3 in [Appendix D](#)

Modelling of potential flood levels behind a bund constructed for protection of a foul sewer line has resulted in a recommended finished floor level of 352m for Lots 19-21, and an appropriate condition of consent is proposed to secure this.

There is considered to be no debris flow hazard associated with the proposed Development Areas in this application.

Mapping of historic rock fall on the site and visual assessment have confirmed a potential hazard to Lots 17 and 22. No other lots are seen to be at risk of rock fall inundation. To address the risk to Lots 17 and 22 a condition of consent requiring the detailed design of a rock fall protection bund to be submitted for certification prior to the issue of s223 approval is included in the proposed conditions of consent.

Assessment of the seismic risk presented by the Moonlight Fault has been considered in the context of the 5,000-10,000 year return period assigned to it. Category 1, 2a and 2b structures are permitted on the site (NZS3604 compliant dwellings fall under Category 2a). No conditions with respect to seismic risk are proposed.

No liquefaction hazard is predicted under the Serviceability Limit State (SLS) earthquake scenario assessment considered (i.e. an event that would not prevent the structure from being used as originally intended without repair), but some liquefaction potential is predicted under the Ultimate Limit State (ULS) earthquake scenario assessment considered (i.e. an event that would damage but avoid collapse of

the structure). A 7m thick non-liquefiable crust is present over the predicted liquefiable soils. In order to address future foundations the report includes detailed Geotechnical parameters and a condition of consent is proposed to include certification of the foundations by a suitably qualified engineer at the design stage for any future dwelling.

Lateral spreading risk of the free face provided by the incised channel/gully that bisects the site has been assessed as very low.

Slope stability either side of the western-most portion of the bisecting deeply incised gully that trends northeast to southwest does present a risk of failure. Tonkin and Taylor have assessed this under both SLS and ULS seismic scenarios and prescribed minimum setbacks for development and/or limits at which further geotechnical investigation and potential mitigation methods will need to be adopted. The recommended setbacks present conservative setbacks of 5m from the southern and 11m from the northern slope crests for an SLS event, and 13m and 32m for a ULS event. These minimum setbacks for SLS and ULS scenarios have been included on the Stage plans by PPG in Appendix D. These limits would restrict any construction proposed without further geotechnical investigation or remedial works. For lots 1, 2, 3, 5, 6 & 9 where the recommended setback cut through parts of the development areas, appropriate conditions of consent have been included that prevent any development within the SLS limits specified, and trigger the need for detailed geotechnical analysis and design measures for specific development that might be proposed within the ULS limits prescribed.

With the imposition of the appropriate conditions recommended it is considered that any geotechnical hazards will be appropriately avoided, remedied or mitigated.

5.10 Earthworks and Site Management

The report by Tonkin & Taylor also addresses engineering considerations for the proposed earthworks in stability of batter slopes, preparation of foundations, pavement subgrades and protection of neighbouring sites.

The plans prepared by Patterson Pitts Group and BDG, detail the areas where excess cut material from the formation of roads will be utilised to form mounds and the landscaping treatments proposed. These have been carefully considered and located to provide visual mitigation for proposed development and enhance the native vegetation of the area.

It is envisaged that Councils standard conditions of consent will appropriately avoid, remedy or mitigate any adverse effects of earthworks.

5.11 Historic and Iwi Matters

The adjoining Department of Conservation administered reserve that adjoins the site to the west and south contain lime kiln ruins and a Manager's residence, which are identified in the QLDP as Protected Archaeological Feature 708. The proposed rural residential development will have no effect on these features.

Glentui Heights Limited Director, Janine Twose is of Ngāi Tahu iwi, and Director Mark Wikstom also has strong ties. In recognition of the historic use of the site by Iwi, the Directors had the site blessed by Ngāi Tahu kaumatua Sir Tipene O'Regan in September 2012.

Ngai Tahu Te Runanga o Ngai Tahu and Kai Tahu ki Otago were sent copies of the previous application for the site (RM050664) which was approved for 106 lots across the subject site and including the immediately on the northern side of Glenorchy-Queenstown Road. The result of the consultation was that the following were recommended to be included as conditions of consent:

- 1) *That where any earthworks are undertaken the following is adhered to: If koiwi (human skeletal remains), waahi taoka (resource or object or importance including greenstone/pounamu), waahi tapu (place or feature of special significance) or other artefact materials are discovered work shall stop, allowing for a site inspection by the appropriate Runaka and their advisors. These people will determine if the discovery is likely to be extensive and whether a thorough site investigation will be required. Materials discovered should be handled and removed by takata whenua who possess knowledge of tikanga (protocol) appropriate to their removal or possession.*
- 2) *That an archaeological survey of the area for the proposed subdivision be undertaken before any earthmoving activities take place – if vegetation allows. If this is not practical or as an adjunct to the survey, an archaeologist should be present during initial earthmoving activities.*
- 3) *That all contractors who undertake activities pursuant to this consent have attended a wananga on identification of archaeological sites and materials.*

An archaeological survey of the site was subsequently carried out by archaeologist Shar Briden (October 2006) and is attached as [Appendix O](#).

The archaeological survey detailed the historical use of the area and the site to the present day. It identified a previously unknown hut site (NZHPT E41/242), a possible oven and remnants of a water race, for which it recommended careful monitoring of any works undertaken in close proximity. A 5m buffer zone is recommended around the hut site where no earthworks or vegetation clearance are to occur without the monitoring of an archaeologist. The report outlines a precautionary approach and includes details for an archaeological accidental discovery protocol.

The hut site and possible oven has been identified on the proposed survey plans by PPG (Sheets No.8 and No.6 respectively in [Appendix D](#)). The lot boundaries of Lots 18 and 24 respectively have been carefully positioned so as to exclude these archaeological sites and to position them within the common Lot 101. This will aid in ensuring they are not subject to damage during development proposals, and a condition of consent will ensure that no clearance or earthworks occurs within 5m of the hut site.

In response to the known existence of archaeological (pre-1900) sites, the previous consent holder (RM050664) Bob's Cove Limited applied for, and was granted by the New Zealand Historic Places Trust (NZHPT), a general archaeological authority under s14(1) of the Historic Places Act 1993 to damage or modify the site as a whole. The authority granted, and the Historic Places Act 1993 itself, impose requirements that the persons undertaking the works have sufficient knowledge and skill dealing with such sites and that they be notified to and approved by the NZHPT. The archaeological authority was granted on 9 May 2007, and carried a lapse date of 5 years from the date of issue, such that it expired on 9 May 2012. It is acknowledged that a new authority will need to be provided from NZHPT prior to any works being undertaken, and this is addressed further in the section on consultation below.

In line with the NZHPT authority, it is considered that the imposition of conditions requiring the notification of Kāi Tahu ki Otago prior to any site works, and the dissemination of the existing archaeological assessment to the site supervisor, in addition to the Council's standard accidental discovery protocol conditions, will ensure that any potential adverse effects on sites of historic or cultural significance are appropriately avoided, remedied or mitigated.

The District Plan also describes the sub-zone, and hence the subject site, as having historic values associated with the past pastoral use. The proposal respects this past use, and protects the pasture as an important landscape feature of the site. The largest expanse of land with a pastoral character is to be held in Lot 101, with a recreational covenant for access established for the benefit of the other landowners within the subdivision. The proposed landscape plans also reflect its retention as open pastoral land.

5.12 Potential Soil Contamination Effects

A Preliminary Site Investigation report has been issued by Senior Environmental Scientist, Sue Bennett of MWH (attached as [Appendix P](#)). The report provides a desktop analysis of aerial images, Council records, site reports, and landowner declarations. The report identifies the existing communal effluent disposal system on site, but confirms that it is being retained in its current state and will not be incorporated into any of the residential lots. Therefore the effluent treatment system is not considered to pose any risk. With the exception of the effluent disposal field, the report concludes that all the available information suggests that there is unlikely to be any potentially contaminated areas within the proposed location.

6.0 CONSULTATION

6.1 Department of Conservation

Correspondence and discussions on the application have been undertaken with staff at both the Queenstown Area Office and Otago Conservancy Office. The proposal ultimately seeks to include provision for walkway access from the subdivision to the existing Bob's Cove track across the Crown Recreational Reserve Land administered by the Department of Conservation, and to enable access and provision for the maintenance of vegetation within the reserve.

The above provisions were all negotiated at length during, and following, the consent for subdivision provided under RM050664. The following documents were drafted but none were signed or formally entered into and have subsequently lapsed.:

- Management Agreement (Ref: PAC 13 04 252) – 5 Year term. A full copy is attached as [Appendix H](#), but sought the following:

Details:

1. **Management Activity:** To enhance and re-establish native vegetation within part of the Bobs Cove Recreation Reserve contained within **Part Section 39 Block IV Mid Wakatipu Survey District** adjoining the Bobs Cove Ltd subdivision and to create public walking tracks to the existing walkway within the reserve in accordance with the terms and conditions of this agreement, the document prepared by Natural Solutions for Nature Limited entitled "Implementation plan for removal of weeds and enhancement of indigenous vegetation - Bobs Cove Recreation Reserve" and the Bobs Cove Ltd appurtenant easement - reference PAC 13 04 252.

A similar agreement is likely to be sought by the applicant to define and provide access from the subdivision directly to Bob's Cove, and to enable some control and maintenance of exotic species within the foreshore reserve. Initial consultation with Doc has indicated that "resurrecting" the details contained in this previous document is unlikely to be a problem.

- Concession/Easement (ref: 2008 status non-notified)

Details exists in the DoC system of a concession being drafted in 2008 to establish an easement to provide access for, and the construction of, a bore and/or intake and pump structure and pipeline across the Crown Reserve Land to convey water to the subdivision.

As addressed in the discussions on water supply, the existing well within the site has been assessed as having the capacity to supply all of the proposed development and it is hoped that in the first instance consent will be obtained from the ORC to address the water permit limits. Hence no such concession is envisaged at this stage, but does present a viable alternative water supply option if required.

6.2 New Zealand Historic Places Trust

Dr Matthew Schmidt, Regional Archaeologist Otago/Southland for NZHPT has been contacted and the proposed subdivision plans provided to him for review and comment. Following his review of the plans and the previous Authority 2007/250 (which lapsed 9 May 2012), he considered that the same conditions on 2007/250 could be imposed on a new Authority due to the likely similar effects and construction practices of establishing roads. Dr Schmidt determined that rather than lodge a completely new application, Glentui Heights Limited could write to the NZHPT requesting the reissue of the previous authority for the new plans and the new Authority would be processed and the appropriate conditions imposed (refer email attached as [Appendix Q](#)).

It is proposed that, in accordance with the above, prior to any works commencing that the final plans submitted as part of this consent application will be presented to NZHPT with a letter seeking the issue of a new Archaeological Authority to modify or damage archaeological sites within the subject site in accordance with their prescribed conditions.

No other consultation specific to this application has taken place with any other neighbouring properties or parties.

6.3 Owners of Lot 9 DP 319903 and Lot 10 DP 319903

The ownership of Lot 9 DP 319903 and Lot 10 DP 319903 has recently been transferred from Glentui Heights Limited into alternative ownership. In the case of both lots, Janine Twose a director of Glentui Heights Limited has retained an ownership share and so her affected person approval is deemed to be provided. The other parties being:

- Eilyn Rochelle Stevenson with respect to Lot 10 DP319903
- Graeme Lyall Henry Johnston with respect to Lot 9 DP319903

Have both provided their signed written approval to the proposed subdivision by Glentui Heights Limited to involve their land. These signed approvals are provided in [Appendix R](#).

6.4 Summary

Overall the proposal provides for a rural residential subdivision that recognises the unique characteristics of the Bob's Cove area and seeks to preserve and enhance them.

The staged proposal complies with the detailed vegetation and landscaping requirements specified for the zone in the District Plan.

The proposal addresses the infrastructure requirements for development adequately, with the costs to be met by the developer.

The proposal has been well designed, taking into account the physical characteristics of the site and avoiding remedying of mitigating the potential risk of a wide range of natural hazards to affect the site.

The proposal recognises the historical use and relationship of Iwi with the site and provides for the protection of significant features and protocols under which physical works will be carried out on site.

The proposal will enable the establishment of a high quality rural residential development.

APPENDIX 3: QLDC's Landscape Architect's Report



REPORT TO: Adonica Giborees, Planner
FROM: Richard Denney, Landscape Architect
REFERENCE: RM130174 – Glen Tui Heights Limited
SUBJECT: Landscape Assessment
DATE: 3rd December 2013

INTRODUCTION

1. An application has been received for subdivision consent to create 32 residential lots and 3 ancillary lots, land use consent for earthworks, and to breach the internal setback requirement at Bobs Cove, Queenstown. The site is located on the Glenorchy to Queenstown Road, and Fisherman's Lane at Bobs Cove and is legally described as follows:

- Lot 9 Deposited Plan 319903, and ¼ share in Lot 12 Deposited Plan 319903, and 1/12 share in Lot 5 Deposited Plan 23779 held in Computer Freehold Register 78396 Otago.
- Lot 10 Deposited Plan 319903, and ¼ share in Lot 12 Deposited Plan 319903, and 1/12 share in Lot 5 Deposited Plan 23779 held in Computer Freehold Register 78397 Otago.
- Lot 13 Deposited Plan 319903, and ¼ share in Lot 12 Deposited Plan 319903, and 1/12 share in Lot 5 Deposited Plan 23779 held in Computer Freehold Register 78399 Otago.
- Section 3 Block V Mid Wakatipu Survey District, held in Computer Freehold Register OT5A/737 Otago.
- Section 43 Block IV Mid Wakatipu Survey District, held in Computer Freehold Register OT11B/129 Otago.
- Section 42 Block IV Mid Wakatipu Survey District held in Computer Freehold Register OT14D/1170 Otago.

The site has combined area of 29.4460 hectares.

2. In terms of the Queenstown Lakes District Council District Plan the site is zoned Rural Residential Bob's Cove Sub-zone. Following advice from Council's planner I understand that the status of the activity is as follows:

Subdivision

- Rule 15.2.3.2 Controlled Subdivision Activity
- Rule 14.2.4.1[iv] Parking Area and Access Design (Restricted Discretionary).
- Rule 14.2.4.2[iii] Maximum Gradient for Vehicle Access (Restricted Discretionary).
- Rule 14.2.4.2[iv] Minimum Site Distances from Vehicle Access (Restricted Discretionary).
- Rule 14.2.4.2[vi] Minimum Distance of Vehicle Crossings from Intersections (Restricted Discretionary).

Land Use

- Rule 8.2.4.1[ii](a) Setback from Internal Boundaries (Restricted Discretionary).

This report will focus on the landscape assessment matters in relation to the controlled subdivision activity and restricted discretionary activity for internal setbacks.

PROPOSAL

3. A detailed description of the proposed development is within the application, in summary it is proposed to :
- create 32 fee simple lots (Lots 1-10, 14-34 and Lot 100) with defined development areas for future development. Lot 100 is a larger lot (1.47hectares) and will include three separate development areas,
 - create 1 balance lot (Lot 101) to include all access roads, communal utilities, known archaeological sites and walkways,
 - Lot 102 adjoining the Glenorchy to Queenstown Road to be vested to council as legal road,
 - Lot 103 with no development area to be held by Glen Tui Heights Limited for the purpose of transfer of ownership to the neighbouring Farry property,
 - the existing Lot 9 DP 319903 to be amalgamated with proposed Lot 3,
 - there would be eight stages of development,
 - earthworks for formation of roads, parking and common utility areas and pedestrian path network.

BACKGROUND

4. The site has a large number of previous consents. Of relevance to this application are the following:
- RM050664 granted the subdivision of the site into 104 lots, this consent has since lapsed.
 - RM060770 certification of compliance to remove trees within various areas of Bobs Cove. Trees to be removed within 'buildable areas' and 'development areas'. Excludes Beech trees that the consent holder has voluntarily offered to retain.
5. Of particular relevance to this application is Objective 4, Section 8.1.2 of the District Plan as follows:

Objective 4 - The Rural Residential sub-zone at Bob's Cove

Establishment of comprehensively planned residential development which features ample open space and a predominance of indigenous vegetation throughout the zone.

Policies

4.1 Ensure that at least 75% of the zone is retained as undomesticated area and that at least 50% of this area is established and maintained in indigenous species such that total indigenous litter cover is maintained over that area.

4.2 Ensure that an area of open space is retained in the foreground of the buildings and that this remains generally free of vegetation that would otherwise disrupt the open pastoral character of the area and the views of the lake and mountains beyond.

4.3 Although it is recognised that buildings will be visible from public places and from adjoining properties, the buildings shall be set amongst the trees in such a manner so as to not dominate the existing and proposed pattern of vegetation.

4.4 Ensure that landscaping is appropriately established and maintained through undertaking monitoring 5 years after subdivision and consequent land use resource consents are issued.

LANDSCAPE AND SITE DESCRIPTION

Site photos within Appendix A.

6. The subject site is located within a shallow basin and lake terrace landscape wedged between a steep mountainous ridge that is part of the Richardson mountains, and the northern shores of Lake Wakatipu, and an adjacent rocky knoll about 10km west of Queenstown. The ridge dominates the landscape to the north rising some 500m to 700m above the lake. The ridge has a steep southern face with a lakeward aspect and extends eastward of Jessie Peak 1182masl. Dense beech forest within crown land managed by the department of conservation (D.O.C) known as Twelve Mile bush

cloaks much of its slopes. The western end of the steep forest clad face drops directly down to the lake. Towards the eastern end the face drops down to the shallow basin that runs between the ridge face and a ridge between a series of rocky knolls that run roughly parallel to the lake edge. The shallow basin changes abruptly at a lake terrace that is perched some 30m or so above and parallel to the lakeshore.

7. Bobs Cove curls from the base of the steep face where it meets the lake and across the toe of the lake terrace face around to a rocky peninsula known as Picnic Point. The rocky peninsula is a ridge of uplifted rock strata above the lake that has been ground smooth by glacial action into large undulating hummocks. The hummocks form two distinct rounded peaks, one at the south western point, 385masl and the other further east overlooking the subject site at 487masl. These landforms are almost completely covered in regenerating native bush and stands of gum trees. The eucalyptus trees have spread from trees originally planted to fuel the historic lime kilns located near the lake edge. The geology of the undulating rock landforms is relatively unique in that it includes limestone in a region otherwise dominated by schist.
8. The shallow basin has a gentle slope towards the west that is truncated by the lake terrace that drops down with a moderate slope to the lake edge. The shallow basin gradually merges into a steeper fan landscape towards the north and east at the toe of the steep bush clad ridge face. The basin is bisected by the Queenstown to Glenorchy road that cuts roughly in an east west direction. To the north of the road the land is open meadow of rough grass that leads upslope into an area of small rural residential lots with a few recently established dwellings that form part of the Glen Tui Heights development. To the south of the road the open meadow of rough grass continues and is fringed to the south and west by a mix of exotic trees and shrubs and regenerating and remnant indigenous bush. There are scattered clumps and individual specimens of larger beech trees over 8m in height and mature stands of manuka scrub in this area. Exotic and native bush extends up the slopes of the knobby ridgeline between the site and the lake and merges into more concentrated areas of indigenous vegetation beyond the site boundaries. The open meadow has a drainage channel that appears seasonal in terms of water flow located to the south of the meadow and rains towards the west and the lake. A mature hawthorn hedge roughly follows the southern side of this channel.
9. A cluster of existing dwellings occupies the lake facing side of the lake terrace west of the subject site. These are accessed by Fisherman's Lane which comes off the main Glenorchy to Queenstown road. These dwellings have an aspect towards the lake and are in a relatively open context without any substantial vegetation. Further to the west of these dwellings is Crown land that is densely vegetated in mature beech forest and is part of Twelve Mile Bush managed by the D.O.C. The forest here drops down to lake level.
10. Overall the landscape is characterised by the steep beech clad mountain slopes to the north and with lake side areas of regenerating and remnant indigenous bush to the south. In between is a more obvious cultural landscape where past pastoral activities are evident and there is a presence of rural dwellings and activities. The landscape is however dominated by the natural context of beech forest, mountain and the lake to which the pocket of rural living developments of Bob Cove sit within.

ASSESSMENT

11. The appropriate assessment matters are as follows:

Subdivision Consent

Section 15.2.3.6	Assessment matters for Resource Consents (a) Subdivision of Areas of Significant Indigenous Vegetation, Heritage Items and Archaeological Sites
Section 15.2.6.4	Assessment Matters for Resource Consents (i) Lot Size and Dimensions
Section 15.2.7.3	Assessment Matters for Resource Consents
Section 15.2.8.3	Assessment Matters for Resource Consents
Section 15.2.17.4	Assessment Matters for Resource Consents

Land Use Consent

Section 8.3.2	Assessment Matters
i	General – Nature Conservation Values (Within the Rural Residential sub-zone at Bob's Cove)
viii	Setback from Internal Boundaries
xiv	Earthworks

Subdivision Consent

Section 15.2.3.6 – Subdivision of Areas of Significant Indigenous Vegetation, Heritage Items and Archaeological Sites

12. The Bobs Cove sub-zone borders Twelve Mile Bush identified within the District Plan as an area of significant vegetation. There however are no identified areas of significant vegetation within the subject site, although there is indigenous vegetation of landscape value. This is discussed later in this report.
13. The archaeological assessment attached to the application, by Shar Biden, dated October 2006 identified that *“there was a high likelihood that archaeological sites, both Maori and European, existed within the bounds of the Bobs Cove Rural Residential development”*. The archaeological assessment identifies that the area would have spiritual significance to Maori. At the time of the assessment in 2006 there were 16 recorded archaeological sites within the Bobs Cove area most of which are associated with the limestone industries and gold mining.

The archaeological assessment makes the following recommendations:

- Monitoring of earthworks due to the site not being thoroughly surveyed, the presence of historical archaeological sites, the historic value of the area and Maori cultural values associated with Bobs Cove.
 - There are areas that have not been thoroughly surveyed. It is suggested that this could be achieved when an archaeologist is available on site for earthmoving monitoring.
 - Determine management options for the hut recently discovered on the site (E41/242). Suggested that hut be stabilised, that if vegetation is to be removed that it be done by hand. Vegetation removal shall be monitored by an archaeologist with a 5m buffer zone to be established around the hut.
 - All contractors and supervisors involved in vegetation removal or earthmoving activities attend educational wananga prior to works beginning. The wananga is to inform them of their responsibilities under the Historic Places Act 1993, and the process of the Archaeological Accidental Discovery Protocol.
 - A survey for rock art around the elevated slopes of the rocky knoll Punatapu within the bounds of the Bobs Cove development.
 - Precautionary approach for the proposed development to avoid the area of a possible oven site (GPS26), and areas of possible terraces (GPS 17, 20, 21, 25).
14. There is no clear understanding of the extent of heritage sites within the subject site given the existing vegetation cover hindering investigations to date. The archaeologist expects that there are likely to be additional heritage sites or items to be uncovered during future development works. The character of the broader site in terms of its heritage contribution is difficult to determine until such time as further vegetation removal and further investigation begins. A process is set out via the accidental discovery protocol that is proposed to ensure in the event that sites are uncovered they can then be referred to the Historic Places Trust for appropriate authority.
 15. There is a cottage ruin (a registered archaeological site) within the proposed development area. This is identified on the proposed subdivision plan, master plan, Drawing Q5950 – 02, Sheet 1, Rev A, dated 22/03/2013. I recommend that the location is clearly identified on the subdivision, earthworks and landscape plans to ensure its location is understood in relation to future works. Identification of the site must include the 5m buffer zone, and identify this zone as an area to which

only hand clearance of vegetation is to occur under the supervision of archaeologists. The site would sit within Lot 101 as part of the common lot but is immediately adjacent to proposed Lot 18. A proposed walkway would lead past the site which would enable easier access and would enhance the appreciation and understanding of the heritage values of the site.

16. It is anticipated that if any further discoveries are made that Historic Places Trust authority would be sought to ensure that such sites are adequately assessed and protected as determined by the Historic Places Act 1993. The process for preservation of such sites would be determined by a Historic Places Trust authority, and each site would where relevant be registered with the NZ Archaeological Association.

Section 15.2.6.4 - Lot Size and Dimensions

17. There is no lot size minimum set for the zone, although the average of the total number of lots must have an average of at least 4000m². There are 34 lots with a total area of 29.4740 hectares, with average lot size 1.15 hectares. This is skewed by the large communal Lot 101, however if Lot 101 is removed from the equation that average figure drops to around 0.4717 hectares and is within the average lot threshold.
18. At least 75% of zone must be set aside as 'undomesticated area', and 50% of this area retained, established and maintained in indigenous vegetation. Drawing "Glen Tui Heights – Development Areas and Undomesticated Areas, Reference 1748-CP1", dated 18 Nov 2013, includes figures which state that:
 - 78.3% of the area would be 'undomesticated' areas with a total area of 23.063 ha, and would include communal access roads, tracks, and the large open paddock.
 - 50.4% of this area is proposed to be a mix of retained indigenous vegetation and additional indigenous vegetation planted as shown in the application landscape plan.
19. The intent of the requirement for the 50% retention and establishment of indigenous vegetation in the 75% 'undomesticated areas' as I understand it is for the rehabilitation and preservation of the natural character and ecological values of the zone. Development of the zone is to be so that *'buildings shall be set amongst the trees in such a manner so as to not dominate the existing and proposed pattern of vegetation'*. Whilst there is sufficient area identified as retained or to be established in indigenous vegetation within 'undomesticated areas' the management proposed under the *Ecological Management and Maintenance Specification Plan (EMMP)* is not clear in its objectives. The EMMP is discussed in detail as at the end of this section. .
20. Lot 100 (Wapiti) includes three development areas. The boundary of the development area and Lot boundary follows the general boundary of the property to the south and west. There is some indentation that breaks lineal boundaries, I recommend such indentations are retained in indigenous vegetation and that the landscape plan identifies remediation planting in such areas to support retention of the natural plant communities expected in this vegetation zone.
21. The overall patterning of proposed residential lots creates a density that would be consistent with those lots established within the sub zone to the north of the site. It would create an increased density of lots compared to neighbouring lots to the east and south. However the identified 'undomesticated' areas would create a softening of any land fragmentations and domestication of the landscape by retaining or establishment of indigenous vegetation buffers that would, to varying degrees, maintain a prominence of the natural character of the Bobs Cove area subject to the recommendations above. It is likely that in some narrow areas of 'undomesticated' land between road accesses and domesticated areas that the ecological viability of such thin wedges of vegetation would be severely compromised. That is, that narrow strips of remaining vegetation are more vulnerable to degradation from domestic activities, wind-throw and excavation works etc. I would suggest that priority be given to consolidating areas of retained and established indigenous vegetation to form areas of lower perimeter to area ratios.
22. There is a listed heritage site within the site. This has been covered earlier in this report. It is possible that further sites may be uncovered during development of the area. The process for protection and registration of such sites would be determined through the Historic Places Act.

Ecological Management and Maintenance Specification Plan – Nov 2013 (EMMP)

23. An EMMP was previously developed for the consented development (RM050664), on the same site. It included an ecological analysis by Natural Solutions for Nature Ltd. The EMMP included in the application (RM130174) is a modified version by Baxter design group with less detailed

supporting information. It is my understanding the recent EMMP has not been endorsed by Natural Solutions Ltd nor have they had any awareness of the RM130174 proposal. Given the importance given to the EMMP submitted with the application as a performance measure for a number of conditions I consider it should be peer reviewed by a qualified ecologist and amended to provide greater clarity in terms of measurable outcomes.

24. The EMMP does not identify targets, percentages or quantities for eucalyptus removal but does state they will be removed over various time frames and potentially on-going as required. There are a large number of eucalyptus trees throughout the property. Ideally most would be removed as part of the subdivision development to maximise the degree of disturbance within a short timeframe to enable the regenerating process to proceed without further disturbance.
25. The EMMP identifies thinning out of the existing Hawthorn hedge could be carried out, and also identifies the need to maintain a level of screening from the Queenstown to Glenorchy Road for mitigation purposes. I recommend that the removal or thinning of the Hawthorn hedge be included in the stage landscape plan to be submitted to Council for certification. It should identify adequate screening is maintained and if required include substitute planting to maintain a continuous level of visual mitigation for future development.
26. Protected trees are not labelled on the application plans. I recommend that all landscape, subdivision and earthworks plans are amended to identify the locations of all protected trees.
27. It is assumed planting to correspond to each plan area will be planted at the same proportional mix as defined within appendix E of the EMMP rather than just a selection from that list as this may lead to selective planting of just low growing species. I recommend that this is clarified by way of a condition of consent that planted areas represent the total ecological mix at the proportions of Appendix E.
28. The EMMP refers to extensive vegetation to the east of Lot 3, and its Appendix B identifies existing vegetation to the northwest along the ridge. On site coverage appears much sparser than indicated. It is recommended that this area is identified as an area for infill planting (Area 2 species as identified in the EMMP) to bring the area up to an indigenous canopy coverage within 5 years.
29. The management goal, under the objectives within the EMMP refers to an “*example of the type of plant community and visual appearance is that found in the surrounding national parks*”. It is assumed this should be to surrounding Twelve Mile bush (managed by D.o.C) as the nearest national park is some 30km distant. I recommend this be corrected as it defines the outcome sought for the site that is consistent with the surrounding neighbouring local remnant forest.
30. The EMMP identifies that over a 5 to 10 year period Hawthorn, conifers and eucalyptus trees will be thinned out and replaced with native plants. It is assumed that each stage of development would require a detailed plan identifying the extent of such removal and replacement planting. There are however no identified targets or percentages for such removal and replacements, therefore is difficult to assess or measure the performance of such a proposal. I recommend that the EMMP plan define a percentage, or otherwise quantify targets, of removal with a view to achieving the objective stated within the EMMP of ecological restoration. I suggest a measure would be percentage of total canopy coverage of non-indigenous species for each stage. For example a target of reducing exotic species to 5% of total canopy species over 5 years within all areas to be retained and managed as indigenous vegetation (50% of the 75% undomesticated areas). To be included with each stage landscape plan to be submitted to Council for certification. Overall removal of species, especially eucalyptus needs to be further defined to ensure that replacement planting is not compromised by on-going disturbance by later eucalyptus removal, and that the time line for ecological restoration is clear. It is anticipated as stated within the EMMP that some eucalyptus trees would remain to provide ecological value for birds and insects, and to provide a form of nursery for establishing indigenous vegetation and to assist in visual mitigation. These goals should be clearly defined on the stage landscape plans.
31. Proposed planting as identified on the plan “*Glen Tui- Heights – Proposed South West Planting*”, identifies a list of species for planting but there are no proportions or distributions of these species indicated. Whilst it is understood the area is to enable views to the lake from the surrounding lots I consider that the natural context of the site and the ability to provide softening of built form and domestic activities must be maintained in areas within view of the lake and nearby public viewpoints. I recommend that a condition of consent should state the detailed planting plan is to be submitted for the area identifying the locations and mix of species to demonstrate that there would be sufficient density to form a closed canopy within 5 years and height in vegetation to maintain

views from the lots to lake but also provide some buffering to built form to the lake and public areas in view of the sites.

