

View Instrument Details



Instrument No 11585126.5
Status Registered
Date & Time Lodged 10 March 2020 09:02
Lodged By Bykoff, Katia-Helena Rosalina
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
911140	Otago
911141	Otago
911142	Otago
911143	Otago
911144	Otago
911145	Otago
911146	Otago
911147	Otago
911148	Otago
911149	Otago
911150	Otago
911151	Otago
911152	Otago
911153	Otago
911154	Otago
911155	Otago
911156	Otago
911157	Otago
911158	Otago
911159	Otago
911161	Otago

Annexure Schedule Contains 4 Pages.

Signature

Signed by Michelle Rose Needham as Territorial Authority Representative on 09/03/2020 04:58 PM

***** End of Report *****

IN THE MATTER of Lots 1-20 and 100-104 being a Subdivision of Lot 29 DP 369201

AND

IN THE MATTER of Resource Consent RM161093 (as varied by RM181358) Queenstown Lakes District Council

**CONSENT NOTICE PURSUANT TO
SECTION 221 OF THE RESOURCE
MANAGEMENT ACT 1991**

BACKGROUND

- A. Arrowsouth Properties Limited has applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 281292 (Otago Registry).
- B. Council has granted subdivision consent (RM161093 as varied by RM181358) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

QLD002217 8263491.1

OPERATIVE PART

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

Lot 1 DP 535793 comprised in record of title 911140

Lot 2 DP 535793 comprised in record of title 911141

Lot 3 DP 535793 comprised in record of title 911142

Lot 4 DP 535793 comprised in record of title 911143

Lot 5 DP 535793 comprised in record of title 911144

Lot 6 DP 535793 comprised in record of title 911145

Lot 7 DP 535793 comprised in record of title 911146

Lot 8 DP 535793 comprised in record of title 911147

Lot 9 DP 535793 comprised in record of title 911148

Lot 10 DP 535793 comprised in record of title 911149

Lot 11 DP 535793 comprised in record of title 911150

Lot 12 DP 535793 comprised in record of title 911151

Lot 13 DP 535793 comprised in record of title 911152

Lot 14 DP 535793 comprised in record of title 911153

Lot 15 DP 535793 comprised in record of title 911154

Lot 16 DP 535793 comprised in record of title 911155

Lot 17 DP 535793 comprised in record of title 911156

Lot 18 DP 535793 comprised in record of title 911157

Lot 19 DP 535793 comprised in record of title 911158

Lot 20 DP 535793 comprised in record of title 911159

Lot 102 & 103 DP 535793 comprised in record of title 911161

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Conditions

- a) At the time a dwelling is constructed on Lots 1-20, the owner for the time being will require individual low pressure sewage pumps to discharge wastewater from the lot to the reticulated network. The lot owner shall be responsible for all associated costs for the installation and maintenance of all aspects