32. A program to reduce predatory animals such as stoats and feral cats is proposed in the EMMP but there is no follow up information in terms of methods, timeframes or outcome sought. I recommend this is provided as part of an amended EMMP.
33. In 'Section C, 1. Removal of exotic vegetation of the EMMP', the opening paragraph discusses increasing the numbers of ferns, *astelia* and fuchsia in the gullies but the relationship to vegetation removal is not clear.
34. Section C goes on state that future landscape plans to be submitted shall address an objective that I understand to be "wherever possible it is recommended that the removal of *Eucalyptus* be encouraged to improve the areas indigenous character". The general principal is supported but it is a vague objective, and would be difficult to assess against a future landscape plan. I recommend that clear quantifiable targets or outcomes be provided as measure for future plans and to provide assurance that restoration of the indigenous ecology as per the surrounding Twelve Mile Bush would be achieved.
35. The EMMP enables the on-going removal of eucalyptus. Due to the lack of measurable targets or outcomes as part of a staged development it is difficult to determine to what extent such a practice would have on regenerating indigenous vegetation. The issue being at what point does the extent of gum trees remaining become feasible to manage without compromising the goal of indigenous ecological restoration.
36. I recommend that each landscape plan to be submitted to the council for certification for each stage of development identify the removal of eucalyptus, hawthorn and wildling species to be carried out as part of that stage development within a fixed time frame. A target removal rate or percentage (e.g. outcome of canopy area coverage of less than 5%) is to be identified and is to be implemented within a set time frame e.g. 5 years. The remaining numbers of eucalyptus trees shall be such that they can be managed without compromise to natural succession of the regenerating indigenous bush.
37. The EMMP identifies that the maintenance and implementation techniques would be the same for every year. I recommend that the maintenance techniques identified shall apply to each approved landscape plan once approved.

Section 15.2.7.3 - Assessment Matters for Resource Consents

(i) The relationship and size of the lots in terms of their solar advantage including the alignment and layout of the lot, the location of building platform, relationship to adjoining lots.

38. Proposed lots 14 through to 34 in general have a northward aspect or are in a location of flatter ground that would enable good solar gain. It is anticipated given the location and vegetated character of the zone that there would be some limitations to solar gain in more bush clad areas. Lots 1 to 10, and 100(11-13) have a south west aspect towards the lake. Again the extent of existing trees would have some limitations to solar gain as expected at this location. The removal of the eucalyptus trees would assist in improving light to a small degree.

(ii) The provision for, and safety and practicality of, pedestrian access including unsealed walking tracks, the relationship of these to reserves (existing or proposed); access to the lakes and rivers, and the opportunities for enhancing a rural walkways network in the Wakatipu Basin.

39. There is a sufficient walkway network proposed that would provide access to the lake and link to the internal road network and lots. The design standard of the proposed walkways, many of which cut through areas of existing vegetation is not stated. I recommend that the path network is to SNZ HB 8630:2004 standard for public walkways.

(iv) The relationship and orientation of lots, particularly in respect of land in adjoining zones, and the ability to create an attractive and interesting edge between development in the Residential and Rural-Residential Zones and adjoining Rural Zones;

40. The proposal would be consistent with the existing layout of the Bobs Cove Sub Zone to the north of the Glenorchy to Queenstown Road. In that the broad open space of the existing meadow is

retained towards the western end of the site retaining views across the landscape and sense of separation between built form and the road.

41. Lot 101 provides a buffer to much of the periphery of lots near the boundary of the site with the adjacent rural general areas. This would in general provide a natural buffer and integration between lots and the adjoining natural areas within the rural general zone.

(v) The degree to which any likely development of the lots, taking into account the earthworks proposed for the subdivision, will adversely affect the opportunities for views from properties in the vicinity, or will result in domination of surrounding properties by buildings on the lot(s).

42. Most of the lots would be within a modified indigenous bush context and this would largely enable most development within lots to be partially screened and integrated into the surrounding landscape. Lots 19 to 23 would occupy a location that would have no vegetated buffer between them and the main road except for the Hawthorn Hedge. Some of these lots would be slightly elevated above the height of the hedge and it is likely that future dwellings in these locations would be more visible. This could be sufficiently mitigated at the time of consent for a dwelling by a supporting landscape plan that demonstrates sufficient planting to ensure built form is not prominent in the landscape.

43. Lots 3, 9 and 10 occupy the lake terrace ridge that is a prominent feature as viewed from the Glenorchy to Queenstown Road. It is relatively horizontal ridgeline that provides a frame to views to the lake and mountains. The ridge provides a point of separation from existing residential development on its southwest slopes and the open paddock in the foreground adjacent to the road. Towards its northern end it is relatively open with a few taller trees such as eucalyptus with rough grass beneath. To the southern end it is rough grass and some scrub with more substantial indigenous vegetation and stands of eucalyptus between it and the lake. With the proposed removal of eucalyptus and other proposed works it is likely that some of this background vegetation would be reduced and this would increase visibility of the landform and lake beyond.

44. Lots 3, 9 and 10 would have the residential development areas situation on the ridge and on the south western and north eastern slopes. This potentially would enable earthworks to cut through the ridge. Currently there are no buildings that impinge on this ridgeline and views to the lake. A proposed no build area on the north west facing slope towards the road would however restrict buildings to the south west slope and crest area which would reduce prominence of future built form. A height control is also proposed with 3m above the crest for Lots 9 and 10, and 2m above the crest for Lot 3. The application includes a number of design controls on development within these lots that I consider would ensure that future built form would be subservient to the views out to the lake from the Queenstown to Glenorchy Road.

(vii) The effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance.

45. A process is set out via the accidental discovery protocol that is proposed in order to ensure in the event that sites are uncovered they can then be referred to the Historic Places Trust for appropriate authority to proceed. As mentioned earlier I recommend that existing known sites are identified on the earthworks plans and that those recommendations identified with the archaeological report.

15.2.8.3 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to property access, the Council shall have regard to, but not be limited by, the following assessment matters:

(iv) The account taken of safe, pleasant and efficient pedestrian movement, provision of space for cyclists, amenity values of the street and opportunities for tree planting in the open space of the road way to enhance the character and amenity of the neighbourhood.

46. There is no tree planting within the road access area apart from that included within the revegetation areas. I consider this to be an appropriate response given the existing extent and natural qualities of the vegetation of the site and surrounding context.

(viii) Any impact of roading and access on lakes and rivers, ecosystems, drainage patterns and the amenities of adjoining properties.

47. It is likely that the construction of the roading network will require the removal of most of the vegetation within these corridors. As the vegetation is currently largely continuous bush the cutting of roads within areas of taller vegetation will expose such areas to edge vulnerability from wind throw and weed intrusion. This would extend damage into the 'retained' vegetation in terms of the degradation of the ecological and developing structural qualities of existing indigenous vegetation. It is expected that the ecology of the remaining areas would eventually re-stabilise if appropriately managed.
48. Also within the road corridors are number of larger trees, particularly beech, which are of considerable value to the character and ecology of the site. I recommend where such trees are within areas for the development of access roads that they are retained. In those circumstances where viable alternatives for the road are not available, the removal of such trees is to be subject to inspection and agreement from Council's Landscape Architect as part the stage landscape approval.

15.2.17.4 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to the protection of vegetation and landscape the Council shall have regard to, but not be limited by the following:

(i) Whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means of protection;

49. The site has extensive areas of regenerating indigenous bush mixed with exotic species. It is located in a position with an adjacent viable indigenous seed source from conservation reserves that would support the natural re-establishment of indigenous forest. The Ecological Management and Maintenance Specification Plan provides some general guidelines on the management of such areas with further details on weed removal and planting specifications. The ecological report and the "Glen Tui Heights Proposed Subdivision – Aerial Image Overlay", dated 22/3/2013 identifies that there are larger trees on the site of significant value. I recommend that these trees are also identified on the earthworks plans and the landscape plans so their protection can be co-ordinated with each of those activities. The Ecological Management Plan provides no method of protection for these trees in regards to works or future development. Many of these trees are within the road network areas and within site development areas. I recommend that a standard tree protection condition should apply to these trees and any other indigenous species over 6m in height and 300mm in girth to avoid disturbance of roots etc. I also recommend that these trees are identified on the titles of individual lots by a consent notice condition requiring their protection.

(ii) Where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes;

50. There is no reserve proposed as part of the proposal.

(iii) Whether the subdivision design will detract from or enhance the significant landscape and visual values of the District including loss, retention or enhancement of native vegetative cover;

51. The subdivision design overall would be integrated within the vegetated and topographic qualities of the site if sufficient protection and management of vegetated areas was provided to maintain an integrated concept.

52. Proposed areas of existing vegetation to be retained are likely to be disturbed by earthworks, removal of eucalyptus trees and would be susceptible to on-going modification. Areas of earthworks would be replanted but this would set the ecological clock back to zero for such areas and I consider such earthworks should be minimised and should occur during the subdivision construction phase to limit disturbance. I would suggest that eucalyptus tree removal should be in accordance to a timetable that enables assurances that the large trees will be removed by a certain date, after which regenerating bush can establish without further disturbance. It is noted within the application that it is proposed that some eucalyptus are retained for their visual screening qualities. I suggest that in the longer term the regenerating indigenous bush will provide more effective screening than the tall spindly eucalyptus trees and as a consequence see no reason to maintain any for this purpose.

(iv) The extent of any earthworks or roading within the subdivision and the need for additional planting or landscaping;

53. Most of the works although disturbing tracts of regenerating bush will be set within vegetated areas that would reduce the visibility of such works. Much of the proposed mounding within undomesticated areas would be replanted with a mix of indigenous species that would eventually support naturally regenerating bush if managed appropriately and replanted with a representative mix of species that provide appropriate ecological diversity.

(v) Any need to provide continual protection for vegetation and or landscape features within the subdivision, including protection of Heritage Trees listed in Appendix 5.

54. There are no existing heritage trees within the property. Proposed protected trees as shown on the subdivision plan should also be included on the landscape and earthwork plans and appropriate consent notice conditions ensuring their on-going protection included.

(vii) Within the Bob's Cove sub-zone, whether and the extent to which:

(a) Consent notices have been entered into to ensure the effective and permanent protection of the open space and areas of indigenous vegetation; and

55. Proposed consent notices refer to buildings within development areas as identified on a number of plans submitted within the application and would include landscaping controls. I consider there is insufficient control on protected trees and areas of indigenous vegetation identified within the plans. I recommend that a standard tree protection clause, with regards to any future works around protected trees, and an amended ecological management plan, as per the recommendations above, should be included with the consent notices.

56. Proposed condition 19 e) v) refers to the establishment of a new native screen planting where desirable to ensure any building and associated operations will be screened from Glenorchy – Queenstown Road and refers to the ecological management plan for species. Section 15.2.6.2 v. of the plan is a site standard as follows:

Boundary Planting – Rural Residential sub-zone at Bobs Cove

*Within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and
Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected.*

I consider that Condition 19 e) v) would not meet this standard as it includes plants that are not trees or shrubs. I recommend the proposed condition is reworded to be more concise, meet the site standard to provide adequate screening and that this is adequately demonstrated within an amended landscape plan that replaces native grasses and ferns with appropriate native tree and shrub species.

(b) Methods have been proposed to prevent stock from browsing and otherwise damaging areas of indigenous vegetation by fencing.

57. Currently there is no stock on the property.

Land Use Consent

Section 8.3.2 Assessment Matters

i General – Nature Conservation Values (Within the Rural Residential sub-zone at Bob's Cove)

58. There is high potential for the protection and enhancement of indigenous ecosystems. However I consider the proposed EMMP lacks sufficient detail and level of commitment to provide assurances that this would be achieved. As above I recommend amendments to the EMMP.

viii Setback from Internal Boundaries

59. Most of the lots have defined locations for potential buildings within the 'development areas' of each lot. The majority of the development areas are not located against the boundary and effectively provide setback. The exception to this is between lots 4 and 5 where the development area would be adjacent to one another but the effects of this are entirely internal and this is accepted by the applicant.

xiv Earthworks

2. Effects on landscape and visual amenity values

60. The earthworks report identifies cuts and fills for each stage with up to 3.5m for cuts and 2.5m for depths of fill. Fill areas as defined within the 'Landscaping Areas' plan Appendix C4 of the application define areas of fill proposed for mounding. Much of this proposed mounding is of minimal height at 0.5m or less. In areas where vegetation is to be retained this deposition of fill will likely have an adverse effect on vegetation. Consequently it is assumed that existing vegetation would be cleared then replanted. This would be counterproductive in terms of revegetation in the short term, but longer term the proposed planting would eventually support self-seeding and would be blended into the surrounding 'natural' areas if managed appropriately.
61. Given the nature of the variable terrain there would be areas requiring a number of cuts to form the road access network. It assumed earthworks would be contained within the road corridor boundaries. It is likely the larger cuts would be on the steeper slopes. Effectively cuts would be within bush areas that would retain some screening of adverse effects. I recommend that a series of standard earthwork landscape remediation conditions are attached to ensure such areas are re-vegetated.
62. There are areas of fill or mounding within proposed Lot 17, 21, 22, 23 and 101 at depths are yet to be confirmed. It is understood these areas are likely to be earth bunds for rock fall hazard mitigation. It is my understanding that such structures could be around 2.5m in height, but if similar to other such rock fall mitigation structures can be mitigated by 'green' geotextiles, and vegetated and a condition of consent should be required to achieve this.
63. The proposal includes the development of earth bunds within some lots within areas of existing vegetation. Much of the existing vegetation is of landscape character and ecological value and although bunds would be up to 1m in depth, it would most likely require removal of existing vegetation within these areas to enable construction. Such areas are not extensive so the overall adverse effects would be minimal, although I recommend that the extent of the required area to construct the bunds be reinstated as per the EMMP.

CONCLUSION

64. An application has been received for subdivision consent to create 32 residential lots and 3 ancillary lots, land use consent for earthworks, and to breach the internal setback requirement at Bobs Cove, Queenstown. The site is located on the Glenorchy to Queenstown Road, and Fisherman's Lane at Bobs Cove and is with the Rural Residential Bob's Cove Sub-zone.
65. The site has archaeological values as identified by the applicant's archaeological report and includes a number of recommendations for dealing with known and possible sites if works were to proceed. These heritage sites are of landscape value in terms of the special landscape characteristics of Bobs Cove and it is recommended that the archaeological recommendations are adopted as a condition of consent if granted.
66. Proposed Lot sizes would be within the minimum average lot size determined for the zone. The proposed development identifies 78.2% of the area as 'undomesticated' with 50.4% of that as a mix retained and planted indigenous vegetation. The management proposed under the ecological management and maintenance plan (EMMP) lacks clear outcomes and measurable targets needed to support the proposed restoration of the indigenous ecology objective. The EMMP needs to be fine-tuned to support the proposal and proposed conditions and should be resubmitted to Council for certification prior to development beginning on site.
67. Density of the proposed lots would be generally consistent within neighbouring areas within the zone. The proposed density would be less apparent if areas of indigenous vegetation are maintained as true ecological areas and as a natural buffer to built form density. The large open

paddock to the centre north of the site would be maintained to retain views from the main road out to the lake. Maintaining a pastoral character in context with the area would be achieved through grazing or occasional mowing.

68. Proposed Lots 3, 9 and 10 would occupy the crest of prominent natural terrace that forms a frame for lake views from the main road. Proposed planting and design controls on future buildings would ensure buildings do not interrupt or cause distractions to views to the lake from the Queenstown to Glenorchy Road.
69. It is likely that some of the trees identified to be protected would be subject to removal or degradation due to proposed works. A standard condition for works around trees is recommended to minimise damage, and that approval is sought in consultation with Council's Landscape Architect where trees are to be removed. In general earthworks would be contained to areas of the road network, and areas of earth-bunding. Some of these areas are within the areas to be retained as indigenous vegetation and it is recommended that such areas are supported by detailed planting plans that demonstrated effective reinstatement of such areas.
70. The proposed development provides a framework and layout that would support a comprehensive and integrated landscape development inclusive of the special characteristics and ecological values of the Bobs Cove area as intended by the zone. However, the EMMP requires further refinement and detail including measurable targets especially in regard to exotic tree removal to ensure regeneration has the ability to proceed unhindered from on-going disturbance.

RECOMMENDED CONDITIONS

If consent is granted then I consider the following conditions should be included:

To be completed prior to works beginning on site, and prior to 224c certification.

- i. The subdivision landscape plan and where relevant the subdivision plans shall be amended and resubmitted to Councils landscape architect for certification prior to development beginning on site. The amended plans shall meet the following objectives:
 - Where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre, and shall be a mix of trees and shrubs with mature heights of no less than 2m.
 - Identify 50% of the 75% undomesticated area as protected regenerating indigenous bush free of further modification, alteration and interference to ensure the special Bobs Cove character and ecological values are retained.
 - Proposed protected trees as shown on the subdivision plans are to be included on the landscape and earthwork plans.
 - Show proposed vegetation within the 15m Glenorchy to Queenstown Road setback fronting development areas within Lots 32, 33 and 34, and 101 to be of indigenous trees and shrubs only, and planted at 1m centres.
 - That areas identified as retained existing vegetation and as proposed vegetation (indigenous), and such areas within 20m of water course as shown on the 'Existing vs. Proposed Vegetation' plan Reference 1748-CP3 dated 7 Aug shall be managed so that indigenous vegetation is not modified, altered or removed in any manner to maintain the ecological values, natural indigenous ecological processes and special character of the Bobs Cove area. Such areas shall be managed so as to enable the natural regeneration of the natural indigenous ecology.
 - That areas sought for maintenance of view shafts are formally identified on the landscape plan and are not included as part of the required 50% of undomesticated areas to be

retained and established in indigenous vegetation. Such view shaft areas shall be managed as per the approved ecological management and maintenance plan.

- All new indigenous planting shall be revegetation planting with the purpose to enable the long term natural regeneration of indigenous forest cover rather than amenity or garden type planting.
 - Within Lot 100 (Wapiti) an indigenous vegetated boundary buffer of no less than 5m in width from the property boundary is retained and supplemented with additional indigenous planting of trees and shrubs, indentations are retained in the pattern of indigenous vegetation and that the landscape plan shall identify planting to support retention of the natural plant communities expected in this vegetation zone.
 - All indigenous trees over 6m in height and 300mm in girth within the undomesticated areas are to be retained and protected from removal, modification or alteration in any manner.
 - The planting species list identified in the ecological management and maintenance plan to identify that a mix species including tree and shrub species shall be used to provide a typical representation mix of indigenous communities. This must include 10% beech trees in each mix. Areas on the approved landscape plan that are to be managed as view shaft areas shall be excluded from the requirement to include beech.
 - Development areas within Lots 9, 10 and 11 shall be restricted to the southwest slope only, and shall not occupy the slope facing the Queenstown to Glenorchy Road or the top flat of the terrace.
- ii. The Ecological Management and Maintenance Specification Plan (EMMP) submitted as part of the consent application is to be refined, amended and resubmitted to Council's landscape architect for certification within 6 months of consent approval, and prior to development beginning on site. The amended EMMP shall be peer reviewed by a qualified ecologist to ensure the document aligns with the ecological restoration objective stated within the document, and demonstrates ecological restoration best practice, and that works prescribed can be effectively monitored. The amended plan shall achieve the following objectives:
- Identify measurable targets for eucalyptus, Hawthorn and wilding pine removal as part of the stage development such that removal of the above species shall achieve a 5% or less canopy coverage within 5 years approval of the stage landscape plan.
 - Eucalyptus trees to be retained shall be identified on the stage landscape plans.
 - Identify the extent of thinning of the Hawthorn hedge, and demonstrate substitute planting to maintain the level of visual screening the existing Hawthorn hedge provides.
 - Identify and label all protected trees as shown on the approved subdivision plans on all landscaping plans.
 - All planting including any future planting shall be as per the species selection and proportional mix of species as shown within Appendix E of the EMMP.
 - All areas of existing vegetation outside of the development areas as shown on the approved landscape plans shall be managed as closed canopy indigenous vegetation. Where closed canopy is not currently achieved such areas shall be planted as per the approved EMMP to achieve this within 5 years and shall be demonstrated on the stage landscape plans.
 - Reference to "example of the type of plant community and visual appearance is that found in the surrounding national parks" within the document shall be corrected to "example of the type of plant community and visual appearance is that found in the surrounding Twelve Mile Bush conservation areas".

- Provide detail of the methods, timing and outcomes within the proposed program to reduce predatory animals such as stoats and feral cats identified within the EMMP.
 - Identify the priority to remove large eucalyptus trees or wildling species (over 6m height) and dense areas of eucalyptus trees as part of the development phase of works rather than on-going maintenance. To ensure the level of on-going disturbance created by later removal of such trees is minimal to enable unhindered regeneration of indigenous bush.
- iii. A detailed landscape plan for each stage shall be submitted to the Council's Landscape Architect for certification prior to development beginning on site. Each plan shall be consistent with the Ecological Management and Maintenance Specification Plan (EMMP) and the certified subdivision landscape plans, and shall meet the following objectives:
- Proposed planting as identified on the landscape plan within the EMMP "Glen Tui- Heights – Proposed South West Planting", shall be detailed in the stage landscape plan and shall identify locations and mix of species to demonstrate that there would be sufficient density to form a closed canopy within 5 years and provide some visual buffering (but not necessarily screening) to built form as seen from the lake and other public areas in view of the sites to ensure buildings are seen in an indigenous bush context.
 - Areas of 'low level' vegetation for the purpose of managing views from residential development shall be planted to achieve a closed canopy of vegetation within 5 years, and shall include the full diversity of species as identified on the approved subdivision landscape plans and certified EMMP.
 - All indigenous planting shall be revegetation type planting with the purpose of enabling the long term natural regeneration of indigenous forest cover rather than amenity or garden type planting. Areas of revegetation planting shall include 10% beech trees in each mix except in areas identified as 'low level' vegetation. All areas except areas defined as 'low level' planting shall be managed to support natural reseeding and regeneration of indigenous vegetation and ecology consistent with the surrounding Twelve Mile bush conservation areas.
 - Identify the extent of removal of eucalyptus trees to be undertaken as part of the subdivision works. Removal shall achieve an outcome of 5% or less total canopy coverage of eucalyptus trees within areas of indigenous vegetation outside of domesticated areas within 5 years of approval of the stage landscape plan.
 - Identify and label all protected trees as shown on the certified subdivision landscape plan.

Objectives to apply to specific stages and to be addressed on the stage landscape plan subject to certification by Council's landscape architect

- Stage 1: Within Lot 100 (Wapiti block) any areas between the southern side of the access and the property boundary shall be maintained and/or established in closed canopy indigenous vegetation cover of trees and shrubs.
- Stage 2 (Lot 30): The existing large beech tree on this lot may be crown lifted by a qualified arborist so that base of the crown is no greater than 3m above ground level.
- Stages 4 and 5 (Lots 17 and 22): Earthworks and structures proposed for rock fall mitigation shall be screened from view from public areas with indigenous vegetation or shall have a green geotextile or similar applied to enable re-grassing of such structures. Where such structures are located within undomesticated areas a landscape reinstatement plan shall be submitted outlining the extent of works, extent of removal of indigenous vegetation

and reinstatement of indigenous vegetation in accordance with the EMMP prior to construction. Such structures shall avoid removal or modification to protected trees.

- iv. Registered archaeological sites within the subject property shall be identified on the subdivision, landscape and earthwork plans. Amended plans shall be resubmitted, and certified by council prior to works beginning on site.
- v. Prior to commencing construction of any roads proposed within 10m of protected trees, the Council's landscape architect shall undertake an inspection of the proposed road alignment with the consent holder and/or its representative to ensure that there are no viable alternatives that would avoid and/or minimise adverse effects on protected trees. Certification for works within 10m of protected trees shall be obtained from Councils landscape architect prior to implementation of such works. The consent holder shall be responsible for arranging this inspection.

To be completed prior to issue of the 224(c) certificate for each stage

- i. All landscaping works shown on the approved landscaping plan for that stage shall be completed, including the revegetation of all earth worked areas.
- ii. Development areas, undomesticated areas and protected trees on each lot shall be shown on the survey plan for each stage as covenant areas.

On-going consent notice conditions to be registered on lot titles prior to 224c certification.

- iii. The following shall be registered on the title for Lots 1 – 10, 14 – 34, 100 and 101 by way of a consent notice:

Landscaping Controls

- (a) The management and maintenance of areas of existing and proposed indigenous vegetation identified within the certified stage landscape plan shall be carried out in accordance with the certified "Ecological Management and Maintenance Specification Plan" EMMP.
- (b) There shall be no removal, modification or any form of alteration of indigenous vegetation outside of the development area on any lot, except where approval is first obtained from the Reserve Manager; and
 - the vegetation is within an area of 'low level' planting as identified on the approved stage landscaping plan for RM130174; *or*
 - is specifically approved by the Council under (iii) below or as part of the landscape plan approval process required under (iv) below.
- (c) The beech and lancewood trees surveyed and identified as protected tree covenant areas on the survey plan shall be retained. Any pruning or maintenance required to remove hazards created by trees within a development area shall be accompanied by an assessment by a qualified arborist and certified by the Council's Landscape Architect, prior to such works commencing.
- (d) All protected trees as identified on the approved subdivision plans '#####', and all indigenous trees over 6m in height and 300mm in girth within the undomesticated areas are to be retained and protected. Such trees shall not be removed, altered or modified in any manner, and there shall be no excavations or construction of structures or buildings within 2m of the drip line. Such trees are to be identified on a landscape plan to be submitted to Council as part of any future resource consent application for development within the Lot.
- (e) At the time any building is proposed, a landscape plan for that lot shall be required to accompany the resource consent application to the Council. The plan shall achieve the following objectives:
 - All proposed planting shall be of native species from the list contained in the approved "Ecological Management and Maintenance Specification Plan" (EMMP) or be certified by Council.

- Areas of low level planting as defined on the approved subdivision plans shall be identified. If it proposed to remove existing vegetation from these areas then they shall be replanted in accordance with the EMMP 'low level' planting requirements.
 - Removal of Eucalyptus trees is encouraged, to improve indigenous character. Removal of such trees shall be undertaken in accordance with the EMMP to avoid damaging indigenous vegetation.
 - New planting shall be implemented within 8 months after the building construction has been completed.
 - Privacy between lots should be maintained to provide seclusion and amenity to the site.
 - All protected trees, and all indigenous trees over 6m in height and with a DBH (diameter at breast height) of over 200mm located outside of the development area shall be identified on the plan. Such trees shall not be removed, altered or modified in any manner, and there shall be no excavations or construction of structures or buildings within 2m of the drip line of such trees.
 - The boundary of the extent of all areas of indigenous vegetation outside of the development area shall be identified.
 - Gullies and/or natural watercourses shall be identified.
 - Water tanks shall be buried or partially buried and shall be screened from view beyond the lot by existing or proposed vegetation.
- (f) Landscape lighting shall be kept within the development areas only excluding access driveways where it shall not be used. Such lighting shall be downward facing only and not exceed 1m from ground level. All other exterior lighting attached to buildings, shall be at height no greater than 3m above the ground, and shall be down lighting only, and shall not create light spill beyond the boundaries of the lot.
- (g) All timber crib walls or barriers visible from outside the site shall be stained a dark grey, green or brown colour (with a Light Reflectance Value of between 5 and 15%).
- (h) Within areas defined as 'low level' indigenous vegetation on the certified landscape plans can be managed to maintain views from residential dwellings. This excludes the removal or modification of protected trees as identified on the certified subdivision and stage landscape plans. Such areas shall be managed to maintain a closed canopy of indigenous vegetation, and shall be of a diversity of indigenous species as listed within the EMMP.

Building Controls

- (a) All buildings on each lot shall be located within the development area identified as a covenant area on the survey plan.
- (b) Exterior cladding and roof colours shall be drawn from the natural range of browns, greens and greys consistent with the background colours of the landscape of the site, and shall be of low reflectivity with a Light Reflectivity Value of between 5 and 36%, except for roof colours which shall be between 5 and 15% and have a matt finish.
- iv. The following shall be registered on the title for Lots 101, 32, 33, 34 and 103 by way of a consent notice:
- (a) Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, indigenous planting between the boundary of the development area and the road must be established to a height of 2 metres, have a density of at least one plant per square metre, and shall have survived for at least 18 months, prior to any residential buildings being erected.
- v. The following shall be registered on the title for Lot 101 by way of a consent notice:
- (a) The existing pastoral open space areas (as shown to be retained on Plan Ref: 1748-CP1 by Baxter Design Group, approved under RM130174) shall be retained and maintained as an open paddock by grazing or by periodically mowing to maintain a rural pastoral character rather than a mown lawn appearance.
- vi. The following shall be registered on the titles for Lots 3, 9 and 10 by way of a consent notice:

- (a) No building roof gable ends shall face towards the road, and roof lines shall appear as a flat horizontal line from the Glenorchy-Queenstown Road to match the terrace ridge and lake horizontal lines to ensure rooflines are recessive and complimentary to the views of the landscape.
- (b) No chimneys, satellite dishes or similar appendages or structures upon the roof shall break the roof line as seen from the Glenorchy-Queenstown Road, or the relevant height controls.
- (c) Height controls for Lots 3, 9 and 10 shall be 357.8m, 359.0m and 359.2m respectively to limit intrusion of built form into this view shaft.
- (d) There shall be no buildings within the building restriction areas shown on Lots 9 and 10 except for a deck with a maximum height of 1m above ground level. If such a deck is proposed, this shall be screened from the Glenorchy-Queenstown Road by vegetation and shall be finished in a dark, recessive colour. The deck and proposed screening shall be shown on the landscape plan required to be submitted to the Council with the resource consent application.

General (for subdivision development and perpetuity)

- vii. Any excavation or construction works within 10m of protected trees as identified on the approved landscape plan shall be protected from such works by the following. Temporary fencing around protected trees shall be installed no less than 2m from the drip line of trees, and shall be a minimum of 1.8m in height. Before any materials or machinery are brought to site, or before any demolition, or development works begin fencing must be erected around all protected trees. Temporary fencing must be maintained throughout the construction works, and must prevent vehicle and person access within the protected area. No works, including the storage of machinery or materials, shall be allowed within the protected area. Notices shall be erected on fencing with words such as "Protected area – no operations or storage within fenced area".
- viii. The pedestrian path network identified on the certified subdivision and stage landscape plans shall not extend greater than 3m clear width with no more than 2m formed path width.
- ix. Within areas defined as 'low level' indigenous vegetation on the certified landscape plans can be managed to maintain views from residential dwellings. This excludes the removal or modification of protected trees as identified on the certified subdivision and stage landscape plans. Such areas shall be managed to maintain a closed canopy of indigenous vegetation, and shall comprise of a diversity of indigenous species of trees, shrubs, grasses and ferns as listed within the EMMP.
- x. Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, indigenous planting within the 15m setback planted buffer shall be established to a height of 2 metres, be at a density 1 plant per square metre and shall have survived for at least 18 months prior to any residential buildings being erected.
- xi. Earthworks and structures proposed for rock fall mitigation shall be screened from view from public areas with indigenous vegetation in keeping with the approved Ecological Management and Maintenance Plan and landscape plan or shall have a green geotextile or similar applied to enable re-grassing of such structures. Where such structures are located within undomesticated areas a landscape reinstatement plan shall be submitted to Councils landscape architect for certification outlining the extent of works, extent of removal of indigenous vegetation and reinstatement of indigenous vegetation prior to construction. Such structures shall avoid removal or damage to protected trees.

Advice Note:

Archaeological:

Recommend that the recommendations within the "*Archaeological Assessment on the remaining stages of the Bobs Cove Ltd Rural Residential Development, Bobs Cove, Wakatipu*", by Shar Briden, October 2006 be adopted.

Report prepared by

Report reviewed by



Richard Denney
LANDSCAPE ARCHITECT



LANDSCAPE ARCHITECT

Appendix A - Site Photos



Photo 1. Composite photo taken from Picnic Point looking towards from left to right Bobs Cove, Fishermans Lane dwellings, and the glacial scoured knobs adjacent to the lake. Indicative area of subject site highlighted in yellow. Photo for context setting purposes only.



Photo 2. Composite photo taken from the Queenstown to Glenorchy Road, looking towards the open paddock, lake terrace ridge to the right and lake beyond. Photo for context setting purposes only.

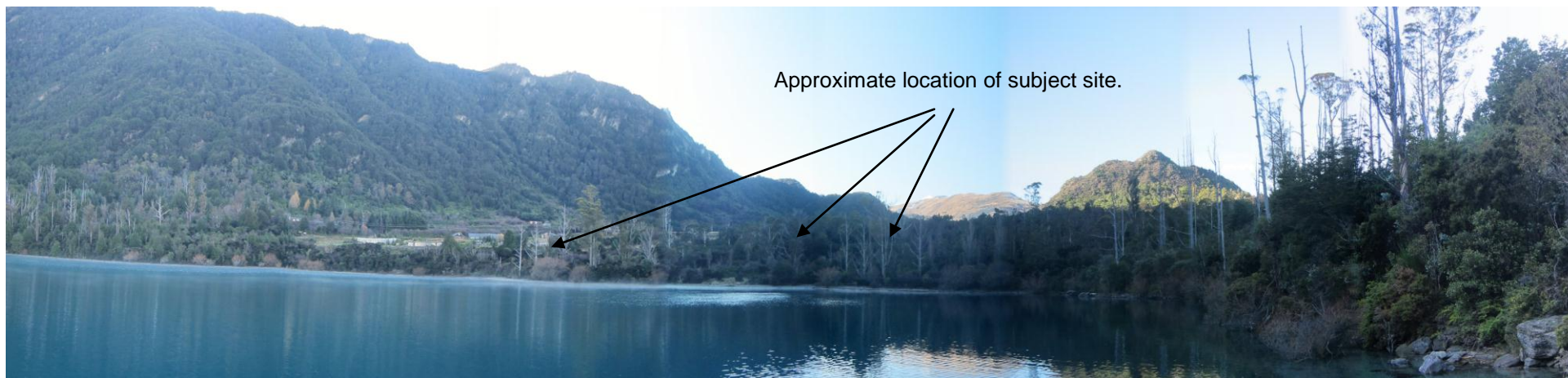


Photo 3. Composite photo taken from the Lake (from jetty) along the public walkway to Picnic Point, view towards lake edge and subject site. Photo for context setting purposes only.



Photo 4. Example of regenerating beech within the site, at proposed Road 6 location between proposed lots 7, 8 and 10. Photo for context setting purposes only.



Photo 5. From lake terrace ridge (proposed Lot 3) view towards the south over subject site. Photo for context setting purposes only.

APPENDIX 4: QLDC Engineer's Report



ENGINEERING REPORT

TO: Adonica Giborees
FROM: Alan Hopkins
DATE: 24/09/2013
CONSENT REF: RM130174
APPLICANT NAME: Glentui Heights Limited

Application details	
Description	34 Lot Subdivision
Physical Address	Bobs Cove
Type of Consent	Subdivision
Zoning	Bob's Cove Rural Residential Sub-Zone
Reference Documents	Paterson Pitts Partners application dated March 2013 Railton Plumbing & Drain laying on-site wastewater assessment dated 14/9/2012 Tonkin & Taylor geotechnical investigation and reporting Bob's Cove dated Jan2013 MWH Bobs Cove Development – Infrastructure Feasibility Report dated Dec 2012
Date of site visit	March 2013
Comment required from QLDC Transport	No (intersection design check by MWH prior to works)
Comment required from QLDC 3 waters	No
Previous consents relevant to this report	RM050664



Services

The applicant has provided an infrastructure assessment report from MWH titled '*Bobs Cove Development – Infrastructure Feasibility Report for Consent Application*'. The findings and recommendations of this report are discussed below-

Water

The existing dwellings on Fisherman Lane and Glen Tui Heights stage 1 are supplied through an existing bore and water supply scheme installed and approved under RM050664. The applicant proposes to utilise this existing bore to supply the proposed subdivision.

Quantity

The applicant has calculated the total daily demand from Fisherman Lane, Glen Tui Heights stage 1, and this proposed subdivision at 117.5m³ a day (30 existing lots and a further 34 new lots). Water Resources Ltd undertook testing pumping of the existing bore on 5th and 6th of September 2005. Test pumping of the bore has confirmed that 1.9 l/s is sustainable. Based on 1.9 l/s the peak daily demand would require the existing bore pump to operate for 17 hours per day. I am satisfied that this is within the design capability of a high quality submersible pump.

Quality

The applicant has not provided recent water quality tests. However, the applicant has stated that they propose to treat the communal water supply to ensure ongoing conformity with the New Zealand Drinking Water Standards 2005. The applicant has not confirmed the form that this treatment will take but has indicated it will most likely be based on cartridge filtration followed by ultraviolet disinfection and possibly residual chlorination if required. The exact treatment setup will depend on further testing of the supply source. Given this supply has previously been approved for potable use I am satisfied that it is feasible to provide a relatively simple and cost effective on going treatment solution. I recommend a consent condition that prior to commencement of works the consent holder shall either provide recent water test results showing compliance with the New Zealand Drinking Water Standard 2005 or shall provide for approval detailed design associated with the on-going treatment of the water supply to ensure compliance with the New Zealand Drinking Water Standards 2005.

To ensure ongoing maintenance of the water supply scheme I recommend a consent condition that prior to 224c the consent holder shall provide proof of a management company whose responsibility it is to operate and maintain the water supply and any required treatment.

Distribution

The applicant has confirmed that water will be distributed via either-

50mm diameter distribution pipes providing potable water supply to each lot at peak demand flow rates, with fire fighting needs met by 30m³ storage tanks within 90metres of each building or;

Small diameter distribution pipes providing potable water supply to each lot at an average daily rate, storage tanks on each site for fire fighting needs and for 24-hour storage of domestic water (e.g. 30m³ storage tanks).

The new lots will be serviced via a bank of existing storage tanks located at the top of Lookout Drive to the north of existing stage 1 (RM050664). Flows will be pumped to these storage tanks from the bore located 500m to the south and 60m below. From this storage the flows will be distributed to the proposed 34 lots via either of the gravity distribution options discussed above. The exact design of this system has not been provided and it is unclear if the existing tanks will be sufficient or if further tanks will be required. It is therefore noted that the design of this system will need to confirm adequate requirement for emergency storage.

I am satisfied that either of the distribution options proposed are feasible and I recommend a consent condition that prior to the commencement the consent holder provide for approval detailed design plans providing water supply connections to the buildable area of each lot.

It is unclear if the current bore pump setup will be sufficient for the proposed supply. While it is acknowledged that there is capacity within the bore it is unclear if the Grundfos SP5A-21 submersible

pump currently installed has the required pump curve to supply both the required volumes to the tank farm above stage 1 and the existing demand from the low level tanks located to the south of proposed Lot 3. I therefore recommend a consent condition that the applicant shall provide a full schematic of the bore and associated pressure lines and storage. This shall include confirmation that the current submersible pump installed is suitable for the proposed supply rates and heads and that suitable emergency storage will be available.

Fire Fighting

The site is not serviced with Council reticulated fire fighting supply. The applicant proposes to service the lots for fire fighting through the installation of a minimum 20,000 litres of static on site storage within a tank. I am satisfied that this is an acceptable solution and I recommend a consent notice be registered against the title of each lot to ensure that at the time a dwelling is constructed on site the developer shall install a minimum 20,000 litres of on-site fire fighting storage in accordance with PAS SNZ 4509:2008.

Wastewater

The applicant propose to service the lots for wastewater either through consent notices requiring individual on-site treatment and disposal systems or via connection to the existing community wastewater treatment plant located within Lot 101 to the east of proposed lot 9.

Existing Plant

The existing plant was installed in the late 1990's and little is known of its maintenance history. The applicant has not provided detail regarding the current management and condition of the plant. The plant has design capacity for 15m³ a day. Under NZS1547:2012 for an on-site system assuming no reticulation infiltration 15m³ will provide for 19 dwellings. Based on QLDC standards for a reticulated system with potential for infiltration the existing plant has capacity for 7 dwelling. The exact number of potential dwellings that the existing treatment plant services is not clearly identified by the applicant. The applicant has stated that an additional 15 lots could be serviced assuming 770 l/dwelling/day (220l/person x 3.5) and assuming zero ground/rain water infiltration.

From investigations and discussions with the applicant it is evident that the plant was installed under RM970200 to cater for a maximum of 5 dwellings within the Fishermans Lane subdivision. Subsequent consent RM050664 for Glentui Heights approved the connection of a further 15 lots and construction of associated gravity reticulation under Stage 1. The intention at the time was that a new plant installed under Stage 2 would take all flows and the existing plant would be retired. In 2011 the current owner applied for variation RM110806 to remove the ability for any of the Stage 1 lots to connect to the reticulation and treatment plant. The current owners have sited issues with the management and operation of the existing plant as the key reason for this variation being sought at the time. Based on the above it therefore appears that the existing plant only legally services 5 Fishermans Lane lots. Assuming low infiltration from these connections it is possible approximately 11m³ of design capacity is available within the existing plant to cater for future connections. Based on low to nil stormwater infiltration this could potentially allow for the connection of up to 14 dwellings (NZS1547:2012 220l/person/day x 3.5 persons/dwelling) depending on the current condition and capacity of this plant.

The applicant has indicated a desire to only service Lot 9 via connection to the existing treatment plant. While the applicant has indicated that no other lots are to be connected to the existing plant it would seem logical to allow the applicant the potential for the connection of further lots if considered appropriate during the detailed design process. It is noted due to site constraints that on site systems on Lots 19-23 require slightly more complex (and expensive) drip line disposal and would seem an obvious choice for connection to the existing plant if sufficient capacity exists. While it is accepted that there is design capacity within the plant the current condition and current capacity of this plant is unknown. I therefore recommend a consent condition that should the applicant opt for the connection of any lots to the existing treatment plant the consent holder shall install a suitable lateral connection from the chosen lots and provide a condition survey of the existing plant undertaken by a suitably qualified professional to confirm sufficient capacity exists for the proposed connection/s and all required maintenance has been undertaken. I also recommend that if any lots are to be connected to the existing treatment plant the consent holder shall provide prior to 224c proof of a management company whose responsibility it is to operate and maintain the treatment plant.

On-site

The applicant has provided a site soils assessment undertaken by Railton Plumbing Ltd. I am satisfied that this assessment confirms that ground based effluent disposal is feasible on all proposed lots based on a secondary level of treatment. It is noted Lots 19-23 shall be fitted with dripline irrigation due to the proximity to the central drainage swale.

I recommend condition that all Lots not provided with an approved wastewater lateral connection to the existing treatment plant shall have a consent notice registered on the titles of the lots that at the time a dwelling is constructed on site the owner for the time being shall install an on-site secondary wastewater treatment and disposal system in accordance with NZS1547:2010 and the Railton Plumbing Ltd site soils assessment undertaken at time of subdivision. Any consent notice registered on Lots 19-23 shall include the requirement for effluent disposal to be by way of drip line irrigation only.

Existing Reticulation

Stage 1 of Glentui Heights is currently in the unusual position of having fully operational wastewater reticulation feeding to an operational plant but with no potential for legal connection. Given the potential for this 'abandoned' reticulation to deteriorate over time and result in stormwater infiltration reducing the capacity or overwhelming the existing treatment plant on Lot 101 it is recommended this connection be severed and the reticulation identified as 'abandoned' on Council records. I therefore recommend a consent condition that prior to the commencement of any works the consent holder shall provide detail for approval as to how the existing gravity wastewater reticulation from Glentui Stage 1 will be permanently and obviously disconnected from the existing treatment plant and shown as abandoned.

Stormwater

It is proposed to collect surface runoff from buildings on each site and discharge to a soakage pit or bed located within each building lot. The site soils assessment undertaken by Railton Plumbing Ltd across the site has confirmed that the soils are suitable for disposal of stormwater to ground. I am satisfied that disposal of stormwater to ground is feasible and that detailed design and installation of soakage pit/s or beds can be further assessed and approved under the building consent process.

The applicant proposes surface water from roadways will runoff to adjacent swales and be disposed of by soakage in surface soils. As above I accept this is feasible and recommend a consent condition that prior to the commencement of works the consent holder shall provide design and calculations for the soakage disposal of stormwater from all access roads.

Power & Telecommunication

The applicant has provided provisioning letters from both DELTA and Chorus that confirm there is sufficient capacity for the proposed subdivision and connections can be made available to each proposed allotment. I am therefore satisfied that the lots can be serviced with power and telecommunication. I recommend consent conditions that prior to 224c certification the consent holder shall install power and telecommunication connections to the buildable area on each allotment.

Transport

Intersections

The applicant proposes a new access from Glenorchy-Queenstown Road to service all 34 Lots in Stages 1-6. The existing Fisherman's Lane access will be used for Stages 7A & 7B, with no change proposed to it.

The new access from Glenorchy-Queenstown Road is proposed to be formed to the standard of Diagram 3, Appendix 7 of the QLDP. It is noted that due to the complexity of this intersection the design shall be as per the latest Austroads intersection design guidelines, not Diagram 3, Appendix 7 of the QLDP, and shall be subject to the review by Council's transport network consultant. Patterson Pitts Group have assessed the site distances and confirmed these are in excess of 250m. The distance of the proposed intersection from the existing intersection of Cove Lane with Glenorchy-Queenstown Road is 70m. I am satisfied that the proposed access is feasible and the exact design of this intersection will be further assessed and approved by Council (MWH) prior to construction. I recommend a condition of consent that prior to the commencement of works the consent holder shall

provide for approval detailed design for the new intersection off Glenorchy-Queenstown Road, in accordance with the latest Austroads intersection design guidelines. I likewise recommend a consent condition that intersection marking and signage shall be provided in accordance with MOTSAM and intersection lighting provided in accordance with the Southern Lighting Strategy with pole/s matching those of Cove Lane.

The applicant has requested that for Stage 1 the access is formed to Diagram 2 Appendix 7 of the District Plan standard (as shown on the Stage 1 plan) and then upgraded when the following stage/s proceed. I am satisfied that given the limited number of vehicle movements associated with the three lots in proposed stage 1 that formation to this lesser standard will be acceptable. I therefore recommend a consent condition that under stage 1 the intersection of Road 1 with the Queenstown-Glenorchy Road shall be constructed in accordance with Diagram 2, Appendix 7, of the Queenstown Lakes District Plan. This shall include sealing back to the property boundary.

To provide for future road widening, increased safety and if required further shoulder widening of the proposed access, Lot 102 is proposed to be created and vest with QLDC as legal road. This strip of land 5.03m wide along the northern boundary of Lot 101 will increase the legal width of Glenorchy-Queenstown Road to the prescribed 20m. This vesting will also enable Caveat 391614 currently imposed on Section 3 Blk V and Lot 13 DP 319903 to be lifted.

Roads

Internal access Road 1 will be formed to a "Local Road" standard pursuant to NZS4404:2010 with a minimum legal width of 15m, with a sealed movement lane of 5.5m, and 0.5m width of the shoulders also sealed either side. Dependent on the numerical order in which the proposed stages occur, those portions of Road 1 necessary to service the degree of development introduced will be progressively upgraded to the Local Road standard.

Internal access Roads 2-7 will be formed to an "Access Lane" standard pursuant to NZS4404:2010 with a minimum legal width of 6m and 9m (where passing bay required), with a sealed movement lane of 2.5m increasing to 5.5m for passing bays, with 0.5m width of the shoulders also sealed either side.

I generally accept the legal and physical road widths proposed are suitable for the number of lots proposed. I recommend a consent condition that prior to the commencement of works the consent holder shall provide for approval detailed design of all private internal access roads in accordance with Council standards. NZS4404:2010 has not formally adopted by Council and therefore all design will need to be reviewed by Council's transport network consultant (MWH).

From discussion with Council's transport network consultant (MWH) I am satisfied that line marking and give way signage will not be required on the internal roads and intersections proposed.

To ensure the proposed roads are correctly named I recommend a consent condition that roading naming shall be undertaken in accordance with Council's road naming policy.

Lot Crossings

The applicant proposes to form vehicle crossings from internal roads to all proposed lots at time of subdivision. I therefore recommend a consent condition that prior to the commencement of works the consent holder shall provide for approval detailed design for the provision of vehicle crossings to the buildable area of each lot from the internal access roads and in accordance with Council standards. The crossings proposed shall make provision for the continuation of roadside swales.

Street Lighting

The applicant and QLDC's Landscape Architect have indicated a strong preference for private low level bollard lighting to reflect the rural characteristics of the site and proximity to the surrounding DoC Nature Reserves. Existing stage 1 has bollard lighting installed and consistency with the existing stage would appear acceptable if key intersections are afforded the appropriate level of illumination. I am satisfied the exact design of street lighting can be further assessed and approved under the detailed design. I therefore recommend a consent condition that prior to the commencement of works the consent holder shall provide for approval detailed design of road lighting in accordance with Council's road lighting policies and standards, where deemed appropriate Council may accept bollard lighting in accordance with the Southern Lights Strategy. As the internal lighting installed is to be

private I recommend a consent condition that it shall isolated from the Council's lighting network circuits and shall be privately maintained with all operating costs the responsibility of the lots serviced by the access roads.

Parking

The applicant proposes to form a parking area at the head of Road 4. This area is intended to provide access to walking tracks and access for servicing of the existing wastewater treatment plant. To ensure correct construction I recommend a consent condition that prior to 224c all parking areas shall be formed in accordance with Council standards.

Rubbish Collection

The applicant has not confirmed how communal refuse collection will be addressed for each lot. I accept that this aspect of the development is feasible and I recommend a consent condition that prior to the commencement of works the consent holder shall provide for approval details on how the communal refuse collection will be catered for. It is noted that rural mail delivery is not available and the developer has indicated this will be via PO Box pick up.

Earthworks

Proposal

The applicant proposes to undertake the following total earthworks over 7 stages-

Item	Description	Quantity
1	Estimated total cut to subgrade levels	9,560 m ³
2	Estimated total fill to subgrade levels (as cut to fill)	4,860 m ³
3	Net cut to waste, directed to landscaping areas on site	4,700 m ³
4.1	Provisional road subgrade undercut, imported to site	920 m ³
4.2	Provisional imported/sourced on site subgrade fill	920 m ³
5.1	Topsoil stripped (to temporary stockpiling)	7,380 m ³
5.2	Topsoil redistributed on site	7,380 m ³
6	Imported road base layers, to finished level	3,760 m ³
7	Area of exposed earthworks	24,250 m ²
8	Maximum depth of cut	3.5 m
9	Maximum height of fill	2.5 m

The intention is that all excavated material will be utilised on site through landscaping and fill to prepare the road subgrades. The excess cut material associated with the road formation will be utilised principally in creating the following features-

- Low level landscape mounds planted in native vegetation to Lots 32-34 to provide some screening from Glenorchy-Queenstown Road.
- Low level and native planted mounds flanking Road 1 near the entry from Glenorchy-Queenstown Road and around Road 4 and the common parking area.
- Construction of the rock fall deflection mounds to Lots 17 and 22 recommended by Tonkin and Taylor.
- Construction of low level screening and overland flow deflection mounds to Lots 21-23

It is estimated that the maximum material imported to site will be 3,760m³ of base course to prepare the roads.

The applicant has provided a geotechnical report undertaken by Tonkin & Taylor. This report makes a number of key recommendations regarding the proposed earthworks and associated cut/fill batters. I recommend a consent condition that all earthworks shall be undertaken in accordance with the recommendations of the Tonkin & Taylor dated January 2013, job number 880366.1.

It is likely a number of low retaining walls will be required to form the access roading. I accept that retaining is feasible and I recommend a consent condition that prior to works commencing the consent holder shall provide for approval design of timber crib and/or stacked bolder retaining walls associated with the formation of access roads. Where the heights of walls exceed 1m design shall be accompanied by a producer statement from a chartered professional engineer.

Site Management

The applicant has not provided a site management plan for the proposed earthworks. Given the sensitive nature of the receiving environment I recommend a consent condition that prior to the commencement of works the consent holder shall provide for approval a detailed earthworks site management plan. This plan shall clearly detail silt control measures and take into account the sensitive nature of the receiving environment.

To ensure ongoing erosion and dust management I recommend a consent condition that prior to 224c certification all exposed areas shall be top soiled and grassed or otherwise vegetated.

Construction Access

It is noted that access to Queenstown-Glenorchy Road from the subject site could have limited line-of-sight and associated safety concerns. I therefore recommended a consent condition that a single construction access is formed to the site in the proximity of the future Road 1 intersection. Only this access and existing Fishermans Lane shall be used to access the site.

Hazards

The subject site is identified on QLDC hazard maps as being potentially susceptible to a number of hazards. Tonkin & Taylor have prepared a full report titled '*Glentui Heights Limited – Geotechnical Investigation and Reporting Bob's Cove, Queenstown*' which assesses the development constraints and potential for natural hazards to affect the entire site. Specific risks identified are discussed in depth below.

Flooding

Flooding originating from the steep rocky catchment directly north of the site has been identified as a significant hazard. This flood risk has been substantially mitigated through works constructed on the implemented Stage 1 of RM050664 and recent stormwater control measures directing runoff along Glenorchy-Queenstown Road and then through a swale excavated over proposed Lot 101. This swale feeds to a significant natural gully/watercourse via an existing culvert through a bund constructed for protection of a foul sewer line. During large events the bund acts as a dam and an area of ponding results. The applicant has modelled potential flood levels behind the bund and has recommended a conservative finished floor level of 352m for Lots 19-21. I accept the proposed finished floor level for the potential lots impacted (Lots 19-21) and I recommend an appropriate consent conditions to secure this as a no build area.

From my site walkover it is apparent that the existing culvert and bund is being scoured through flows exiting the culvert and eroding the walls and base of the gully beyond. The applicant accepts that this may place the bund and culvert at risk of future failure and has agreed that remedial works shall be undertaken to backfill the gully downstream of the culvert and place erosion/scour protection to reduce potential scour. It is also noted that the upstream culvert entrance would benefit through the installation of a formalised head wall, this could be of stacked rock or precast concrete. I therefore recommend a consent condition that prior to the commencement of works the consent holder shall provide for approval design detail associated with remedial work to backfill the gully downstream of the bund and associated culvert. This backfill shall provide an even gradient from the culvert to the existing gully floor and shall be designed with suitable erosion/scour protection.

Debris Flow

Due to the off-set of the proposed residential lots from base of the steep upper catchment T&T have assessed that there is considered to be no debris flow hazard.

Rock Fall

T&T have mapped historic rock fall on the site and visual assessment has confirmed a potential hazard to Lots 17 and 22. No other lots are seen to be at risk of rock fall inundation. To address the risk to Lots 17 and 22 I recommend a condition of consent requiring the detailed design of a rock fall protection bund to be submitted for approval prior to the commencement of works.

Fault Line

T&T have assessed the seismic risk presented by the Moonlight Fault that bisects the site in the context of the 5,000-10,000 year return period assigned to it. Category 1, 2a and 2b structures are permitted on the site (NZS3604 compliant dwellings fall under Category 2a). No conditions with respect to seismic risk are therefore recommended.

Liquefaction

T&T have assessed there to be no liquefaction hazard under the Serviceability Limit State (SLS) earthquake scenario assessment considered (i.e. an event that would not prevent the structure from being used as originally intended without repair), but some liquefaction potential is predicted under the Ultimate Limit State (ULS) earthquake scenario assessment considered (i.e. an event that would damage but avoid collapse of the structure). A 7m thick non-liquefiable crust is identified over the predicted liquefiable soils. In order to address future foundations the Tonkin & report includes detailed Geotechnical parameters and recommends certification of the foundations by a suitably qualified engineer at the design stage for any future dwelling. I therefore recommend a consent notice be registered on the titles of Lots 1, 2, 3, 5, 6, and 9 requiring the foundations of future dwellings be designed by a suitably qualified engineer and taking into account the specific recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 dated January 2013 submitted with the application for the underlying subdivision.

Lateral spreading risk of the land adjacent to the incised channel/gully that bisects the site has been assessed as very low. Lateral spreading risk of the western-most portion of the bisecting deeply incised gully that trends northeast to southwest does present a risk of failure. Tonkin and Taylor have assessed this under both SLS and ULS seismic scenarios and prescribed minimum setbacks for development and/or limits at which further geotechnical investigation and potential mitigation methods will need to be adopted. The recommended setbacks present conservative setbacks of 5m from the southern and 11m from the northern slope crests for an SLS event, and 13m and 32m for a ULS event. These minimum setbacks for SLS and ULS scenarios have been included on the subdivision plans by Paterson Pitts Group.

Given the risk posed by construction within the SLS limit specified by Tonkin & Taylor it is recommended the land between the SLS line and the gully is registered as a no build area on the titles of lots 1, 2, 3, 5, 6 & 9. It is accepted that construction could occur within the ULS limit with further geotechnical investigation or remedial works. I therefore recommend the area between the SLS and ULS limit lines as specified by Tonkin & Taylor are shown as a covenanted area on the titles of lots 1, 2, 3, 5, 6 & 9. A consent notice shall be registered on the title of the lots stating that covenant area 'X' has been identified by Tonkin & Taylor as being at risk from lateral spreading under the Ultimate Limit State (ULS) earthquake scenario and any development in this area requires detailed geotechnical analysis and design measures to address the identified hazard.

Staging

The applicant has request that the subdivision be allowed to proceed in the following 8 distinct stages-

- Stage 1: Lots 100-103
- Stage 2: Lots 30-34
- Stage 3: Lots 24-29
- Stage 4: Lots 19-23
- Stage 5: Lots 14-17
- Stage 6: Lots 4-10
- Stage 7A: Lots 1 & 2
- Stage 7B: Lot 3 and amalgamation with Lot DP 319903

I accept this approach and the recommended consent conditions have been set up to facilitate the requested staging.

RECOMMENDED CONDITIONS

STAGED CONSENT CONDITIONS (proposed by applicant)

Staging

1. This consent may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the condition 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: Lots 100-103

Stage 2: Lots 30-34

Stage 3: Lots 24-29

Stage 4: Lots 19-23

Stage 5: Lots 14-17

Stage 6: Lots 4-10

Stage 7A: Lots 1 & 2

Stage 7B: Lot 3 and amalgamation with Lot DP 319903

The stages set out above may be progressed in any order and combined in any order, providing all necessary subdivision works (such as servicing, provision of formed legal access and 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.

General

2. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

To be completed prior to the commencement of physical works for each stage

3. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at QLDC advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
4. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at QLDC of the scheduled start date of physical works.
5. Prior to commencing works on site, the consent holder shall submit to the Principal Resource Management Engineer at QLDC an approved traffic management plan from the Road Corridor Engineer at Council if any parking or traffic will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers need to be installed. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor and implemented in accordance with the approved traffic management plan.
6. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at QLDC for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (2), to detail the following engineering works required:

- a) Provision of a minimum supply of 2,100 litres per day of potable water to the buildable area on Lots 1-34 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

In the information provided for the first stage, this shall include a full schematic of the bore, pressure lines and storage to confirm that the current or proposed submersible bore pump installed is suitable for the proposed supply rates and heads and suitable emergency storage is available.

- b) Either the provision of recent water quality testing from the water supply confirming potability in accordance with the New Zealand Drinking Water Standard 2005; or the detailed design of on-going treatment of the water supply to ensure compliance with the New Zealand Drinking Water Standards 2005 (Revised 2008). Note – test results from previous stages will be accepted provided they are no more than 12 months old.
- c) Should connection of lots to the existing wastewater treatment plant be sought the consent holder shall provide suitable lateral connection from the chosen lots and provide a condition survey of the existing plant undertaken by a suitably qualified professional to confirm sufficient capacity exists for the proposed connection/s and all required maintenance has been undertaken.
- d) The formation of Road 1 in accordance with a “Local Road” standard pursuant to NZS4404:2010 with a minimum legal width of 15m, with a sealed movement lane of 5.5m, and 0.5m width of the shoulders also sealed either side. The maximum average gradient of the road shall be 1:6 with no areas over 1:5. Batter angles for all cuts and fills shall be in accordance with the recommendations contained with the Tonkin and Taylor Geotechnical Investigations report dated January 2013, job number 880366.1. Design shall include the provision of stormwater soakage disposal. This condition shall not apply to Stage 1 – see condition 7a) below for Stage 1 requirements.
- e) The design of Roads 2-7 in accordance with a “Access Lane” standard pursuant to NZS4404:2010 with a minimum legal width of 6m and 9m (where passing bay required), with a sealed movement lane of 2.5m increasing to 5.5m for passing bays, with 0.5m width of the shoulders also sealed either side. The average gradient of the road shall be 1:6 with no areas over 1:5. Batter angles for all cuts and fills shall be in accordance with the recommendations contained with the Tonkin and Taylor Geotechnical Investigations report dated January 2013, job number 880366.1. Design shall include the provision of stormwater soakage disposal.

Note: Design information for the roads as outlined in d) and e) above shall be provided for the extent of the road required to access each particular stage.

- f) The provision of a sealed vehicle crossing and access to the buildable area on Lots 1-34 in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- g) Lighting of Roads 1-7 in accordance with Council’s road lighting policies and standards. Bollard lighting must demonstrate it is effective and comfortable in accordance with Councils Southern Lights Strategy, this may require the use of LED and/or flat beam optics technology. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council’s lighting network circuits.
- h) Details on how communal refuse collection will be provided for each lot.
- i) Detailed earthwork plans and sections for all earthworks associated with both landscape and road construction. This shall include the design of retaining walls in association with the road formation. Timber crib and stacked bolder walls should be favoured and where the height exceeds 1m it shall be accompanied by a design statement from a chartered professional engineer.
- j) A detailed site management plan for all earthworks. This shall detail silt and dust control measures and shall take into account the sensitive nature of the receiving environment.

- k) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads and Water). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.

To be completed prior to the commencement of specific stages

- 7. Prior to the commencement of any works for the specified stage/s, the consent holder shall provide to the Principal Resource Management Engineer at QLDC for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (2), to detail the following engineering works required:

Stage 1

- a) The construction of Road 1 in accordance with Table 3.2(a) in Council's amendments to NZS4404:2004 for a private right of way serving less than 5 lots.
- b) Details of the turning head for Road 1 shall be provided at its termination with Lot 100.
- c) The formation of the intersection of Road 1 with the Queenstown-Glenorchy Road, in accordance with Diagram 2, Appendix 7, of the Queenstown Lakes District Plan. This shall include sealing back to the property boundary.

2nd Stage to be Completed Following Stage 1

- d) The formation of the intersection of Road 1 with Queenstown-Glenorchy Road, in accordance with the latest Austroads intersection design guides. The design shall be subject to review and approval by Council's Transport Network Consultants at the applicant's expense. Intersection marking and signage shall be provided in accordance with MOTSAM and intersection lighting provided in accordance with the Southern Lighting Strategy with pole/s matching those of the existing Cove Lane intersection.

Stage 4

- e) Remedial backfilling of the incised gully downstream of the bund and associated culvert located on proposed Lot 101. The backfill shall provide an even gradient from the culvert to the existing gully floor and shall be designed with suitable erosion/scour protection.
- f) The installation of a formalised headwall on the upstream side of the existing culvert located on proposed Lot 101.
- g) The provision of a rock absorption/deflection bund for Lot 22 to cater for the management and mitigation of potential rock fall in accordance with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 dated January 2013.

Stage 5

- h) The provision of a rock absorption/deflection bund for Lot 17 to cater for the management and mitigation of potential rock fall in accordance with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 dated January 2013.

To be completed prior to the commencement of any earthworks on the site

- 8. Prior to commencing any work on the site the consent holder shall install a single construction vehicle crossing in the vicinity of the future Road 1 intersection with Queenstown-Glenorchy Road, 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 10m into the site.

To be monitored throughout earthworks for each stage

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 NZS 4404:2004 and the site management plan approved under Condition 6j. 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. The earthworks, batter slopes and retaining shall be undertaken in accordance with the recommendations of the report by Tonkin & Taylor Ltd dated January 2013, job number 880366.1.
11. All construction traffic shall enter and exit the site via the construction crossing installed under condition 8, the Road 1 intersection, or via Fishermans Lane. Construction traffic shall not exit onto Queenstown-Glenorchy Road in any other location.
12. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads.
13. The loading and stockpiling of earth and other materials shall be confined to the subject site.
14. No earthworks, temporary or permanent, are to breach the boundaries of the site unless associated with the construction of the approved Road 1 intersection with the Queenstown-Glenorchy Road.

To be completed before Council approval of the Title Plan for each stage

15. Prior to the Council signing the Title Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Title Plan and shall be duly granted or reserved.
 - b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the title plan.

[Note: the road naming application should be submitted to the Technical Support Officer: Engineering and should be lodged prior to the application for the section 223 certificate]

To apply to Stage 4 only

- c) A no build area shall be shown over Lots 19-23 below the 352m contour and consistent with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 submitted with the consent application and dated January 2013. This covenant area shall be referenced in a consent notice condition to be registered on the Computer Freehold Registers for Lots 19 – 23 pursuant to s.221 of the Act.

To apply to the relevant lots within Stages 6, 7A and 7B only

- d) A no build area shall be shown over Lots 1, 2, 3, 5, 6 and 9 between the SLS setback line and the existing gully consistent with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 submitted with the consent application and dated January 2013. This covenant area shall be referenced in a consent notice condition to be registered on the Computer Freehold Registers for Lots 1, 2, 3, 5, 6 and 9 pursuant to s.221 of the Act.
- e) A covenant area shall be shown over Lots 1, 2, 3, 5, 6 and 9 between the ULS setback line and the SLS setback line consistent with the recommendations of the Tonkin and Taylor Geotechnical Investigations report job number 880366.1 submitted with the consent application and dated January 2013. This covenant area shall be referenced in a consent notice condition to be registered on the Computer Freehold Registers for Lots 1, 2, 3, 5, 6 and 9 pursuant to s.221 of the Act.

To apply to the relevant lots within Stage 6 only

- f) A no build area shall be shown on Lots 9 and 10 consistent with the location shown on the Paterson Pitts Group application plans. This covenant area shall be referenced in a consent notice condition to be registered on the Computer Freehold Registers for Lots 9 and 10 pursuant to s.221 of the Act. The no build covenant area on Lots 9 and 10 shall permit a deck no more than 1m above ground level at the time of subdivision to be built within this area.

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

- 16. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Principal Resource Management Engineer at QLDC. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots) and Water reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all certified works detailed in Conditions (6) and (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 buildable area of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
 - d) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the buildable area of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
 - e) All lots not provided with an approved wastewater lateral connection to the communal wastewater treatment plant under condition 6c shall have a consent notice registered on the title requiring on-site treatment and disposal as per condition 17d.
 - f) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (2) for all engineering works completed in relation to or in association with this subdivision/development, for clarification this shall include all Roads and Water. The certificates shall be in the format of a Producer Statement, or the NZS4404 Schedule 1B and 1C Certificate.
 - g) All signage shall be installed in accordance with Council’s signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
 - h) All vehicle car parking areas created in that stage shall be constructed to Council’s standards. A gravel surface is acceptable.
 - i) Road naming shall be carried out, and signs installed, in accordance with Council’s road naming policy.
 - j) All exposed earthwork areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - k) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

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

- l) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of all internal roading, water infrastructure and overland flow paths associated with the subdivision.

The legal documents that are used to set up or that are used to engage the management company are to be checked and approved by the Council's solicitors at the consent holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.

- m) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at QLDC as to how the water supply will be monitored and maintained on an ongoing basis.
- n) The consent holder shall provide the Principal Resource Management Engineer at QLDC with a copy of the operation and maintenance manuals for the private water supply, or shall provide evidence that this has been made available to the management company.

Ongoing Conditions/Consent Notices for each stage

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.

- a) All lot owners are required to be part of the management entity as required by **Condition 16I of RM130174**. This management entity shall be established and maintained at all times and ensure implementation and maintenance of all internal roading, water infrastructure and overland flow paths associated with the development.

In the absence of a management company, or in the event that the management entity established is unable to undertake, or fails to undertake, its obligations and responsibilities stated above, then the lot owners shall be responsible for establishing a replacement management entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.

- b) The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots, and the results forwarded to the Principal: Environmental Health at QLDC. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
- c) At the time a dwelling is erected on Lot 1-34, fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the

public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

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

The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

To apply to all Stages except Stage 4

- d) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Railton Plumbing Ltd, dated 14th September 2012". The proposed waste water system shall be subject to the review of Council prior to implementation and shall be installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council.

To apply to Stage 4 only

- e) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Railton Plumbing Ltd, dated 14th September 2012". The proposed waste water system shall be subject to the review of Council prior to implementation and shall be installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council. Lots 19-23 shall dispose of effluent by way of drip line irrigation only.
- f) No buildings shall be constructed within the no build covenant area marked X on Lots 19 – 23.
- g) No buildings on Lots 19 – 23 shall have a finished floor level below 352m, consistent with the recommendations of the Tonkin & Taylor Geotechnical Investigations report job number 880366.1, submitted with the RM031074 application and dated January 2013.

To apply to the relevant lots within Stages 6, 7A and 7B only

- h) No earthworks, buildings or structures (except roading or walkways created by subdivision) shall be permitted within the covenanted area marked 'X' on DP XXXX on Lots 1, 2, 3, 5, 6 & 9, being the area from the Serviceability Limit State line to the lot boundary facing the main gully.
- i) No earthworks, buildings or structures shall be permitted within the covenanted area marked (Y) on Lots 1, 2, 3, 5, 6 & 9 as annotated on the subdivision title plan [DP XXX] without specific geotechnical assessment and structural engineering design. Any future buildings or structures within this area shall be designed and certified by a suitably qualified and experienced structural engineer to withstand lateral spread under the Ultimate Limit State (ULS) earthquake scenario and taking into account the assessment and recommendations of Tonkin and Taylor Geotechnical Investigations report job number 880366.1 dated January 2013.

Advice Note:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.
 2. The consent holder shall be aware that earthworks within water courses may trigger the need for consent from Otago Regional Council.
 3. The inactive fault(s) on this site are not expected to rupture but may represent area of weaker rock and hence may be of use for consideration during land development.
-

Prepared by:



Alan Hopkins
ENGINEER

Reviewed by:



Steve Hewland
PRINCIPAL:ENGINEERING

Proposed Easements - Right of Way (RMA Sec 243a)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of way (Stage 1)	A (Note 1)	Lot 101	Lot 100
Right of way	AA, AB, AC, AD, AE	Lot 101	Lots 4 - 10, 14 - 34 Lot 100
Right of way	B	Lot 101	Lots 30 - 34
Right of way	C	Lot 101	Lots 24 - 29
Right of way	E	Lot 101	Lots 14 - 18
Right of way	F	Lot 101	Lots 4 - 10
Right of way	GA	Lot 3	Lots 1 - 2, Lot 9 DP 319903
Right of way	GB	DP 319903	Lots 1 - 2
Right of way	GC	Lot 2	Lot 1
Right of way (pedestrian)	JA	DP 319903	Lots 1 - 2
Right of way (pedestrian)	GC	Lot 2	Lot 3, Lot 9 DP 319903
Right of way (pedestrian)	H	Lot 1	Lots 2 - 3, Lot 9 DP 319903
Recreation	Lot 101 (or a lesser specified area)	Lot 101	Lots 1 - 10, 14 - 34 & Lot 9 DP 319903

Easements to be Cancelled (RMA Sec 243e)			
Purpose	Shown	Servient Tenement	Document
Convey water & electricity	w-x, J (DP 319903)	Lot 3	EC 878936.10
Convey electricity (in gross - Aurora)	G, G1, J (DP 319903)	Lot 3	EI 6191527.7
Convey telecom. (in gross - Telecom NZ)	G, G1 (DP 319903)	Lot 3	T6191527.8
Convey water (in gross - BCUL)	G, G1, J (DP 319903)	Lot 3	EI 6191527.9
Convey sewage & water	G, G1, J (DP 319903)	Lot 3	EI 6191527.10
Right of way	G, G1, J (DP 319903)	Lot 3	EI 6191527.10
Convey water & electricity	ZA (part y-z DP 319903)	Lot 102	EC 880187.11
Convey electricity (in gross - Aurora)	ZB (Note 2)	Lot 102	EI 7853549.1

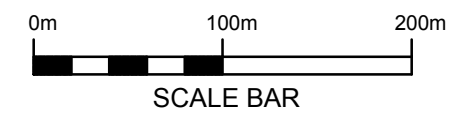
Proposed Easements (RMA Sec 243a)			
Purpose	Shown	Servient Tenement	Link to Document
Store water	KA	Lot 101	EC 878936.10
Convey water & electricity	GA, GB, JA, JB	Lot 3, 9 DP 319903, Lot 101	EC 878936.10
Convey electricity (in gross - Aurora)	GA, GB, JA, JB	Lot 3, 9 DP 319903, Lot 101	EI 6191527.7
Convey telecom. (in gross - Telecom NZ)	GA, GB, GC	Lot 3, 9 DP 319903, Lot 2	T 6191527.8
Convey water (in gross - BCUL)	GA, GB, JA, JB	Lot 3, 9 DP 319903, Lot 101	EI 6191527.9
Convey sewage & water	GA, GB, JA, JB	Lot 3, 9 DP 319903, Lot 101	EI 6191527.10

If this plan used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

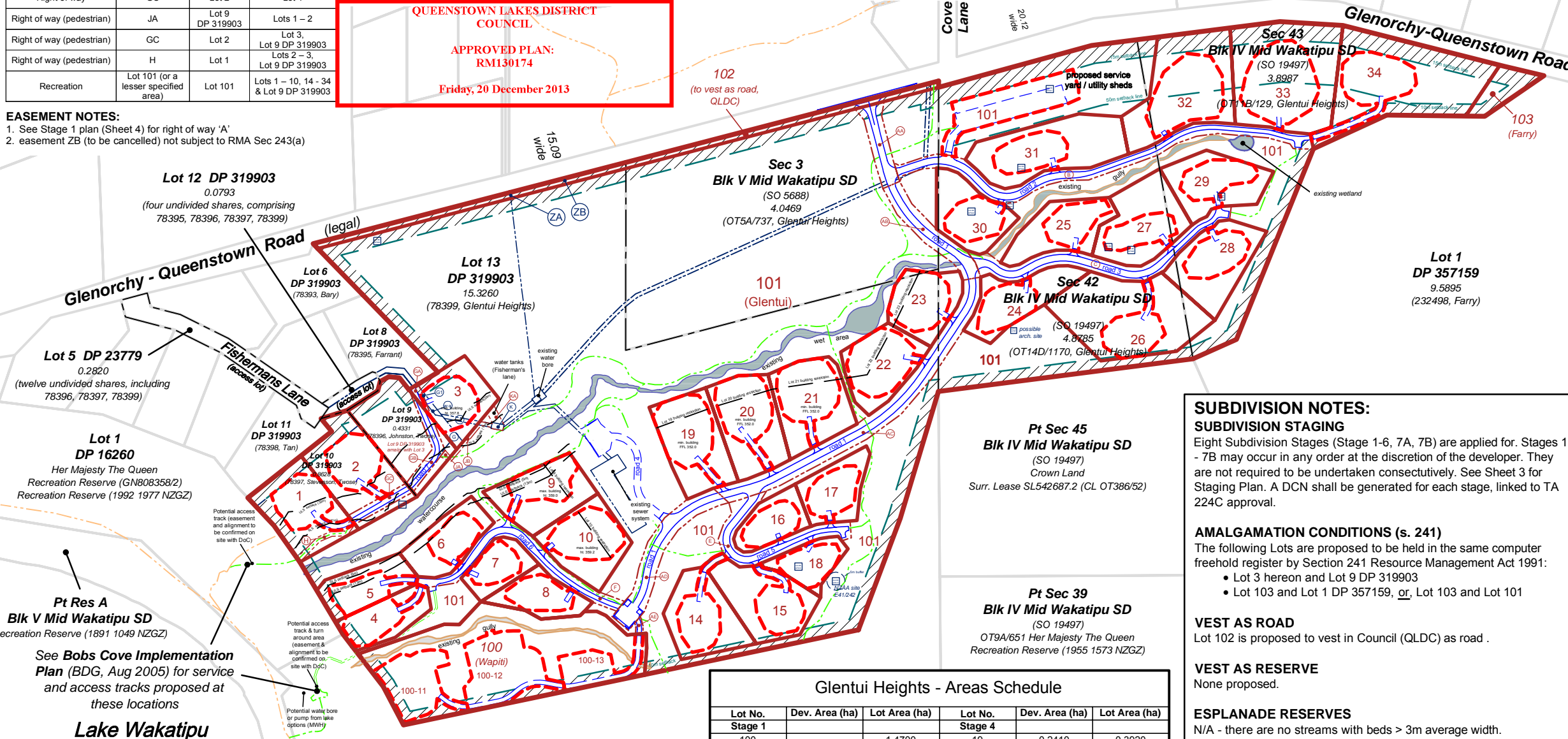
- GENERAL PLAN NOTES:**
- Refer to Sheets 2-11 for detail
 - Coordinates are in terms of NZGD2000 (Mt Nicholas circuit) Levels are in terms of Mean Sea Level (MSL levels being 9.9m less than RM050664 dev. levels). Source is RM050664 asbuilt.
 - The contour interval is 1m (if shown). Contours under tree canopy are by aerial photogrammetry methods (estimated) and are subject to review during stage engineering design.
 - Existing boundaries are sourced from LINZ (Jul 2012)



- KEY**
- site boundary
 - - - proposed development areas
 - proposed lot boundaries
 - - - proposed easement boundaries
 - - - underlying title boundaries (if shown)
 - existing & adjacent parcel boundaries
 - - - existing easement boundary
 - / / / / boundary setback (zone boundary)
 - - - existing walkways
 - existing ground contours, if shown (1m)
 - - - proposed walkway connections
 - proposed formed access (ROW) to lots
 - - - indicative future access to dev. areas (not constructed as part of subdivision)



- EASEMENT NOTES:**
- See Stage 1 plan (Sheet 4) for right of way 'A'
 - easement ZB (to be cancelled) not subject to RMA Sec 243(a)



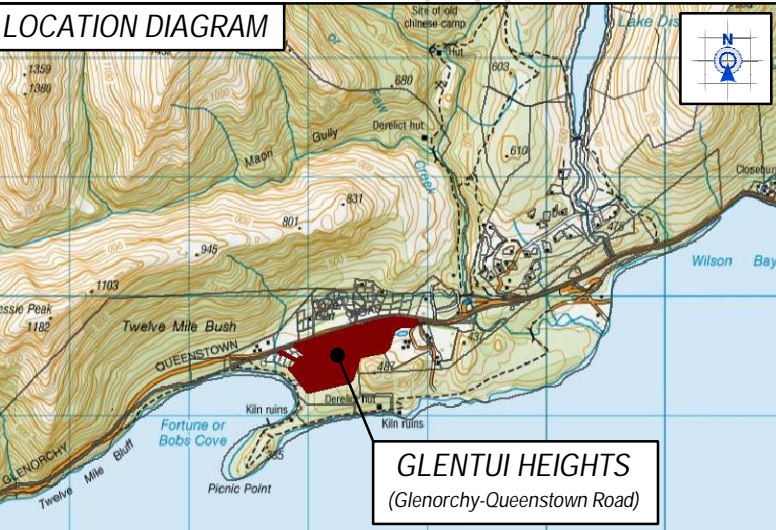
Lot 12 DP 319903
0.0793
(four undivided shares, comprising 78395, 78396, 78397, 78399)

Lot 5 DP 23779
0.2820
(twelve undivided shares, including 78396, 78397, 78399)

Lot 1 DP 16260
Her Majesty The Queen
Recreation Reserve (GN808358/2)
Recreation Reserve (1992 1977 NZGZ)

Lake Wakatipu Fortune or Bobs Cove

See Bobs Cove Implementation Plan (BDG, Aug 2005) for service and access tracks proposed at these locations



Glentui Heights - Areas Schedule					
Lot No.	Dev. Area (ha)	Lot Area (ha)	Lot No.	Dev. Area (ha)	Lot Area (ha)
100	-	1.4700	19	0.2410	0.3920
-11	0.2430		20	0.2240	0.4000
-12	0.3340		21	0.2350	0.4010
-13	0.1490		22	0.2370	0.3240
101 (end stage)	0.3000	15.7260	23	0.2010	0.2780
102	-	0.2640	Total Stage 4:	1.1390	1.7960
103	-	0.1170	Stage 5		
Total Stage 1:	1.0270	17.5770	14	0.1620	0.3630 (0.3505 net)
Stage 2			15	0.1490	0.3800
30	0.1370	0.2940	16	0.1220	0.1970
31	0.1570	0.5110	17	0.1360	0.2430
32	0.2990	0.6090	18	0.1270	0.1710
33	0.3350	0.7540	Total Stage 5:	0.6960	1.3550
34	0.2540	0.7990	Stage 6		
Total Stage 2:	1.1830	2.9660	4	0.1400	0.2250
Stage 3			5	0.1290	0.2450
24	0.1460	0.2960	6	0.1150	0.2640
25	0.1330	0.3040	7	0.1030	0.1810
26	0.1640	0.6740	8	0.1230	0.2100
27	0.1270	0.3990	9	0.1590	0.3410
28	0.1510	0.3700	10	0.2040	0.3510
29	0.1490	0.3330	Total Stage 6:	0.9730	1.8170
Total Stage 3:	0.8700	2.3760	Stage 7A		
			1	0.1790	0.3990
SUMMARY:	All Dev. Areas	All Lots	2	0.1730	0.4640 (0.3861 net)
AREAS (ha):	6.3950	29.4740	Stage 7B		
			3 & 9 DP 319913	0.1550	0.7250 (0.5974 net)
			Total Stage 7:	0.5070	1.5880

SUBDIVISION STAGING
Eight Subdivision Stages (Stage 1-6, 7A, 7B) are applied for. Stages 1 - 7B may occur in any order at the discretion of the developer. They are not required to be undertaken consecutively. See Sheet 3 for Staging Plan. A DCN shall be generated for each stage, linked to TA 224C approval.

AMALGAMATION CONDITIONS (s. 241)
The following Lots are proposed to be held in the same computer freehold register by Section 241 Resource Management Act 1991:

- Lot 3 hereon and Lot 9 DP 319903
- Lot 103 and Lot 1 DP 357159, or, Lot 103 and Lot 101

VEST AS ROAD
Lot 102 is proposed to vest in Council (QLDC) as road.

VEST AS RESERVE
None proposed.

ESPLANADE RESERVES
N/A - there are no streams with beds > 3m average width.

- GENERAL DEVELOPMENT NOTES:**
- All lot & development areas & dimensions shown are subject to survey, & Council & LINZ approvals & may vary on final survey.
 - All buildings on each lot must be fully contained within the development areas identified on the final survey plan. (propose consent notice condition)
 - Refer to CFRs (Titles) for registered easements and interests.
 - Proposed easements are to be determined. Easements will follow as-built service locations and are to be granted or reserved on deposit of subdivision plans.
 - The minimum setback from internal boundaries rule (Rule 8.2.4.1(ii)(a)) shall not apply to internal boundaries within the development, where building activities are located within development areas identified and accurately dimensioned on the final survey plan (propose consent notice condition).
 - Setback and/or building restrictions apply to building activities within the development areas, as shown, for:
 - Lots 3, 4, 5, 26, 100 (as to 10m zone boundary setback),
 - Lots 3 & 9-10 & 19 - 21 (as to building restriction, building height, building level and/or landscape control)
 - Lots 1-3, 5-6, 9 (as to geotechnical SLS/ULS design setbacks)
 - Proposed walkways final locations to be confirmed on site.
 - Archeological assessment sites shown as 'boxed' GPS locations.



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www.ppgroup.co.nz
0800 PPGROUP

QUEENSTOWN:
Terrace Junction,
1092 Frankton Road,
or P.O. Box 2645,
Queenstown 9349
T 03 441 4715
E queenstown@ppgroup.co.nz

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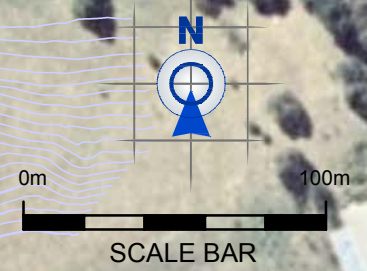
Client/Location:
Glentui Heights Limited
Glenorchy-Queenstown Road
Lots 9, 10 & 13 DP 319903 & Sec 3 Blk V & Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- MASTER PLAN -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:4000 at A3 (1:2000 at A1)
Drawn by:	LR, SW		
Checked by:	SW	DO NOT SCALE	
Approved by:		Job No:	Sheet No:
		Q5950 - 02	1
		Revision No:	Date Created:
		B	30/08/2013

See Diagram

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130174
Friday, 20 December 2013



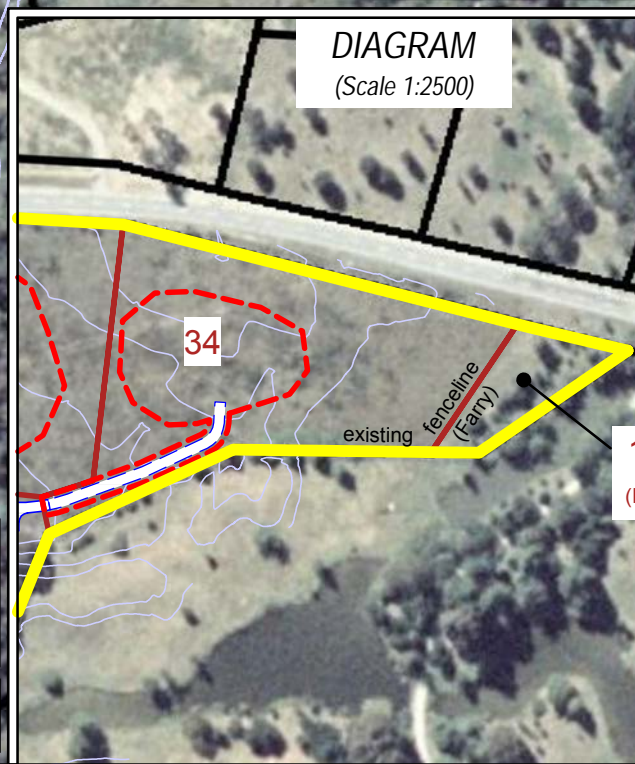
- PLAN NOTES:**
1. Levels are in terms of Mean Sea Level
 2. The contour interval is 1m (if shown)
 3. Aerial photography is dated 2006, source QLDC



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KEY
— site boundary
Refer to Sheet 1 KEY for other linework

DIAGRAM
(Scale 1:2500)



KEY TO SURVEYED TREES
🌳 indigenous trees to retain (beech, lancew., etc)
🌲 exotic trees (eucalyptus, pine)

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Client/Location:
Glentui Heights Limited
Glenorchy-Queenstown Road
Lots 9, 10 & 13 DP 319903 & Sec 3 Blk V
& Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- AERIAL IMAGE OVERLAY -

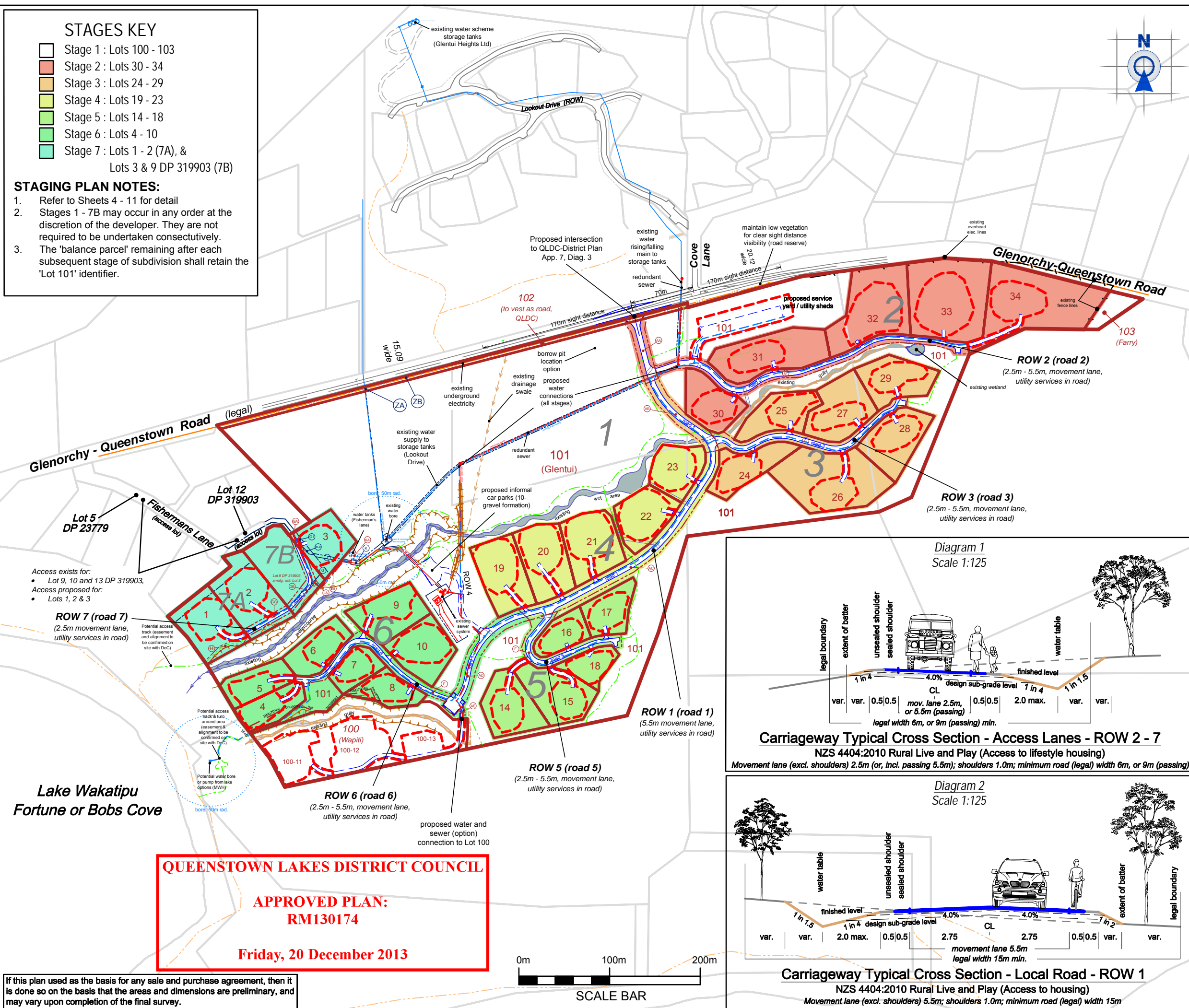
Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:2500 at A3 (1:1250 at A1)
Drawn by:	LR, SW		
Checked by:	SW		
Approved by:		DO NOT SCALE	
Job No:	Q5950 - 02	Sheet No:	2
		Revision No:	B
		Date Created:	30/08/2013

STAGES KEY

- Stage 1 : Lots 100 - 103
- Stage 2 : Lots 30 - 34
- Stage 3 : Lots 24 - 29
- Stage 4 : Lots 19 - 23
- Stage 5 : Lots 14 - 18
- Stage 6 : Lots 4 - 10
- Stage 7 : Lots 1 - 2 (7A), & Lots 3 & 9 DP 319903 (7B)

STAGING PLAN NOTES:

1. Refer to Sheets 4 - 11 for detail
2. Stages 1 - 7B may occur in any order at the discretion of the developer. They are not required to be undertaken consecutively.
3. The 'balance parcel' remaining after each subsequent stage of subdivision shall retain the 'Lot 101' identifier.



- KEY**
- site boundary
 - proposed development areas
 - proposed lot boundaries
 - proposed easement boundaries
 - existing & adjacent parcel boundaries
 - existing easement boundary
 - boundary setback (zone boundary)
 - existing walkways
 - existing ground contours (1m labelled)
 - proposed walkway connections
 - proposed formed access (ROW) to lots
 - indicative future access to dev. areas (not constructed as part of subdivision)
 - proposed road centrelines
 - proposed road batter extents
 - existing embankment
 - existing drainage (wet / dry bed)
 - proposed stormwater channels
 - proposed stormwater
 - existing water supply
 - proposed water supply
 - existing sewer
 - proposed sewer
 - existing electricity (underground)
 - subdivision / landscape earthworks



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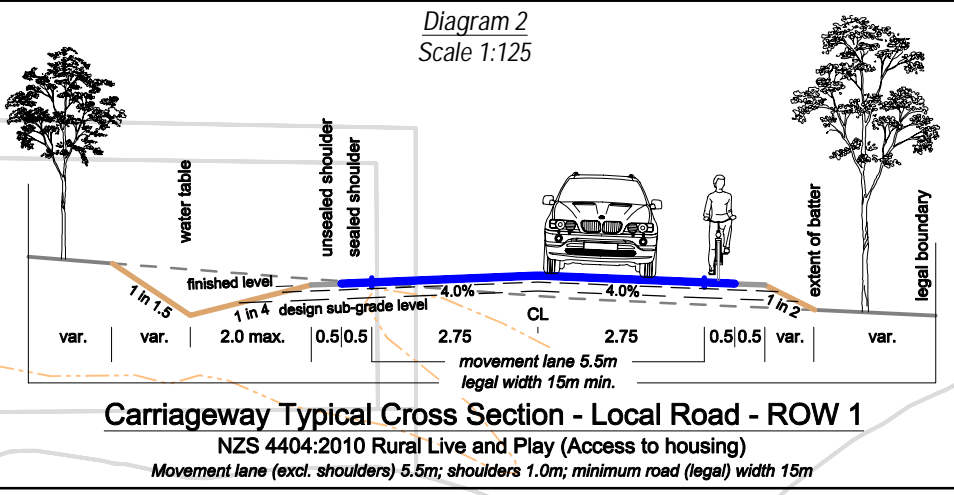
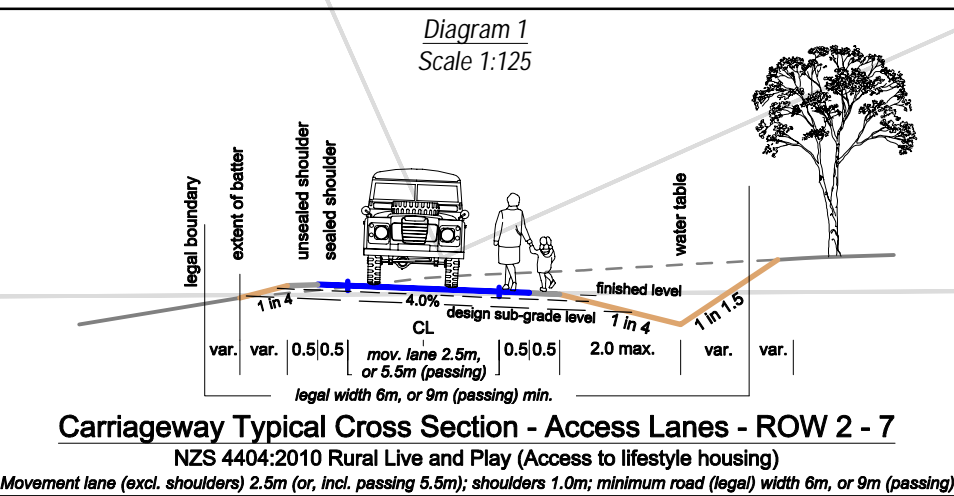
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Client/Location:
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 Glenorchy-Queenstown Road
 Lots 9, 10 & 13 DP 319903 & Sec 3 Blk V & Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS PROPOSED SUBDIVISION - STAGING & UTILITIES -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:4000 at A3 (1:2000 at A1)
Drawn by:	LR, SW		
Checked by:	SW	DO NOT SCALE	
Approved by:		Job No:	Sheet No:
		Q5950 - 02	3
		Revision No:	Date Created:
		B	30/08/2013



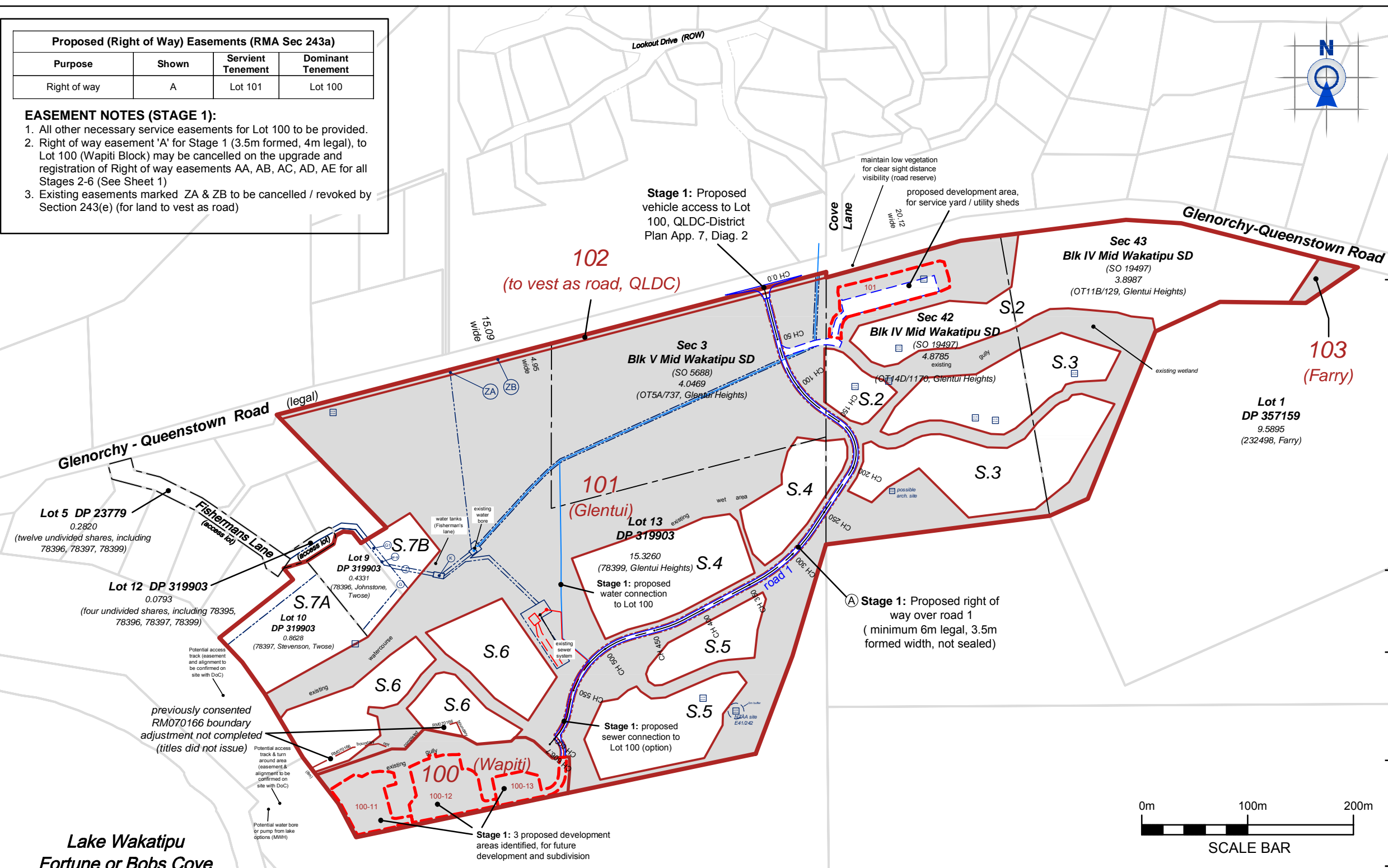
QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130174
Friday, 20 December 2013

If this plan used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

Proposed (Right of Way) Easements (RMA Sec 243a)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of way	A	Lot 101	Lot 100

EASEMENT NOTES (STAGE 1):

- All other necessary service easements for Lot 100 to be provided.
- Right of way easement 'A' for Stage 1 (3.5m formed, 4m legal), to Lot 100 (Wapiti Block) may be cancelled on the upgrade and registration of Right of way easements AA, AB, AC, AD, AE for all Stages 2-6 (See Sheet 1)
- Existing easements marked ZA & ZB to be cancelled / revoked by Section 243(e) (for land to vest as road)



KEY

- site boundary
- - - proposed development areas
- proposed lot boundaries
- - - proposed easement boundaries
- - - underlying title boundaries (if shown)
- existing & adjacent parcel boundaries
- - - existing service easement boundary
- proposed formed access (ROW) to lots
- - - indicative future access to res. areas (not constructed as part of subdivision)
- Stage 1 (resultant, at end of all stages)

- NOTES (STAGE 1):**
- Proposed amalgamation condition - Option 1: Lot 103 and Lot 1 DP 357159 shall be held in the same computer freehold register (Owner: Farry) OR Option 2: Lot 103 and Lot 101 shall be held in the same computer freehold register. (Owner: Glentui). The option wording is to be determined at the time of Section 223 certification of the subdivision Title Plan.
 - Lot 102 to vest in QLDC as Road subject to all existing subject and appurtenant easements and interests being cancelled in respect of the land comprised in Lot 102.
 - The development is comprised in six fee simple titles at the time of application: OT11B/129, OT14D/1170, OT5A/737, 78396, 78397, 78399. Development contribution deemed credits apply.
 - The Lot 101 area shaded grey represents the final form of Lot 101 on completion of all stages. Interim subdivision stages shall produce a 'balance parcel' title.
 - The 'balance parcel' remaining after each subsequent stage of subdivision shall retain the 'Lot 101' identifier.

GlenTui Heights
BOBS COVE VALLEY, QUEENSTOWN.

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Glentui Heights Limited
Glenorchy-Queenstown Road
Lots 9, 10 & 13 DP 319903 & Sec 3 Blk V
& Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- STAGE ONE -

Designed by:	LR, MA	Original Size:	Scale:
Drawn by:	BDG, SW		
Checked by:	LR, SW		
Approved by:	SW	A3	1:4000 at A3 (1:2000 at A1)
Job No:	Q5950 - 02	Sheet No:	4
		Revision No:	B
		Date Created:	30/08/2013

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
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Friday, 20 December 2013

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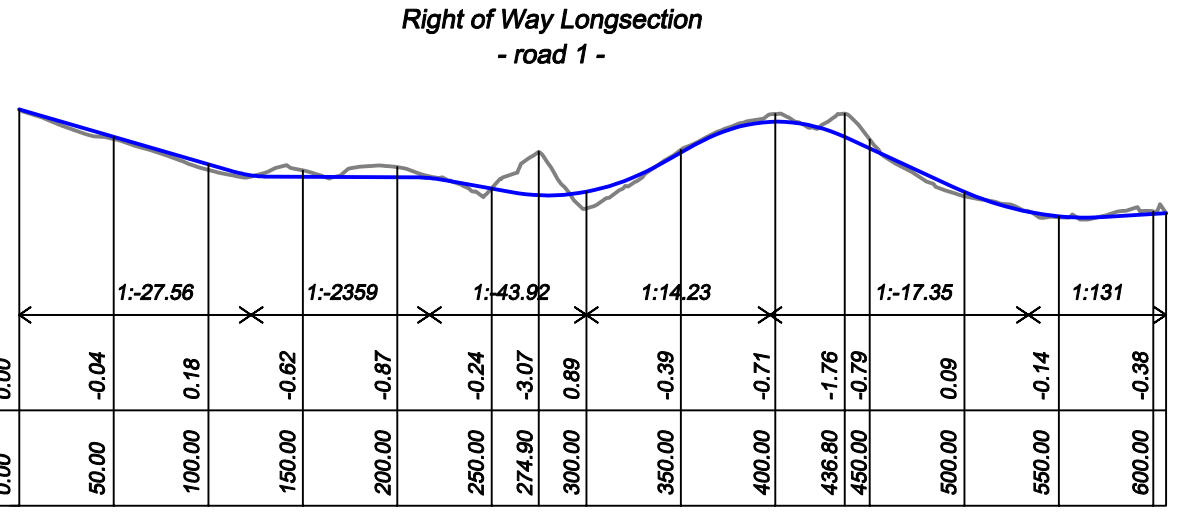
KEY

Ground level at centreline
Proposed road design level

H Scale 1:4000
V Scale 1:500 (8xH)

Vertical Grade

Centreline Cut(-) Fill(+)	0.00	-0.04	0.18	-0.62	-0.87	-0.24	-3.07	0.89	-0.39	-0.71	-1.76	-0.79	0.09	-0.14	-0.38
Chainage	0.00	50.00	100.00	150.00	200.00	250.00	274.90	300.00	350.00	400.00	436.80	450.00	500.00	550.00	600.00



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Cove Lane

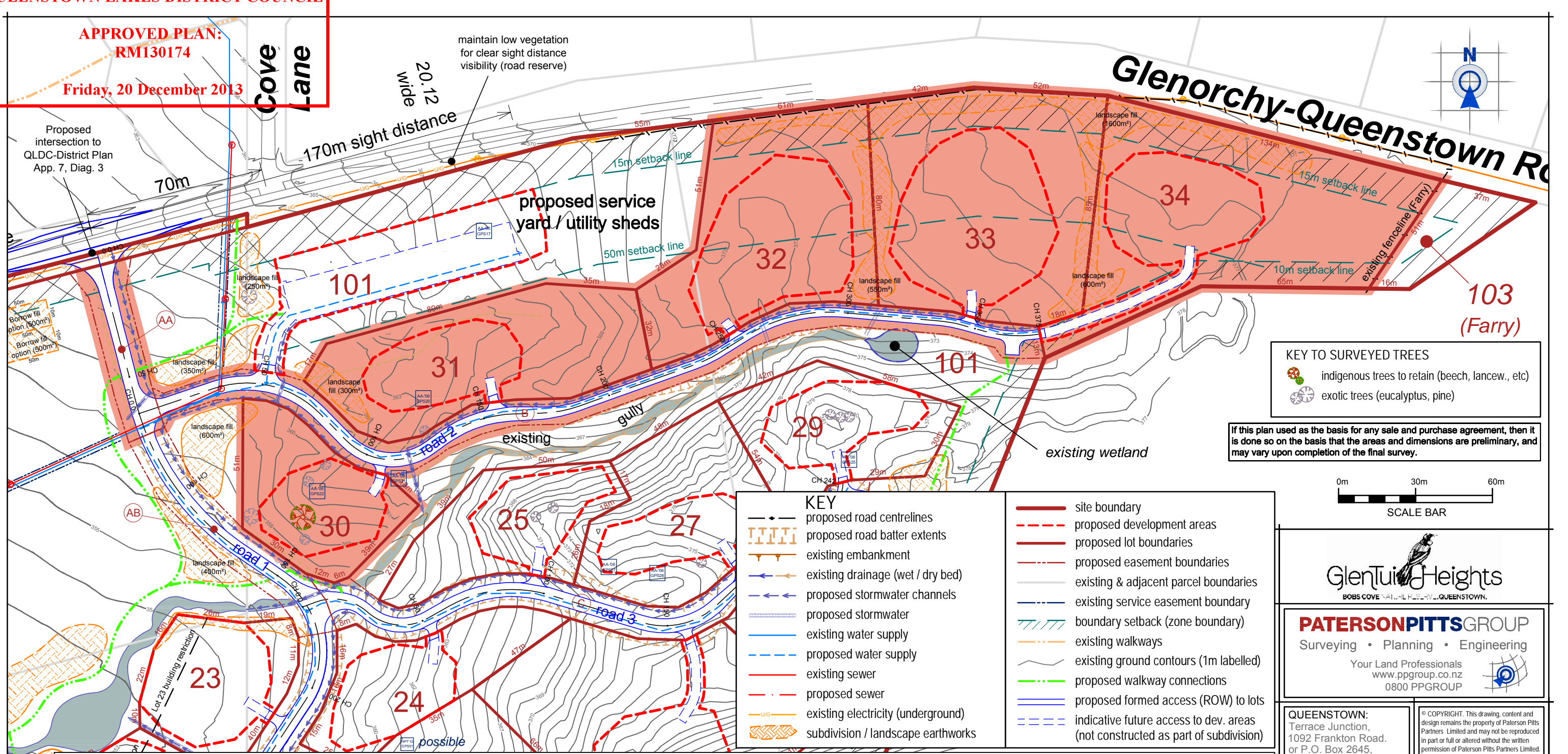
maintain low vegetation for clear sight distance visibility (road reserve)

20.12 wide

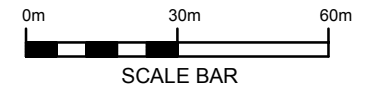
170m sight distance

Proposed intersection to QLDC-District Plan App. 7, Diag. 3

Glenorchy-Queenstown Road



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Right of Way Longsection - road 2 -

KEY
 Ground level at centreline
 Proposed road design level
 H Scale 1:1500
 V Scale 1:500 (3xH)

Vertical Grade		1:32.89		1:11.78		1:38.24			
Centreline Cut(-) Fill(+)	0.00	0.04	-1.29	-0.58	-0.99	0.25	-0.79	-0.21	0.10
Chainage	0.0	50.0	100.0	150.0	200.0	250.0	300.0	350.0	394.1

Glentui Heights
 BOBS COVE NATURAL RESERVE, QUEENSTOWN.

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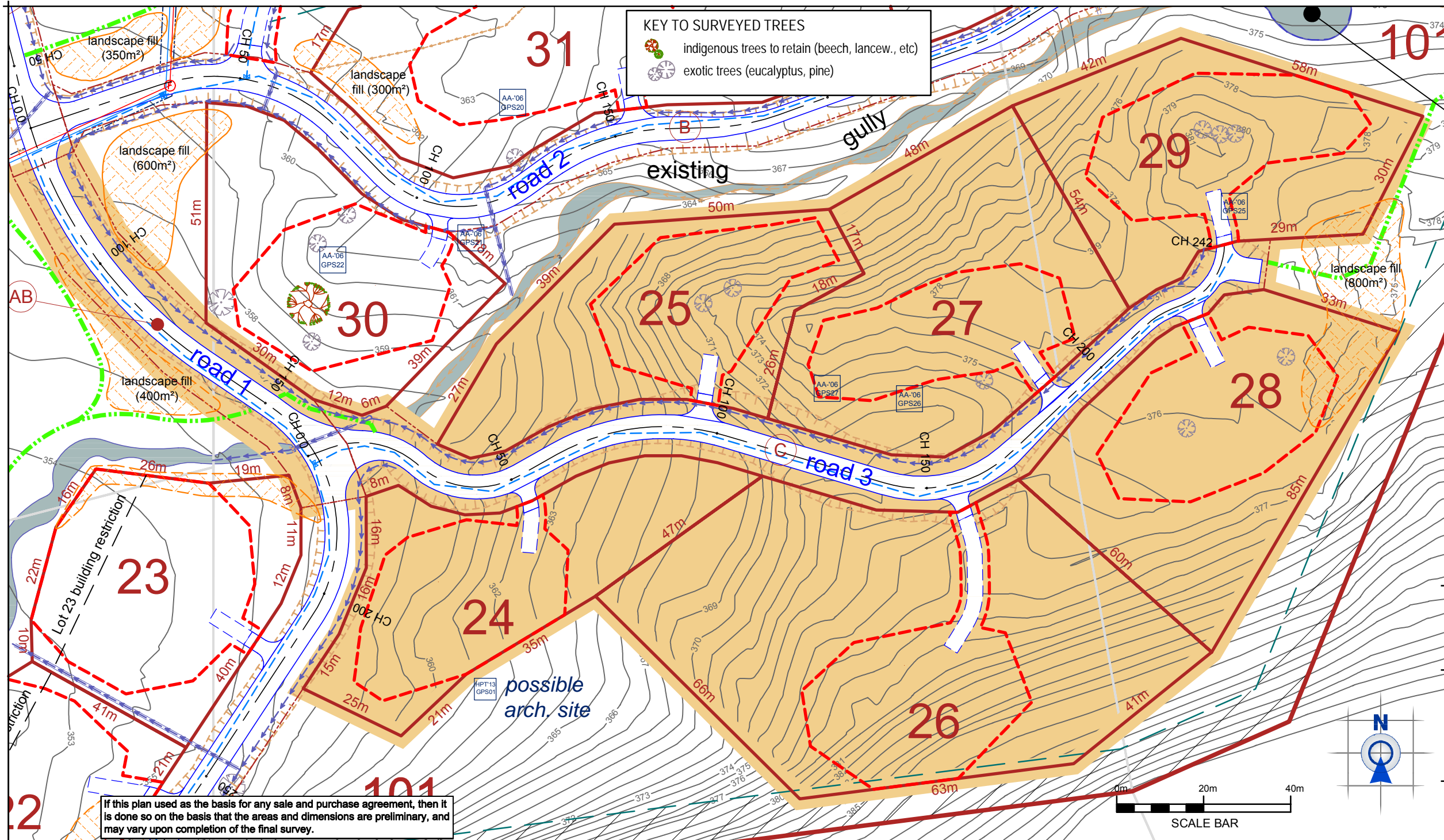
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 & Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- STAGE TWO -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:1500 at A3 (1:750 at A1)
Drawn by:	LR, SW		
Checked by:	SW		
Approved by:		DO NOT SCALE	
Job No:	Q5950 - 02	Sheet No:	5
		Revision No:	B
		Date Created:	30/08/2013



KEY TO SURVEYED TREES
 indigenous trees (beech, lancew., etc)
 exotic trees (eucalyptus, pine)

- KEY**
- site boundary
 - - - proposed development areas
 - - - proposed lot boundaries
 - - - proposed easement boundaries
 - - - existing & adjacent parcel boundaries
 - - - existing easement boundary
 - - - boundary setback (zone boundary)
 - - - existing walkways
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 - - - proposed walkway connections
 - - - proposed formed access (ROW) to lots
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 - - - proposed road batter extents
 - - - existing embankment
 - - - existing drainage (wet / dry bed)
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 - - - existing sewer
 - - - proposed sewer
 - - - existing electricity (underground)
 - - - subdivision / landscape earthworks



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Client/Location:
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 Glenorchy-Queenstown Road
 Lots 9, 10 & 13 DP 319903 & Sec 3 Blk V
 & Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- STAGE THREE -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:1000 at A3 (1:500 at A1)
Drawn by:	LR, SW		
Checked by:	SW		
Approved by:		DO NOT SCALE	
Job No:	Q5950 - 02	Sheet No:	6
		Revision No:	B
		Date Created:	30/08/2013

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QUEENSTOWN LAKES DISTRICT COUNCIL
 Right of Way Longsection
 - road 3 -
APPROVED PLAN:
RM130174
Friday, 20 December 2013

KEY
 Ground level at centreline
 Proposed road design level
 H Scale 1:1000
 V Scale 1:500 (2xH)

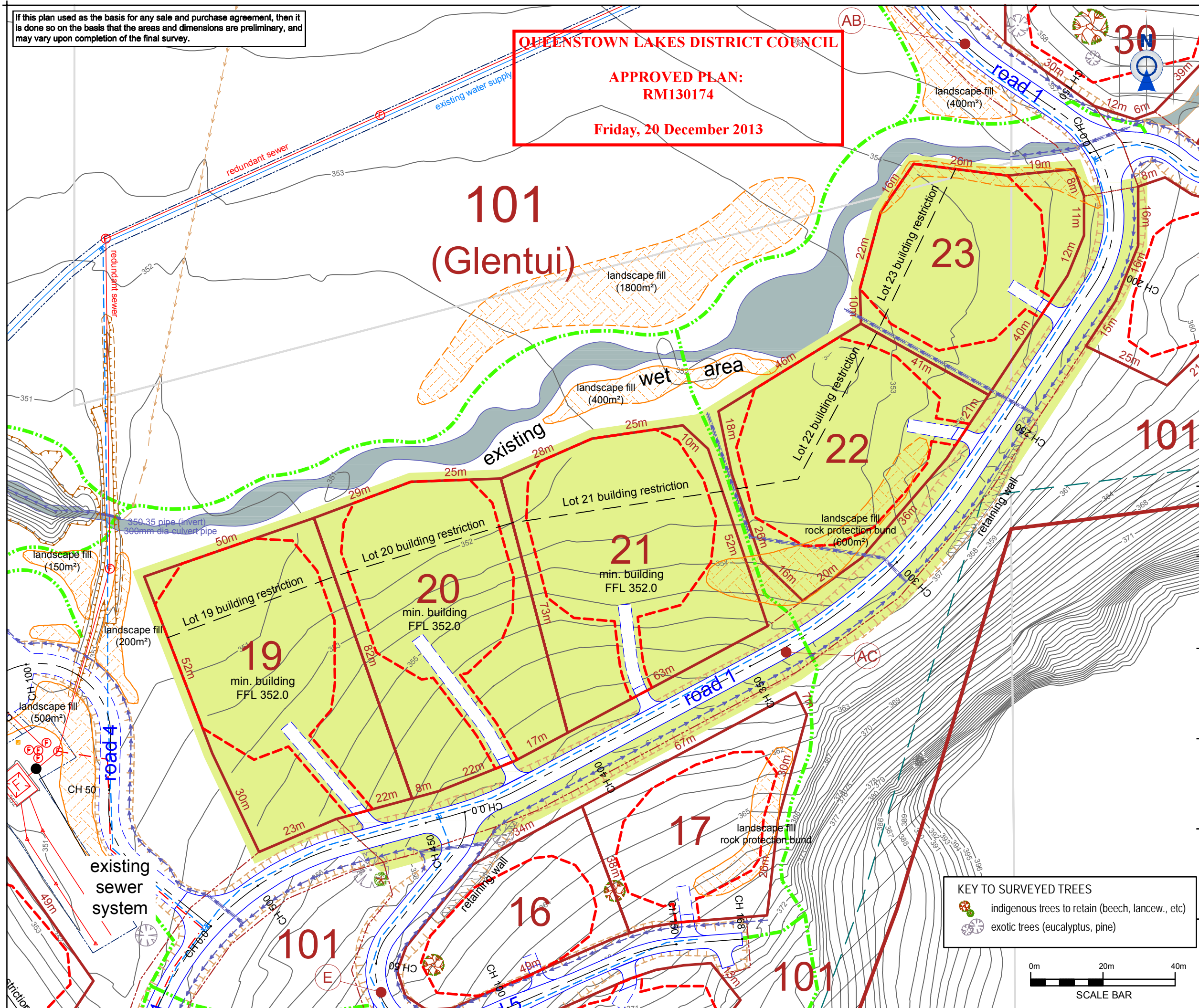
Vertical Grade

		1:8.84		1:13.84		
Centreline Cut(-) Fill(+)	-0.10	-0.16	-0.68	-1.84	-0.92	0.28
Chainage	0.00	50.00	100.00	150.00	200.00	242.00

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QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130174
Friday, 20 December 2013

101
(Glentui)



- KEY**
- site boundary
 - proposed development areas
 - proposed lot boundaries
 - proposed easement boundaries
 - existing & adjacent parcel boundaries
 - existing easement boundary
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 - proposed stormwater
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 - proposed water supply
 - existing sewer
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 - subdivision / landscape earthworks



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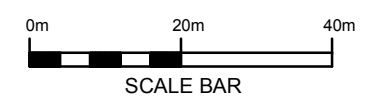
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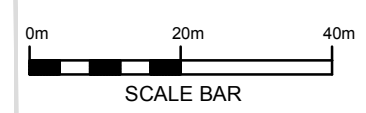
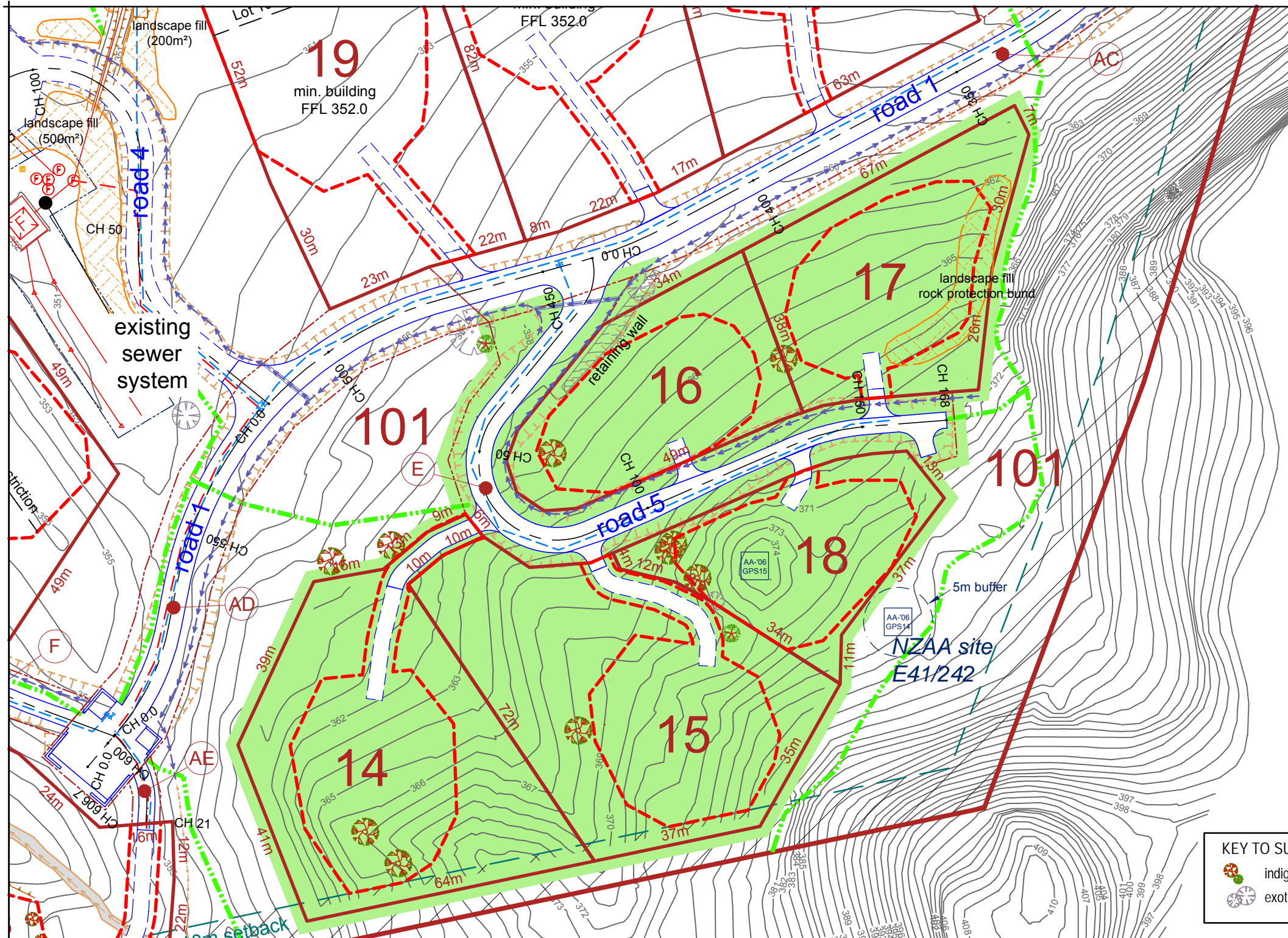
Client/Location:
Glentui Heights Limited
 Glenorchy-Queenstown Road
 Lots 9, 10 & 13 DP 319903 & Sec 3 Blk V
 & Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- STAGE FOUR -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:1000 at A3 (1:500 at A1)
Drawn by:	LR, SW		
Checked by:	SW	DO NOT SCALE	
Approved by:		Job No:	Sheet No:
		Q5950 - 02	7
		Revision No:	Date Created:
		B	30/08/2013

- KEY TO SURVEYED TREES**
- indigenous trees to retain (beech, lancew., etc)
 - exotic trees (eucalyptus, pine)





- KEY**
- site boundary
 - - - proposed development areas
 - proposed lot boundaries
 - proposed easement boundaries
 - existing & adjacent parcel boundaries
 - existing easement boundary
 - / / / boundary setback (zone boundary)
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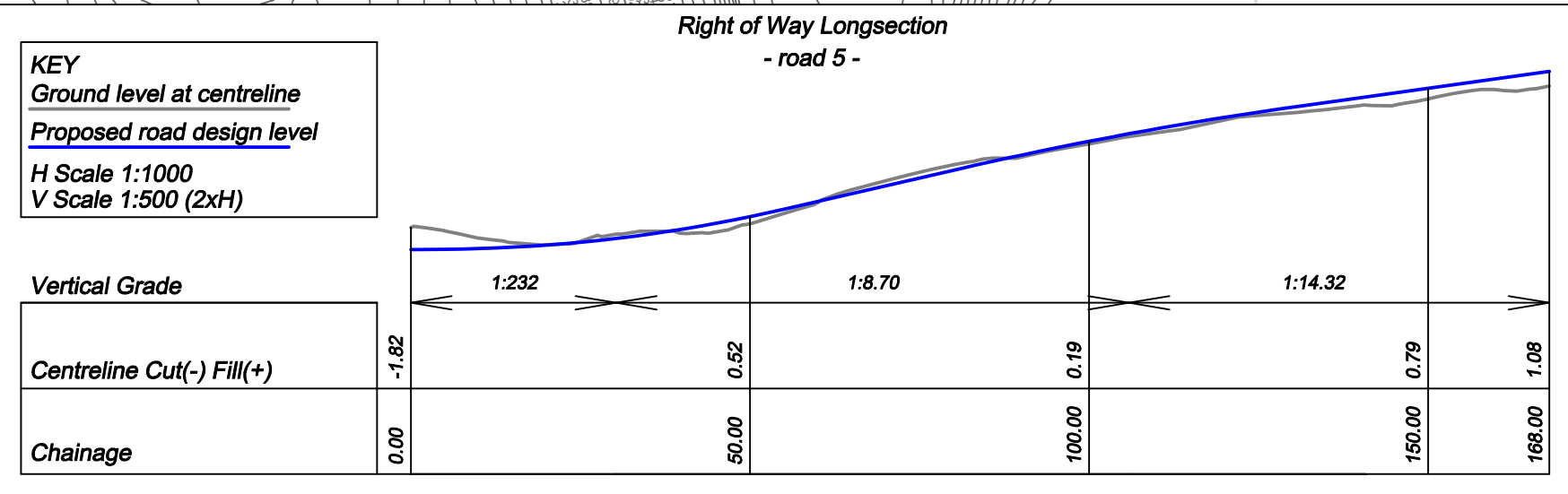
- KEY TO SURVEYED TREES**
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KEY
Ground level at centreline
Proposed road design level
 H Scale 1:1000
 V Scale 1:500 (2xH)

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Client/Location:
Glentui Heights Limited
 Glenorchy-Queenstown Road
 Lots 9, 10 & 13 DP 319903 & Sec 3 Blk V
 & Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- STAGE FIVE -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:1000 at A3 (1:500 at A1)
Drawn by:	LR, SW		
Checked by:	SW		
Approved by:		DO NOT SCALE	
Job No:	Q5950 - 02	Sheet No:	8
		Revision No:	B
		Date Created:	30/08/2013

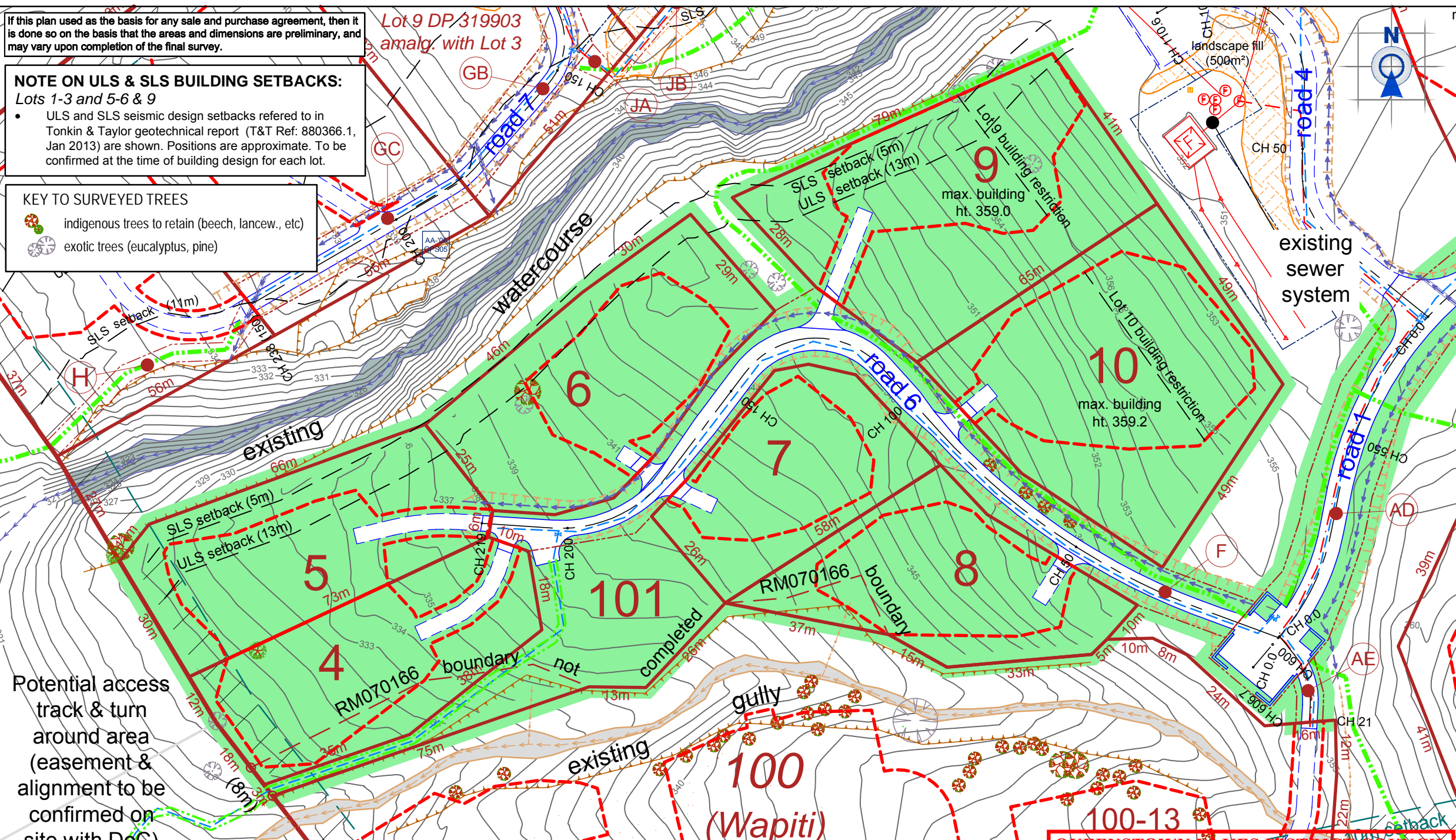
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NOTE ON ULS & SLS BUILDING SETBACKS:
Lots 1-3 and 5-6 & 9

- ULS and SLS seismic design setbacks referred to in Tonkin & Taylor geotechnical report (T&T Ref: 880366.1, Jan 2013) are shown. Positions are approximate. To be confirmed at the time of building design for each lot.

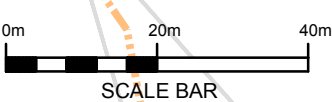
KEY TO SURVEYED TREES

- indigenous trees to retain (beech, lancew., etc)
- exotic trees (eucalyptus, pine)



Potential access track & turn around area (easement & alignment to be confirmed on site with DoC)

Potential water bore or pump from lake options (MWH)



- KEY**
- site boundary
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 - existing sewer
 - proposed sewer
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 - subdivision / landscape earthworks

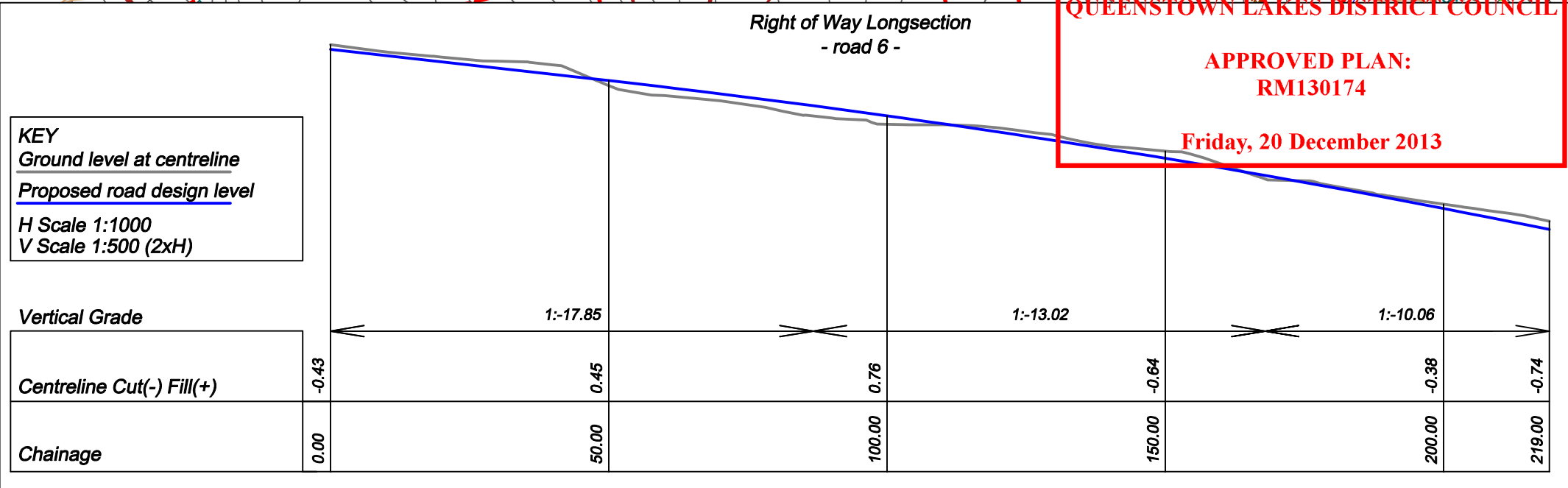


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APPROVED PLAN:
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Friday, 20 December 2013



KEY
Ground level at centreline
Proposed road design level
H Scale 1:1000
V Scale 1:500 (2xH)

Client/Location:
Glentui Heights Limited
Glenorchy-Queenstown Road
Lots 9, 10 & 13 DP 319903 & Sec 3 Blk V
& Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- STAGE SIX -

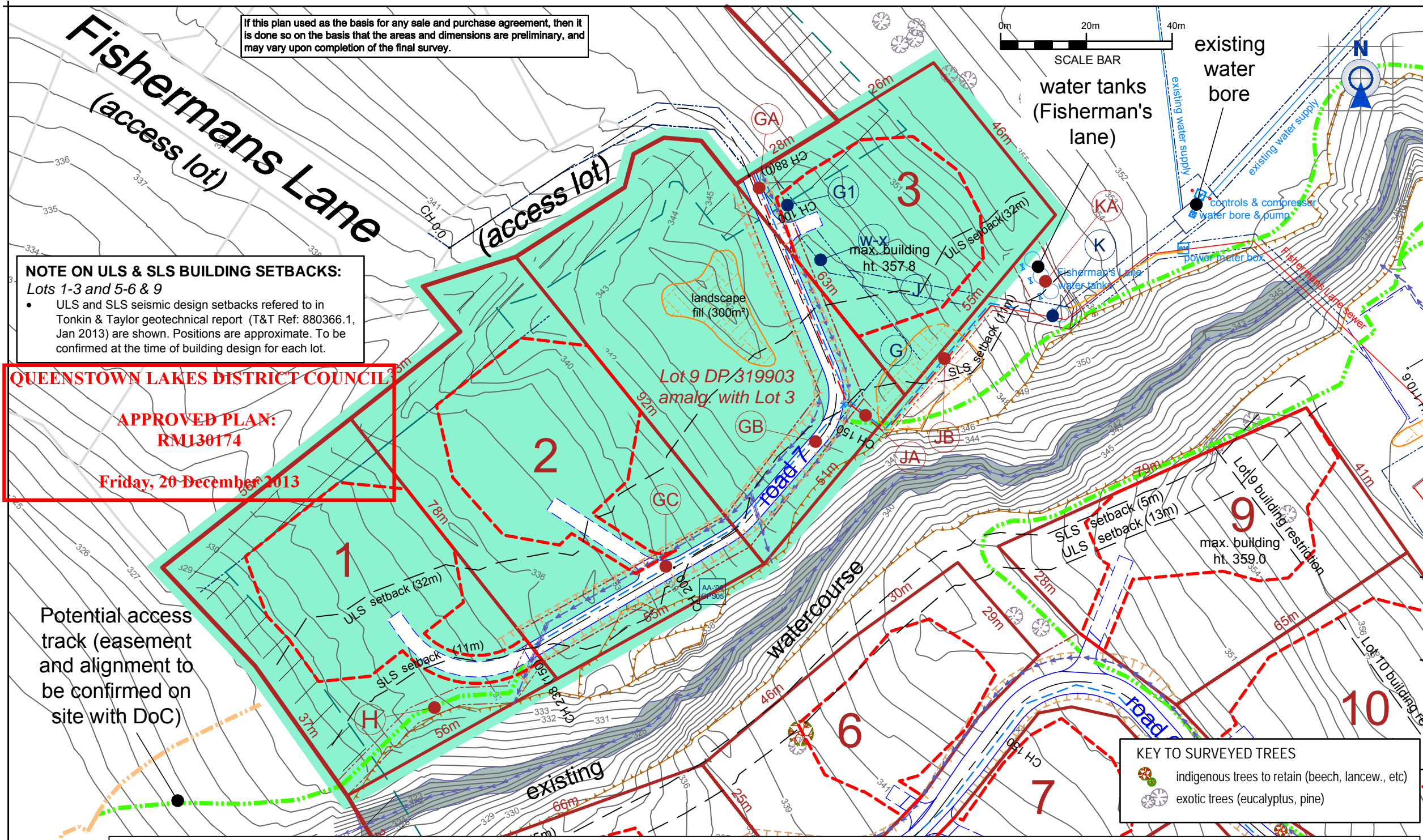
Surveyed by:	LR, MA	Original Size:	A3	Scale: 1:1000 at A3 (1:500 at A1)			
Designed by:	BDG, SW	Scale:					
Drawn by:	LR, SW	DO NOT SCALE					
Checked by:	SW	Job No:	Q5950 - 02	Revision No:	B	Date Created:	30/08/2013
Approved by:		Sheet No:	9	Revision No:	B	Date Created:	30/08/2013

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NOTE ON ULS & SLS BUILDING SETBACKS:
 Lots 1-3 and 5-6 & 9
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QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
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Friday, 20 December 2013

Potential access track (easement and alignment to be confirmed on site with DoC)



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 - proposed stormwater
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 - proposed water supply
 - existing sewer
 - proposed sewer
 - UG— existing electricity (underground)
 - subdivision / landscape earthworks

- KEY TO SURVEYED TREES**
- 🌳 indigenous trees to retain (beech, lancew., etc)
 - 🌲 exotic trees (eucalyptus, pine)



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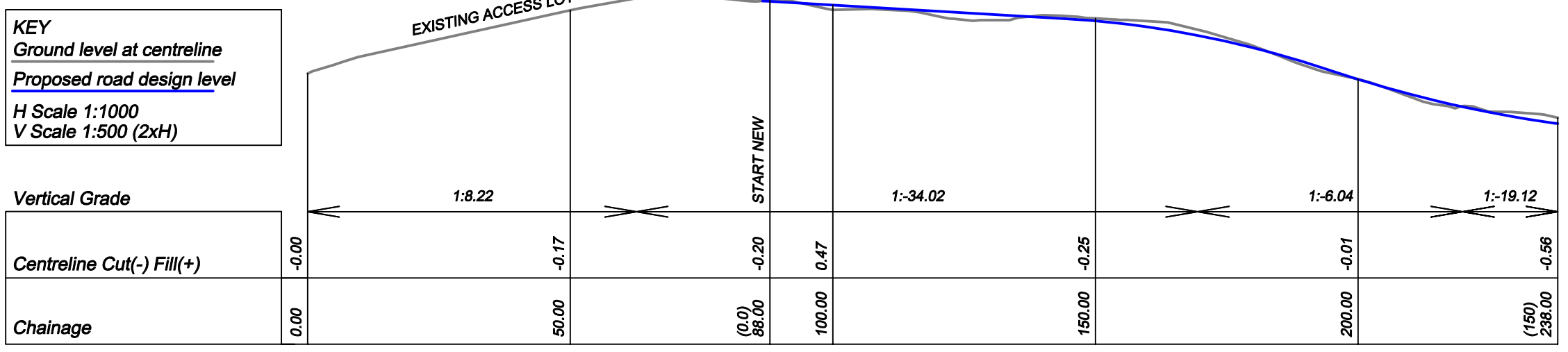
Client/Location:
Glentui Heights Limited
 Glenorchy-Queenstown Road
 Lots 9, 10 & 13 DP 319903 & Sec 3 Blk V
 & Secs 42 & 43 Blk IV Mid Wakatipu SD

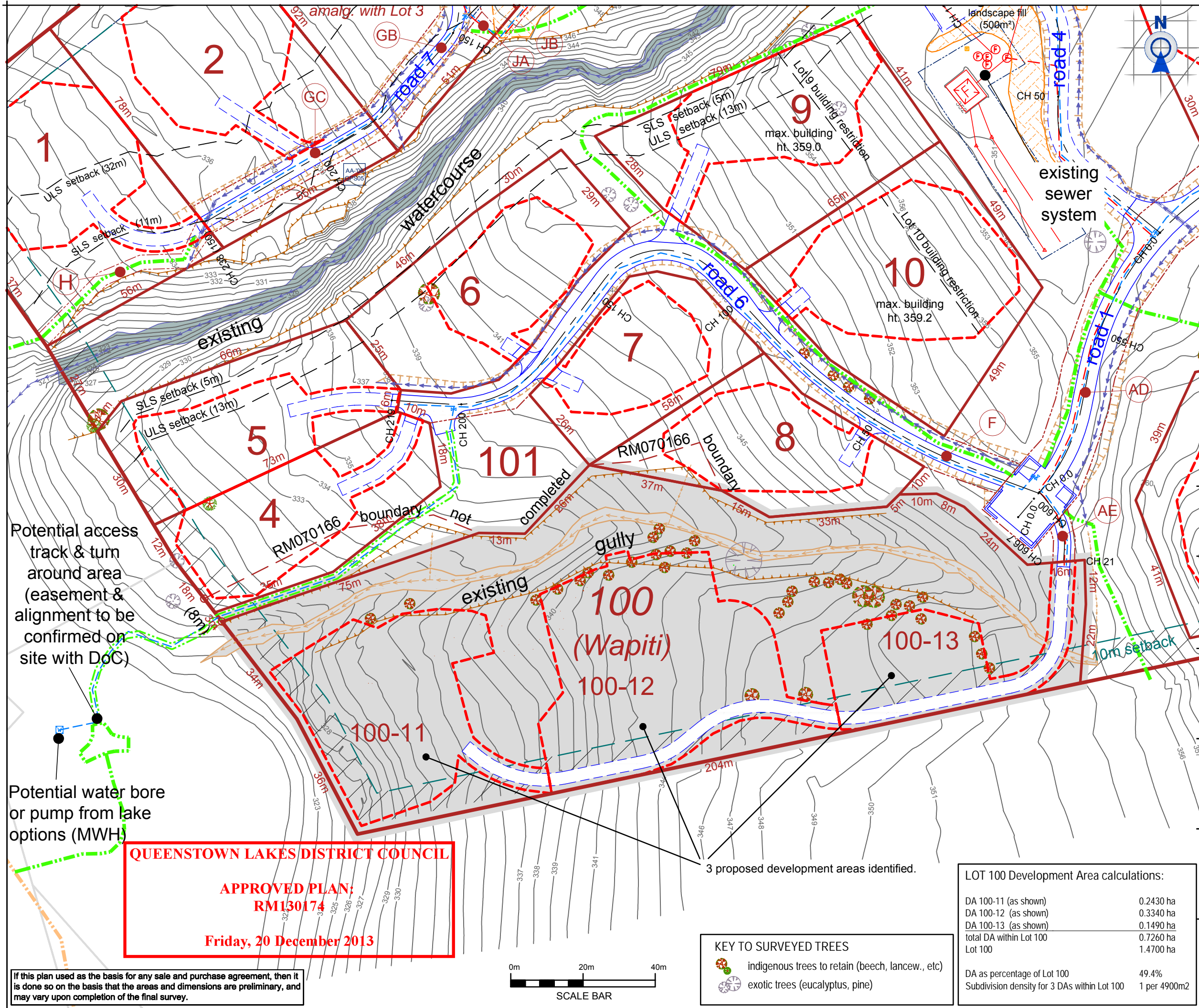
Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- STAGE SEVEN -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:1000 at A3 (1:500 at A1)
Drawn by:	LR, SW		
Checked by:	SW		
Approved by:		DO NOT SCALE	
Job No:	Q5950 - 02	Sheet No:	10
		Revision No:	B
		Date Created:	30/08/2013

Right of Way Longsection - road 7 -

KEY
 Ground level at centreline
 Proposed road design level
 H Scale 1:1000
 V Scale 1:500 (2xH)



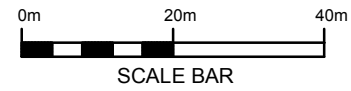


- KEY**
- site boundary
 - - - proposed development areas
 - - - proposed lot boundaries
 - - - proposed easement boundaries
 - existing & adjacent parcel boundaries
 - - - existing easement boundary
 - boundary setback (zone boundary)
 - existing walkways
 - existing ground contours (1m labelled)
 - - - proposed walkway connections
 - proposed formed access (ROW) to lots
 - - - indicative future access to dev. areas (not constructed as part of subdivision)
 - proposed road centrelines
 - - - proposed road batter extents
 - existing embankment
 - existing drainage (wet / dry bed)
 - proposed stormwater channels
 - proposed stormwater
 - existing water supply
 - - - proposed water supply
 - existing sewer
 - - - proposed sewer
 - existing electricity (underground)
 - subdivision / landscape earthworks

Potential access track & turn around area (easement & alignment to be confirmed on site with DoC)

Potential water bore or pump from lake options (MWH)

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APPROVED PLAN:
RM130174
Friday, 20 December 2013



- KEY TO SURVEYED TREES**
- indigenous trees to retain (beech, lancew., etc)
 - exotic trees (eucalyptus, pine)

LOT 100 Development Area calculations:

DA 100-11 (as shown)	0.2430 ha
DA 100-12 (as shown)	0.3340 ha
DA 100-13 (as shown)	0.1490 ha
total DA within Lot 100	0.7260 ha
Lot 100	1.4700 ha
DA as percentage of Lot 100	49.4%
Subdivision density for 3 DAs within Lot 100	1 per 4900m ²

3 proposed development areas identified.



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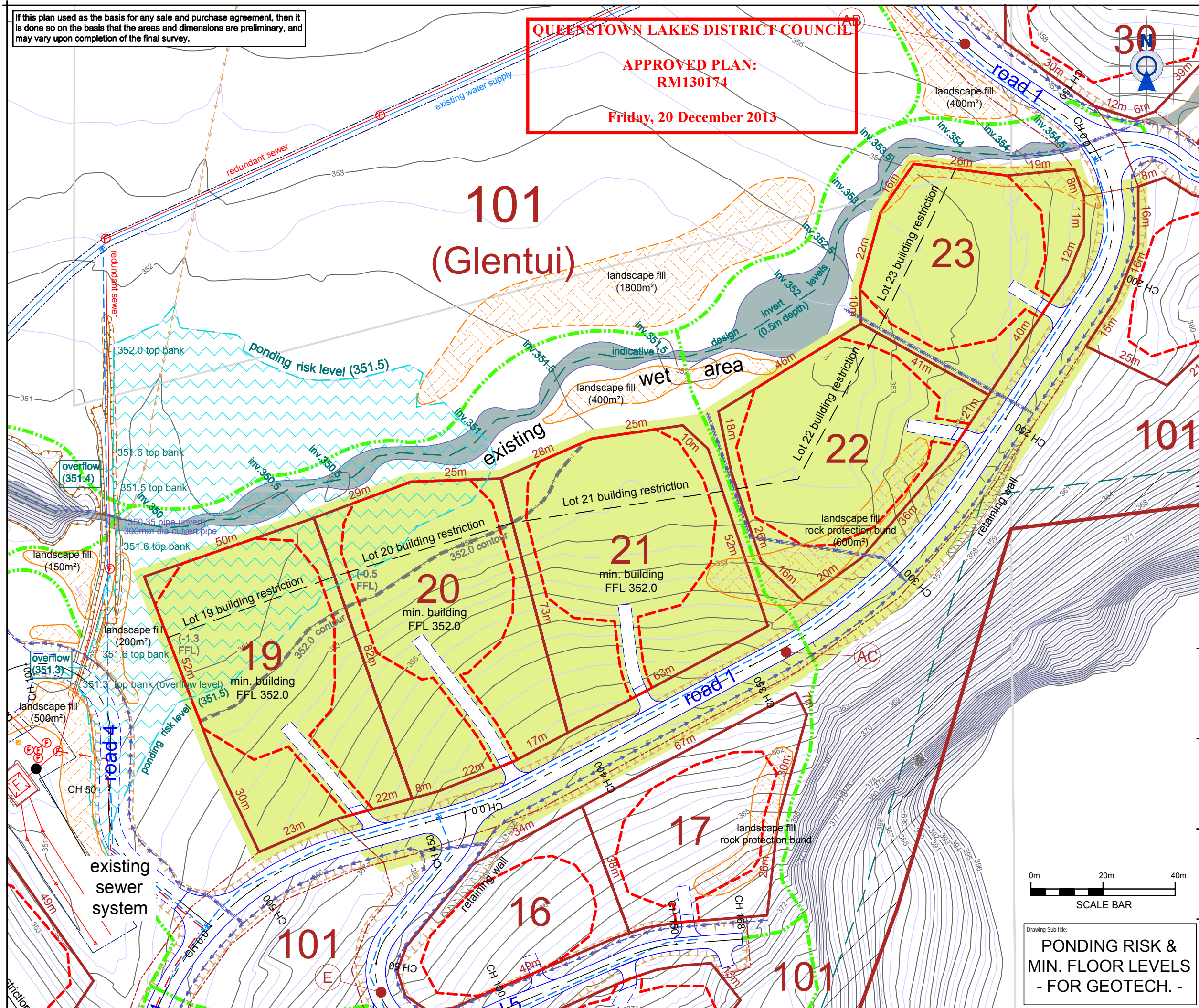
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 & Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED DEVELOPMENT
LOT 100 (Wapiti Block)
- DEVELOPMENT AREAS -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:1000 at A3 (1:500 at A1)
Drawn by:	LR, SW		
Checked by:	SW	DO NOT SCALE	
Approved by:		Job No:	Sheet No:
		Q5950 - 02	11
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- KEY**
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 - proposed stormwater
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 - proposed water supply
 - existing sewer
 - proposed sewer
 - existing electricity (underground)
 - subdivision / landscape earthworks



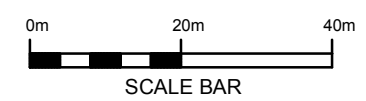
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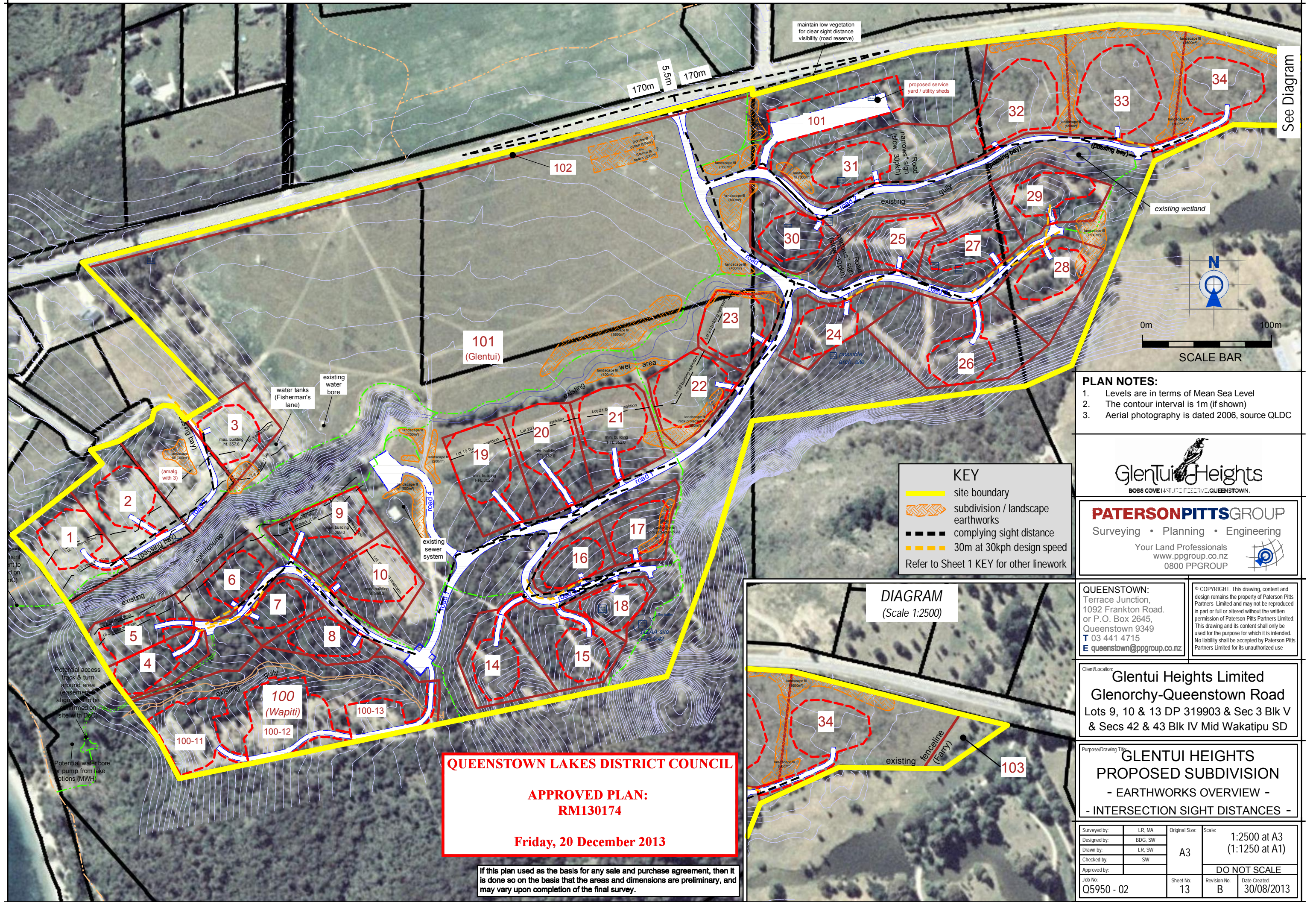
Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
 - STAGE FOUR -
PONDING RISK & MIN. FLOOR LEVELS



Drawing Sub-title:
PONDING RISK & MIN. FLOOR LEVELS - FOR GEOTECH. -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:1000 at A3 (1:500 at A1)
Drawn by:	LR, SW		
Checked by:	SW	DO NOT SCALE	
Approved by:		Job No:	Sheet No:
		Q5950 - 02	12
		Revision No:	Date Created:
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See Diagram



- PLAN NOTES:**
- Levels are in terms of Mean Sea Level
 - The contour interval is 1m (if shown)
 - Aerial photography is dated 2006, source QLDC



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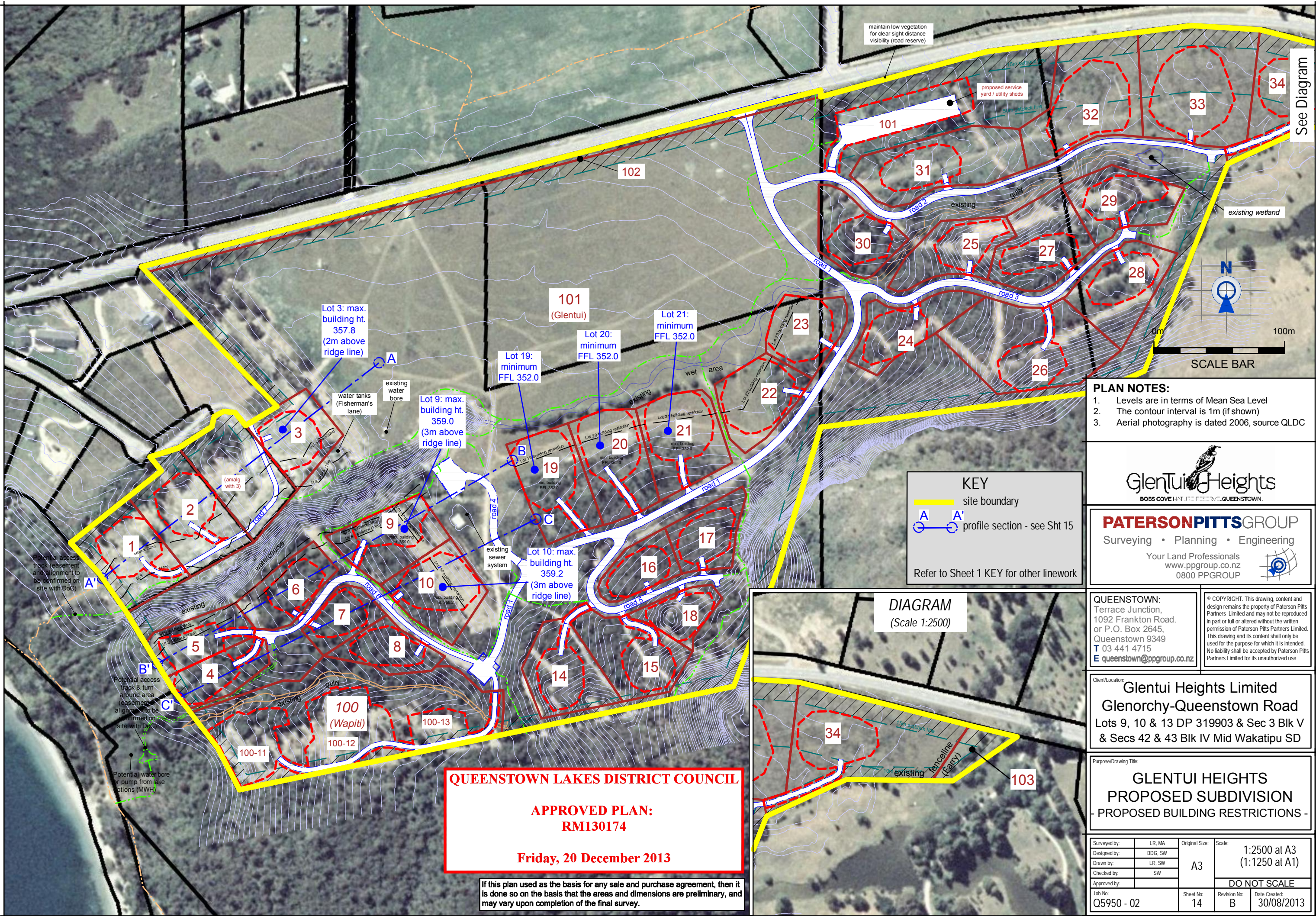
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Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
 - EARTHWORKS OVERVIEW -
 - INTERSECTION SIGHT DISTANCES -

Surveyed by:	LR, MA	Original Size:	Scale:
Designed by:	BDG, SW	A3	1:2500 at A3 (1:1250 at A1)
Drawn by:	LR, SW		
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Friday, 20 December 2013

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See Diagram

- PLAN NOTES:**
1. Levels are in terms of Mean Sea Level
 2. The contour interval is 1m (if shown)
 3. Aerial photography is dated 2006, source QLDC



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KEY

- site boundary
- A—A' profile section - see Sht 15

Refer to Sheet 1 KEY for other linework

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 & Secs 42 & 43 Bk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
- PROPOSED BUILDING RESTRICTIONS -

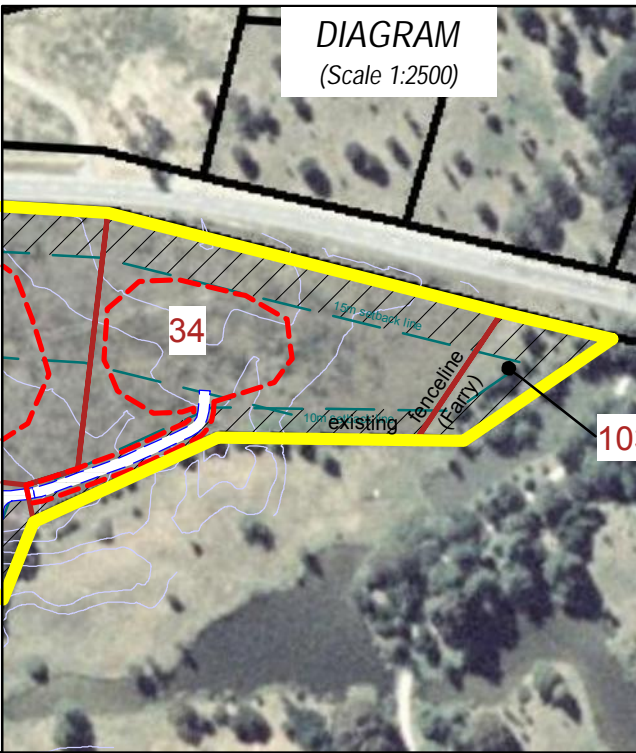
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Designed by:	BDG, SW	A3	1:2500 at A3 (1:1250 at A1)
Drawn by:	LR, SW		
Checked by:	SW		
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		Revision No:	B
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Friday, 20 December 2013

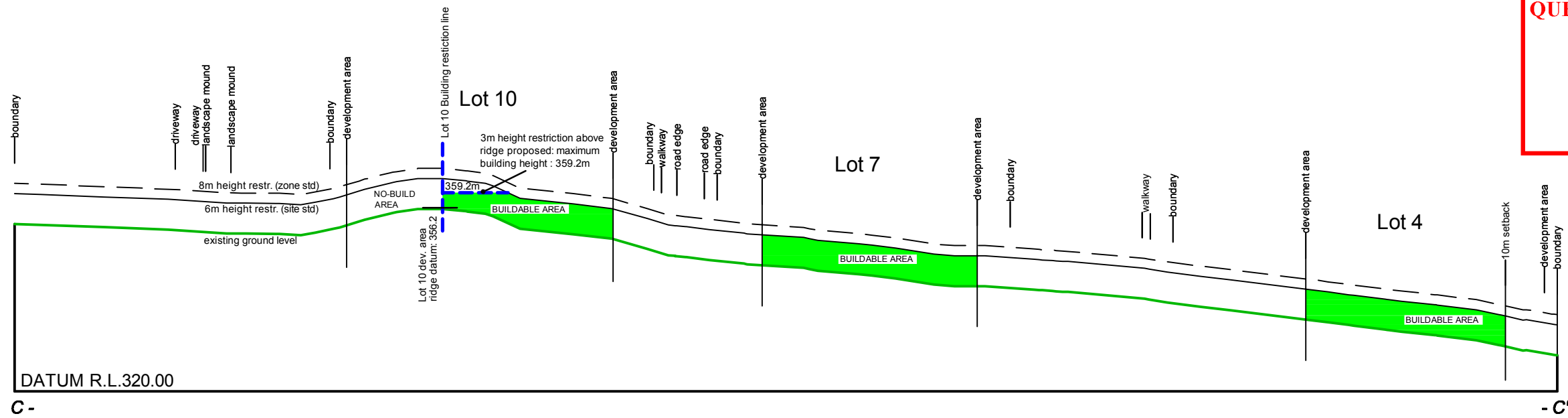
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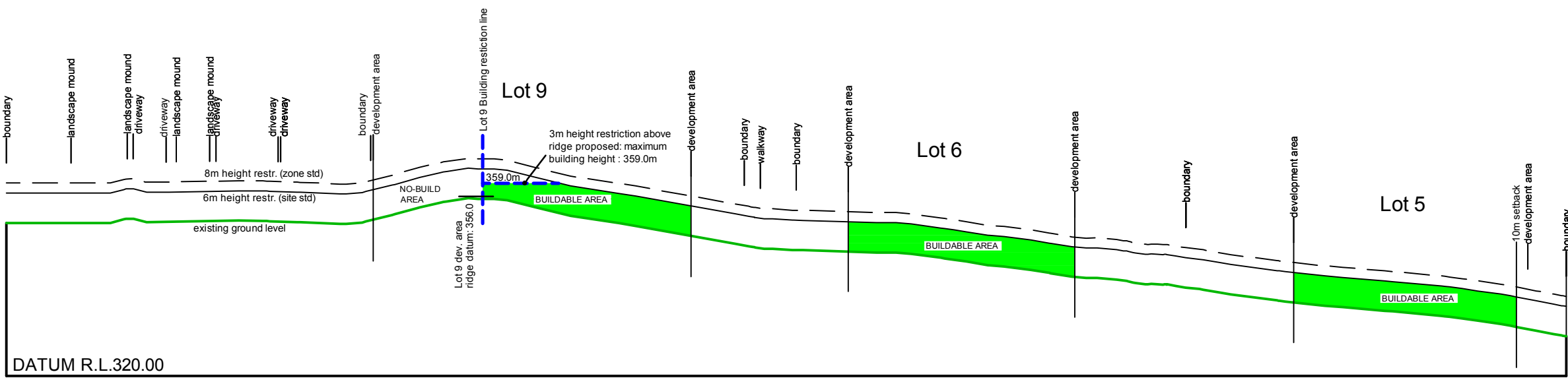
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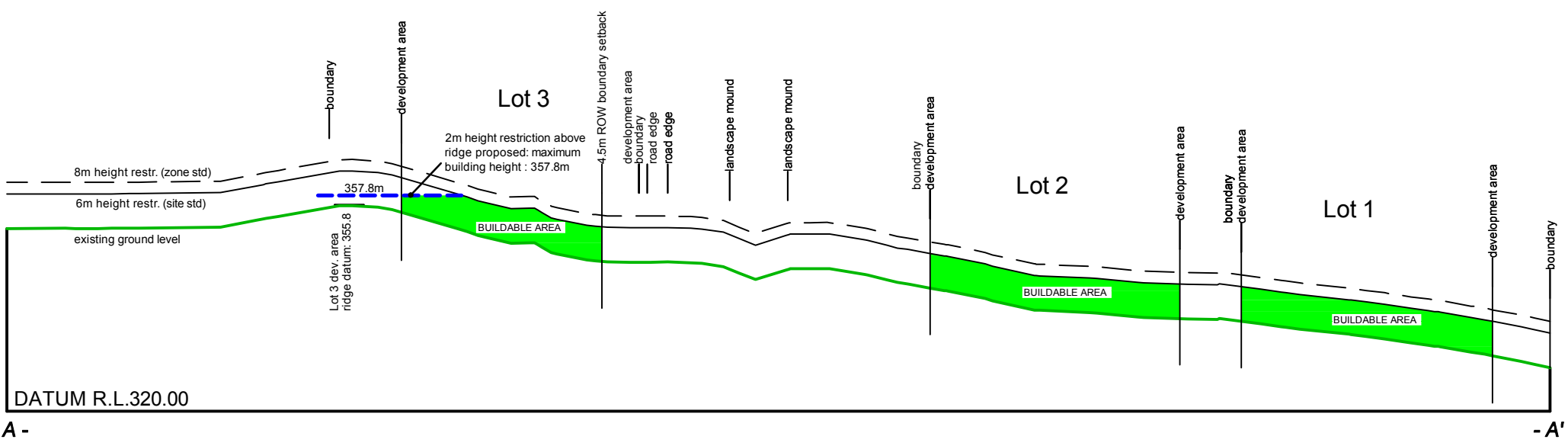
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C - - C'



B - - B'



A - - A'

- NOTES:
1. Supplied as further information, RM130174
 2. Refer to Sheet 14 for location of section lines A-A', B-B' & C-C'
 3. Existing ground levels from site surveys (2006-2012) and aerial photography derived contours (2006)



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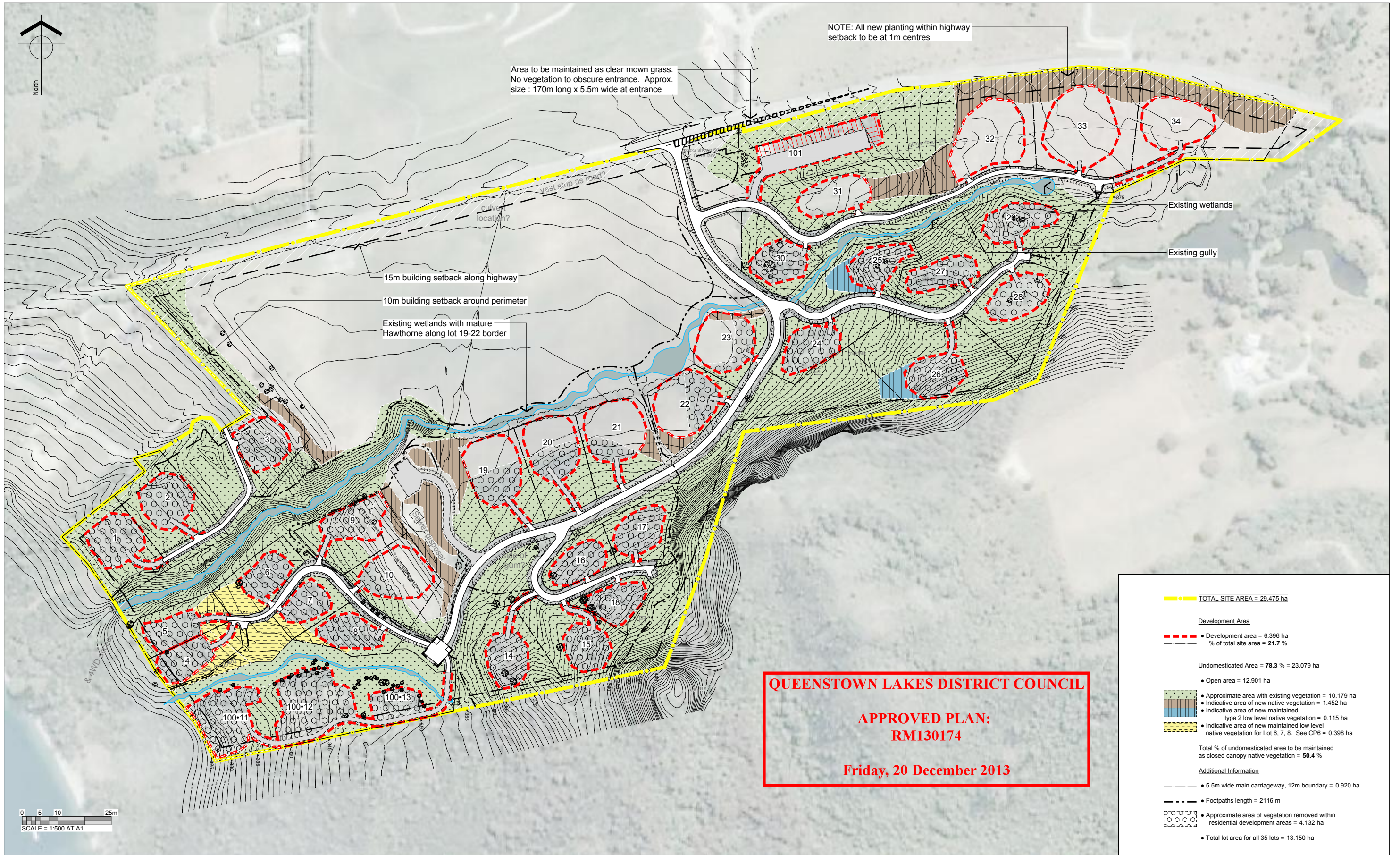
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 & Secs 42 & 43 Blk IV Mid Wakatipu SD

Purpose/Drawing Title:
GLENTUI HEIGHTS
PROPOSED SUBDIVISION
PROPOSED BUILDING RESTRICTIONS
LOTS 3, 9 & 10 PROFILE SECTIONS

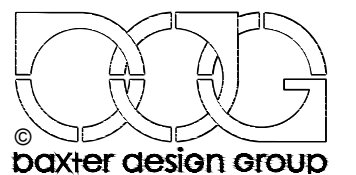
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Designed by:	BDG, SW		
Drawn by:	LR, SW		
Checked by:	SW		
Approved by:		A3	1:1000 at A3 (1:500 at A1)
Job No:	Q5950 - 02	Sheet No:	15
		Revision No:	B
		Date Created:	30/08/2013
DO NOT SCALE			

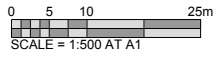
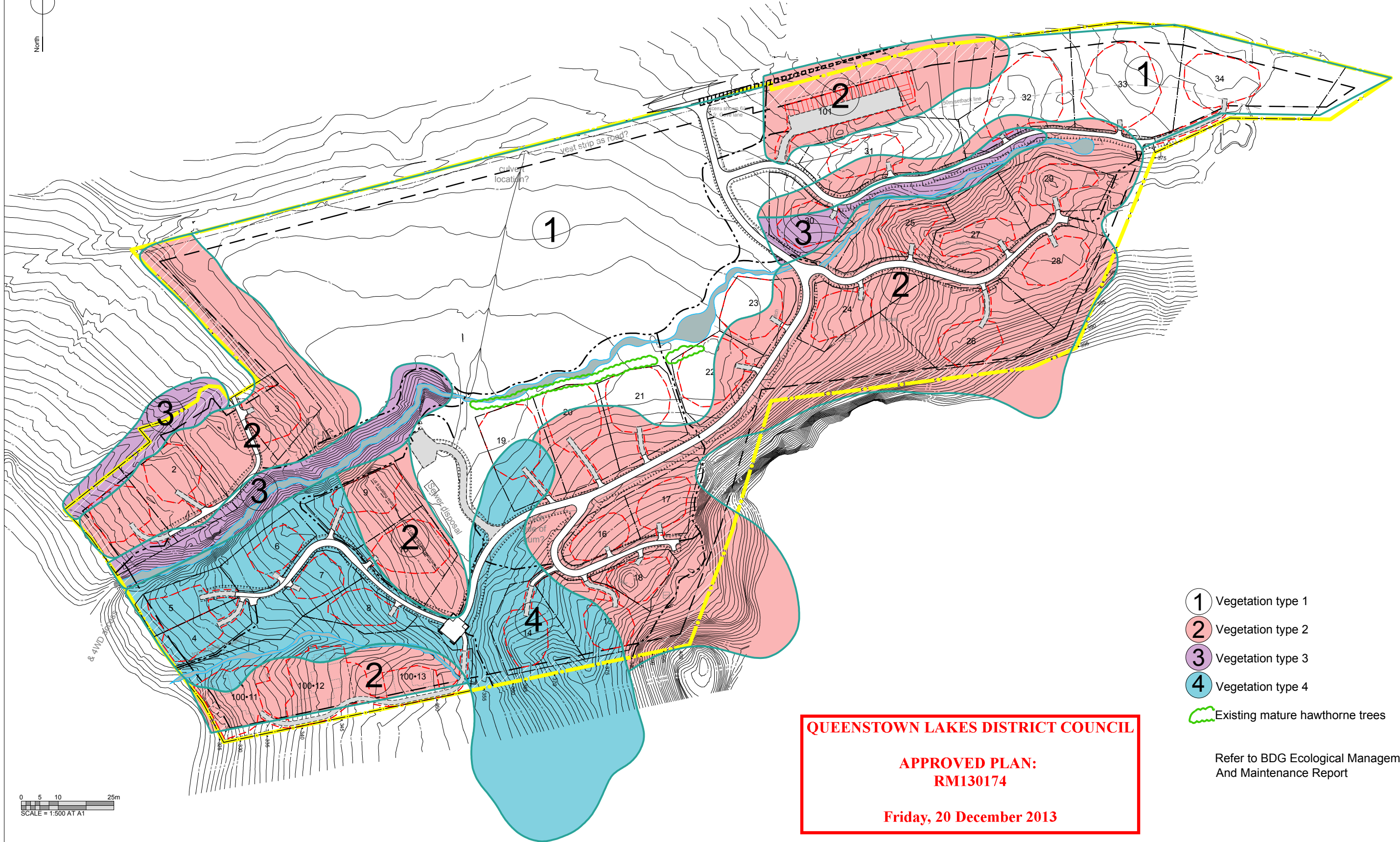
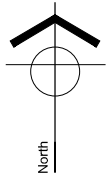



GLENTUI HEIGHTS - DEVELOPMENT AREAS AND UNDOMESTICATED AREAS

REFERENCE 1748-CP1 SCALE = 1:1500 AT A1 / 1:3000 AT A3 18 Nov 2013

J:\1748 - bobs cove 2012\cad\1748-cp1 - glentui heights - development areas and undomesticated areas.dwg





- ① Vegetation type 1
- ② Vegetation type 2
- ③ Vegetation type 3
- ④ Vegetation type 4
-  Existing mature hawthorne trees

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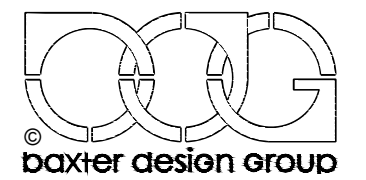
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Refer to BDG Ecological Management
And Maintenance Report

GLENTUI HEIGHTS - EXISTING VEGETATION PATTERNS

REFERENCE 1748-CP2 SCALE = 1:1500 AT A1 / 1:3000 AT A3 30 Oct 2013

J:\1748 - bobs cove 2012\cad\1748-cp2 - glentui heights - existing vegetation patterns.dwg



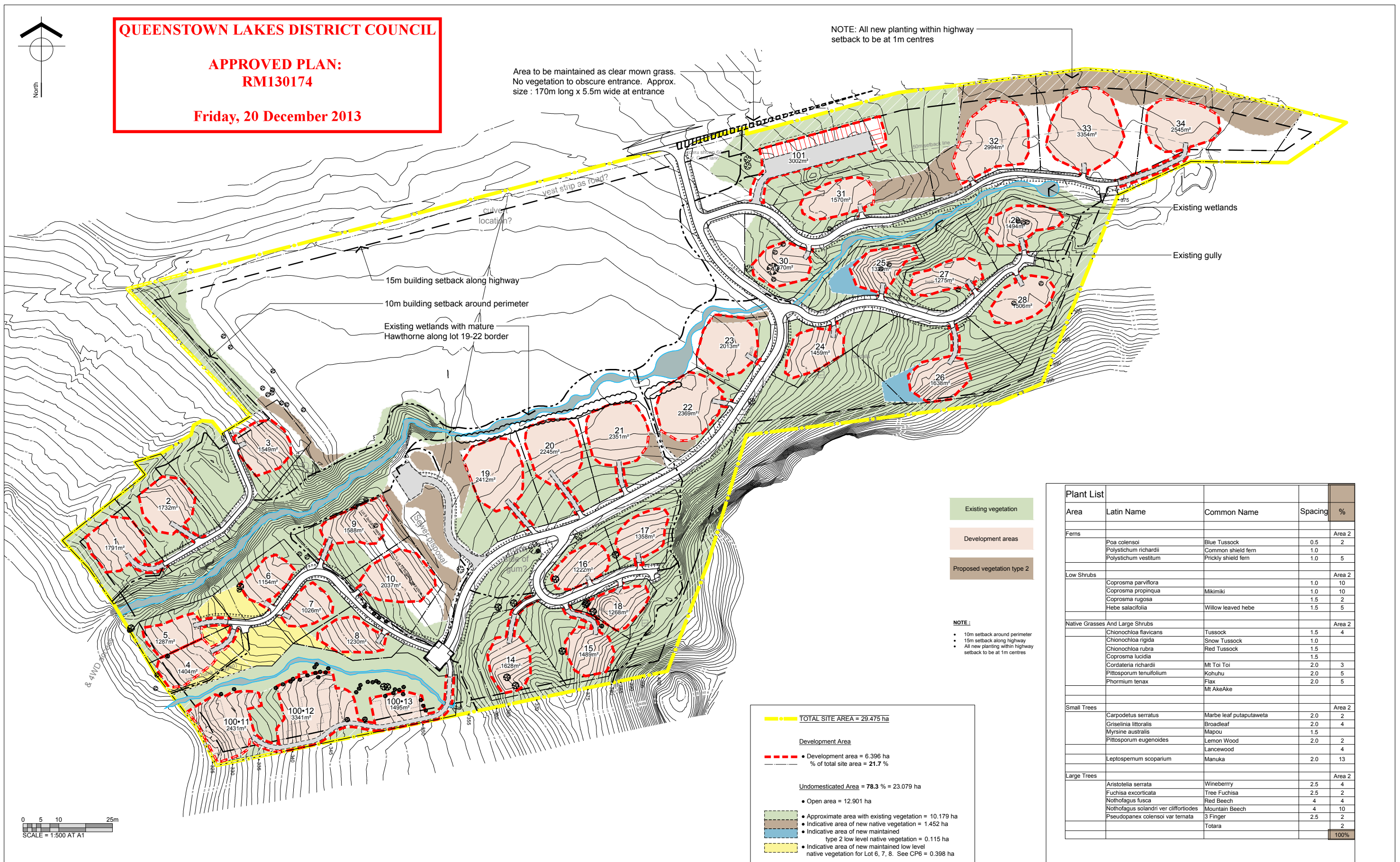
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**APPROVED PLAN:
RM130174**

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NOTE: All new planting within highway
setback to be at 1m centres

Area to be maintained as clear mown grass.
No vegetation to obscure entrance. Approx.
size : 170m long x 5.5m wide at entrance



Existing vegetation

Development areas

Proposed vegetation type 2

NOTE:

- 10m setback around perimeter
- 15m setback along highway
- All new planting within highway setback to be at 1m centres

Plant List					
Area	Latin Name	Common Name	Spacing	%	
Ferns	<i>Poa colensoi</i>	Blue Tussock	0.5	2	
	<i>Polystichum richardii</i>	Common shield fern	1.0	5	
	<i>Polystichum vestitum</i>	Prickly shield fern	1.0	5	
Low Shrubs	<i>Caprosma parviflora</i>		1.0	10	
	<i>Caprosma propinqua</i>	Mikimiki	1.0	10	
	<i>Caprosma rugosa</i>		1.5	2	
	<i>Hebe salicifolia</i>	Willow leaved hebe	1.5	5	
Native Grasses And Large Shrubs	<i>Chionochloa flavicans</i>	Tussock	1.5	4	
	<i>Chionochloa rigida</i>	Snow Tussock	1.0		
	<i>Chionochloa rubra</i>	Red Tussock	1.5		
	<i>Caprosma lucida</i>		1.5		
	<i>Cordatenia richardii</i>	Mt Toi Toi	2.0	3	
	<i>Pittosporum tenuifolium</i>	Kohuhu	2.0	5	
	<i>Phormium tenax</i>	Flax	2.0	5	
Small Trees	<i>Carpodetus serratus</i>	Marbe leaf putaputaweta	2.0	2	
	<i>Griselinia littoralis</i>	Broadleaf	2.0	4	
	<i>Myrsine australis</i>	Mapou	1.5		
	<i>Pittosporum eugenoides</i>	Lemon Wood	2.0	2	
		Lancewood		4	
		<i>Leptospermum scoparium</i>	Manuka	2.0	13
	Large Trees	<i>Aristotelia serrata</i>	Wineberry	2.5	4
<i>Fuchsia excorticata</i>		Tree Fuchsia	2.5	2	
<i>Nothofagus fusca</i>		Red Beech	4	4	
<i>Nothofagus solandri</i> var <i>cliffortioides</i>		Mountain Beech	4	10	
<i>Pseudopanax colensoi</i> var <i>temata</i>		3 Finger	2.5	2	
		<i>Totara</i>		2	
				100%	

TOTAL SITE AREA = 29.475 ha

Development Area

- Development area = 6.396 ha
- % of total site area = 21.7 %

Undomesticated Area = 78.3 % = 23.079 ha

- Open area = 12.901 ha
- Approximate area with existing vegetation = 10.179 ha
- Indicative area of new native vegetation = 1.452 ha
- Indicative area of new maintained type 2 low level native vegetation = 0.115 ha
- Indicative area of new maintained low level native vegetation for Lot 6, 7, 8. See CP6 = 0.398 ha

Total % of undomesticated area to be maintained as closed canopy native vegetation = 50.4 %

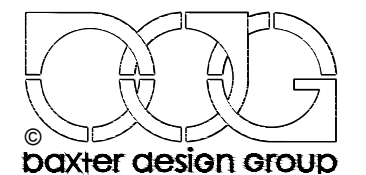
Additional Information

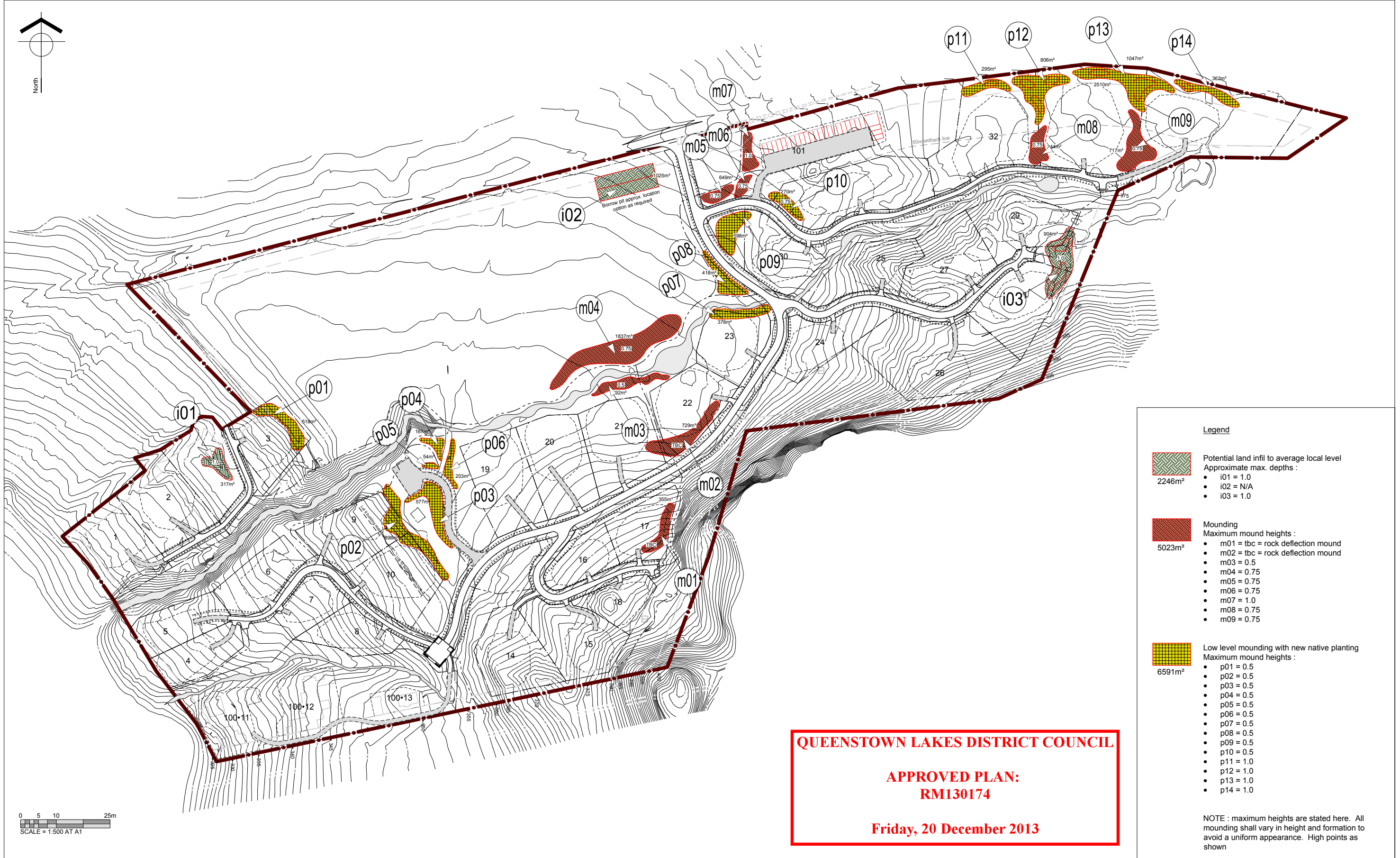
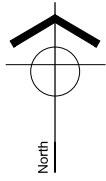
- 5.5m wide main carriageway, 12m boundary = 0.920 ha
- Footpaths length = 2116 m
- Approximate area of vegetation removed within residential development areas = 4.132 ha
- Total lot area for all 35 lots = 13.150 ha

GLENTUI HEIGHTS - EXISTING VS PROPOSED VEGETATION


REFERENCE 1748-CP3 SCALE = 1:1500 AT A1 / 1:3000 AT A3 18 Nov 2013

J:\1748 - bobs cove 2012\cad\1748-cp3 - glentui heights - existing vs proposed vegetation.dwg







Legend

 Potential land infill to average local level
Approximate max. depths :

- i01 = 1.0
- i02 = N/A
- i03 = 1.0

 Mounding
Maximum mound heights :

- m01 = tbc = rock deflection mound
- m02 = tbc = rock deflection mound
- m03 = 0.5
- m04 = 0.75
- m05 = 0.75
- m06 = 0.75
- m07 = 1.0
- m08 = 0.75
- m09 = 0.75

 Low level mounding with new native planting
Maximum mound heights :

- p01 = 0.5
- p02 = 0.5
- p03 = 0.5
- p04 = 0.5
- p05 = 0.5
- p06 = 0.5
- p07 = 0.5
- p08 = 0.5
- p09 = 0.5
- p10 = 0.5
- p11 = 1.0
- p12 = 1.0
- p13 = 1.0
- p14 = 1.0

NOTE : maximum heights are stated here. All mounding shall vary in height and formation to avoid a uniform appearance. High points as shown

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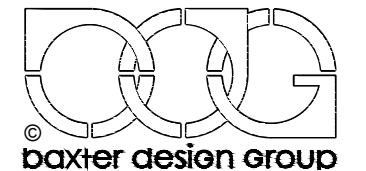
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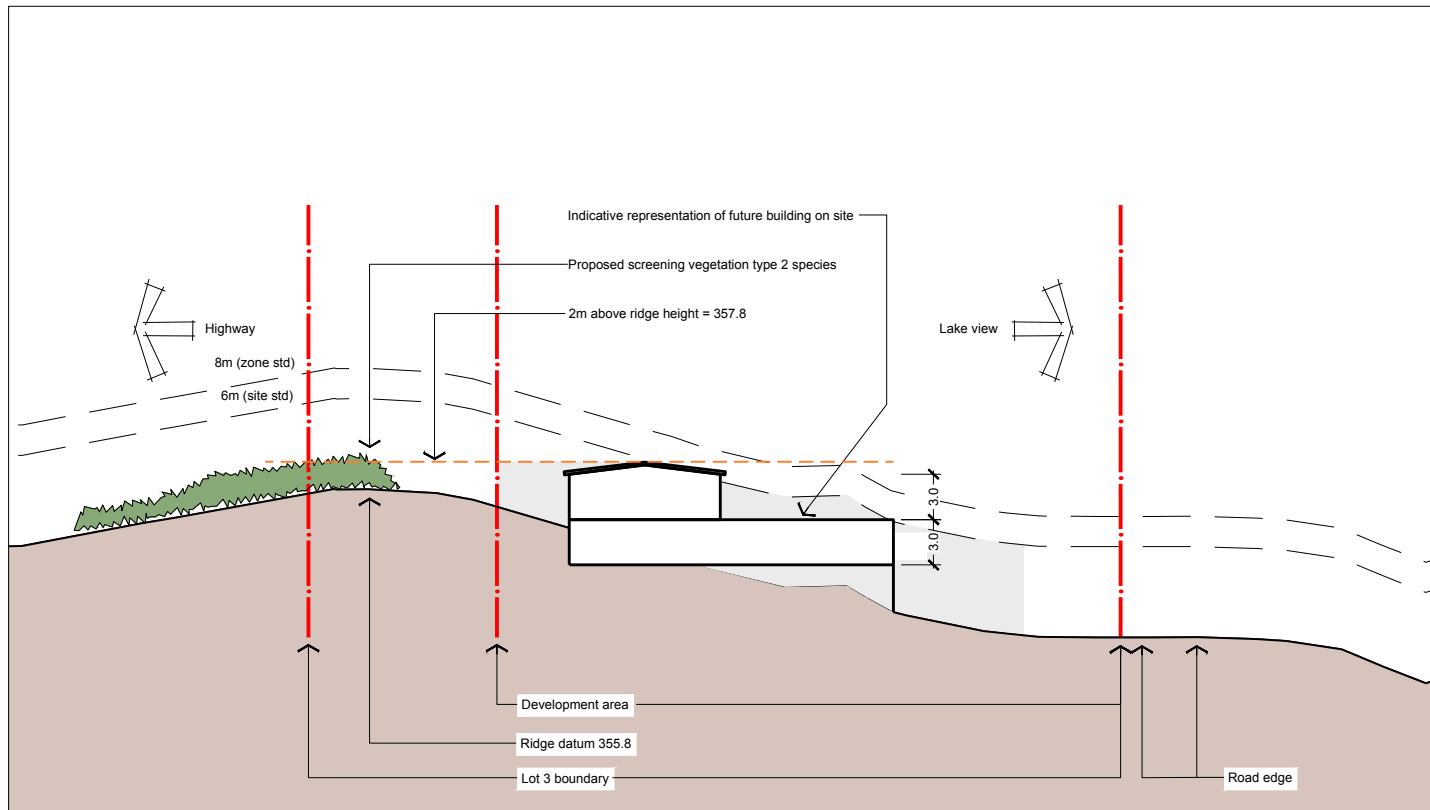
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GLENTUI HEIGHTS - LANDSCAPE MOUNDING

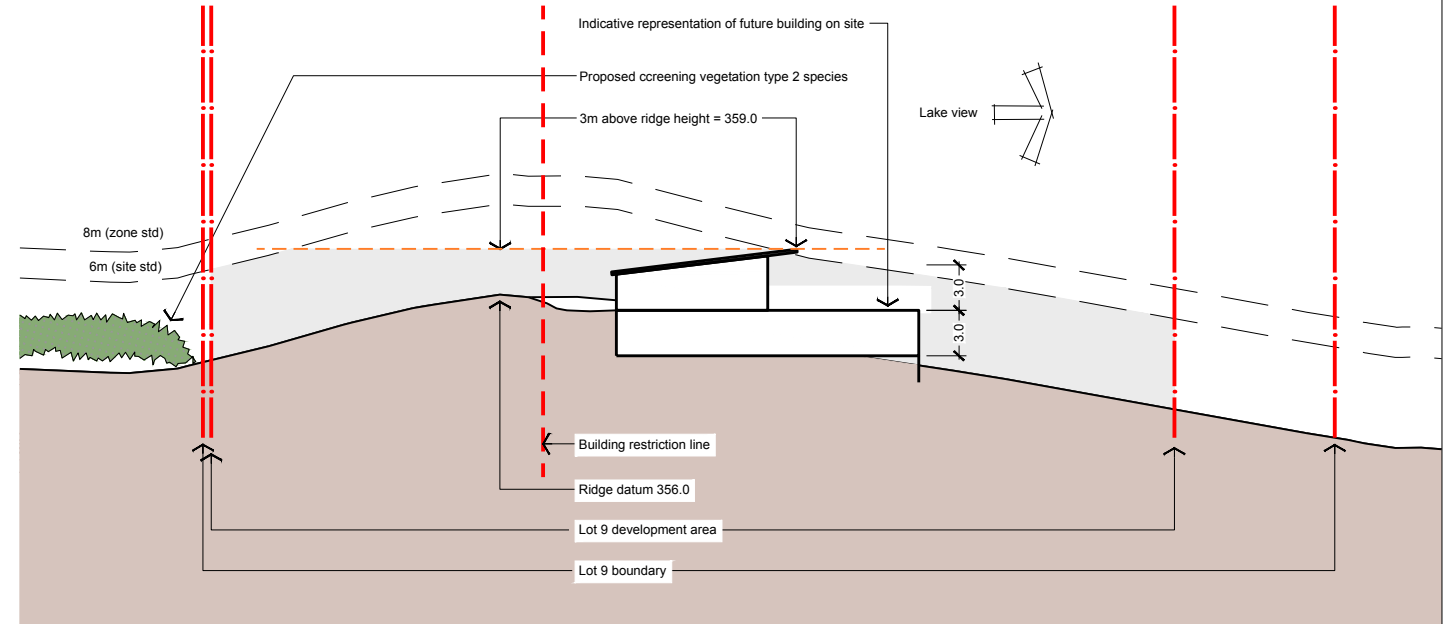
REFERENCE 1748-CP4 SCALE = 1:1500 AT A1 / 1:3000 AT A3 30 Oct 2013

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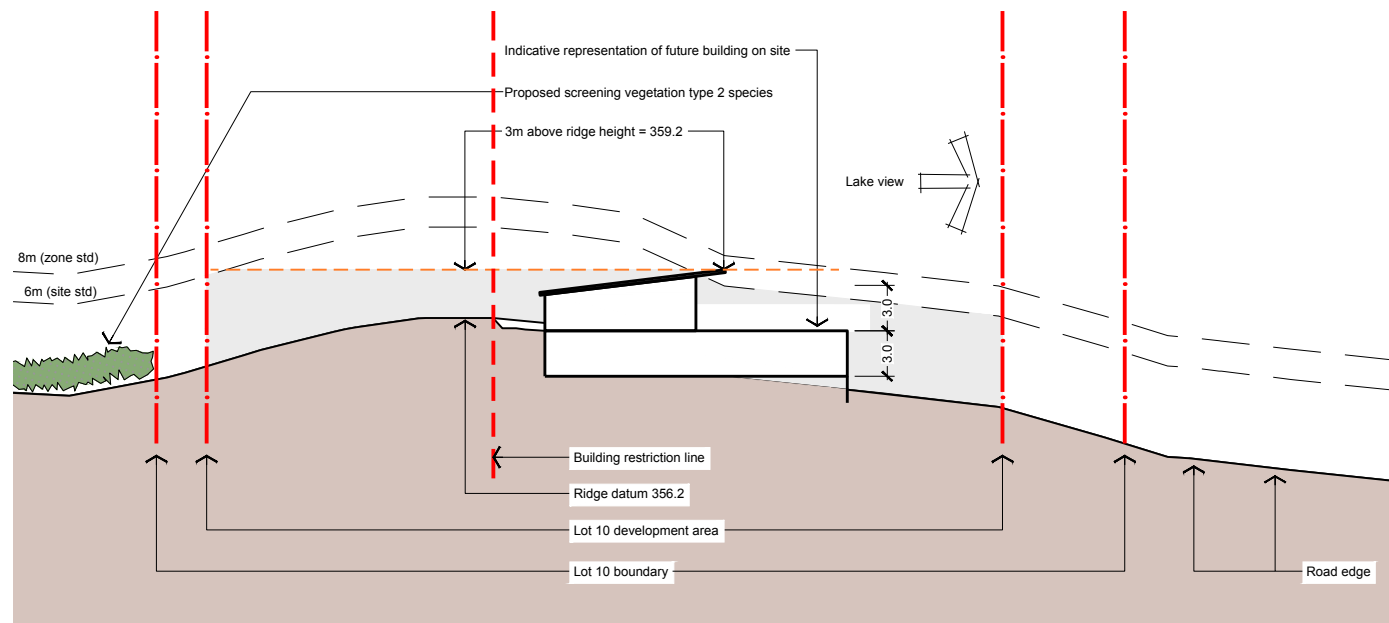




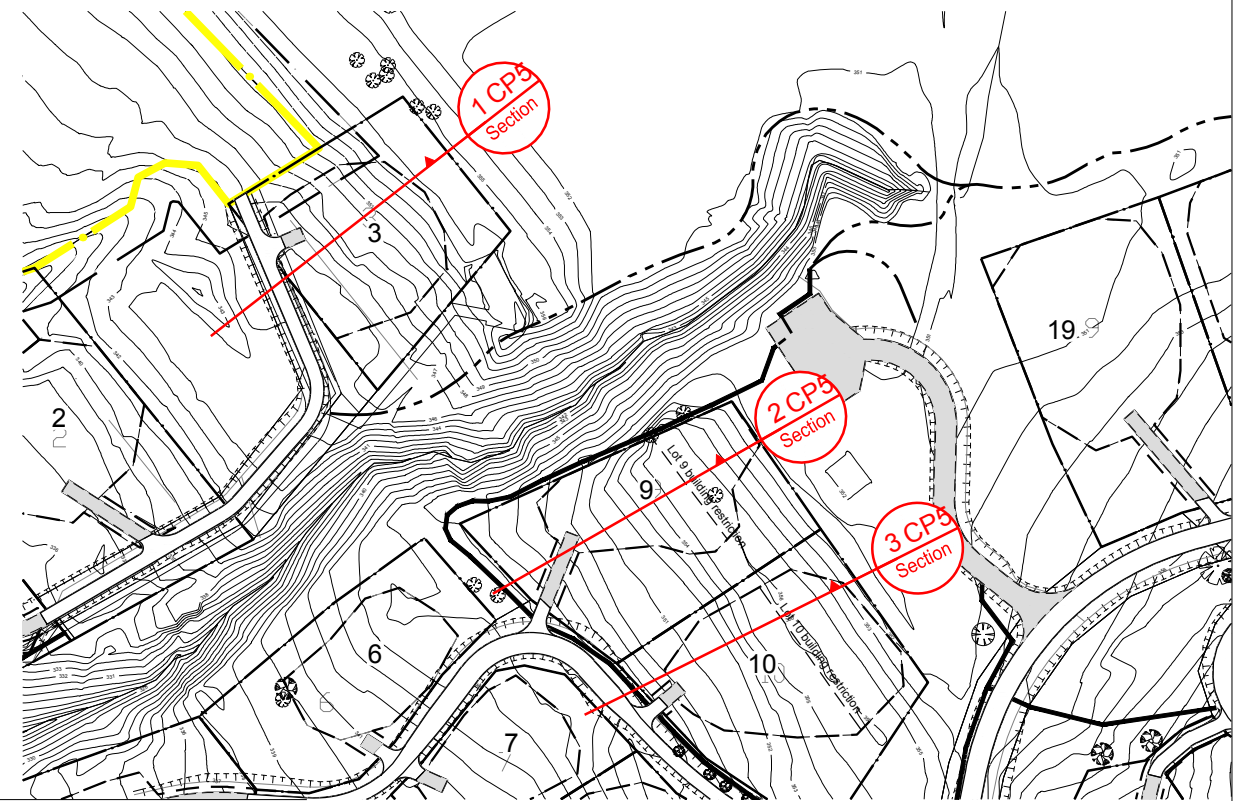
1 Lot 3 Section
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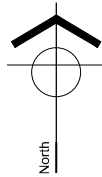
2 Lot 9 Section
Scale: 1:250 at A1 / 1:500 at A3



3 Lot 10 Section
Scale: 1:250 at A1 / 1:500 at A3



4 Lot 3 9 10
Scale: 1:1000 at A1 / 1:2000 at A3



PROPOSED NEW PLANTING AREA 1	
Ferns	spacing
• prickly shield fern	1.0
• common shield fern	1.0
Low Shrubs	
• willow leaved hebe	1.5
• coprosma parviflora	1.0
• miki miki	1.0
• coprosma rugosa	1.5
Total area = 3055m ²	

PROPOSED NEW PLANTING AREA 2	
Ferns	
• prickly shield fern	1.0
• common shield fern	1.0
Low Shrubs	
• willow leaved hebe	1.5
• coprosma parviflora	1.0
• miki miki	1.0
• coprosma rugosa	1.5
Native Grasses / Large Shrubs	
• coprosma lucida	1.5
• pitto tenuifolium	2.0
• phormium tenax	2.0
• cordarteria richardii	2.0
• red tussock	1.5
• snow tussock	1.0
• mt akeake	2.0
Total area = 916m ²	

QUEENSTOWN LAKES DISTRICT COUNCIL

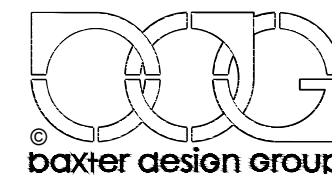
APPROVED PLAN:
RM130174

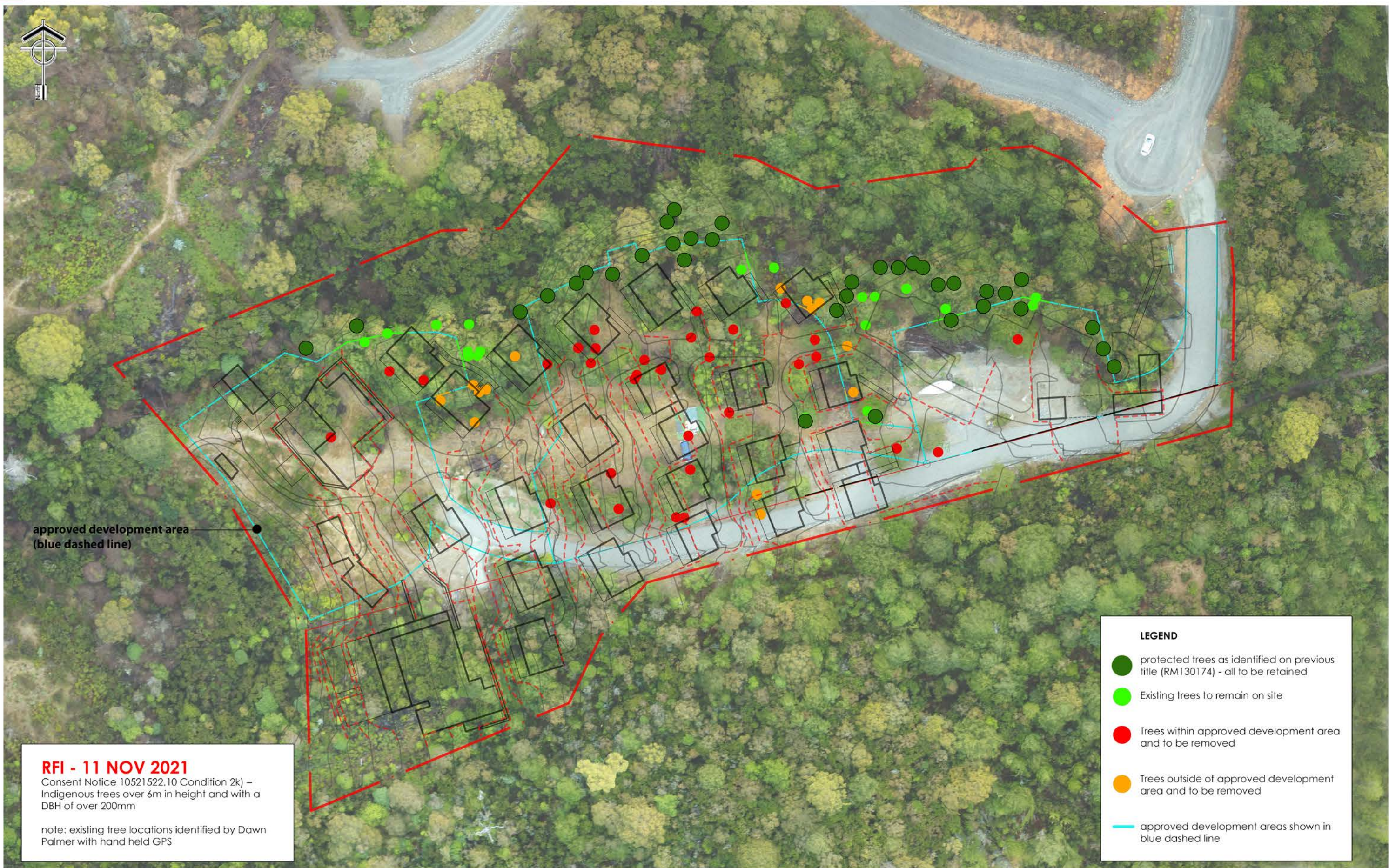
Friday, 20 December 2013

GLENTUI HEIGHTS - PROPOSED SOUTH WEST PLANTING

REFERENCE 1748-CP6 SCALE = 1:500 AT A1 / 1:1000 AT A3 18 Nov 2013

J:\1748 - bobs cove 2012\cad\1748-cp6 proposed south west planting.dwg





approved development area
(blue dashed line)

RFI - 11 NOV 2021
 Consent Notice 10521522.10 Condition 2k) –
 Indigenous trees over 6m in height and with a
 DBH of over 200mm
 note: existing tree locations identified by Dawn
 Palmer with hand held GPS

LEGEND

- protected trees as identified on previous title (RM130174) - all to be retained
- Existing trees to remain on site
- Trees within approved development area and to be removed
- Trees outside of approved development area and to be removed
- — — approved development areas shown in blue dashed line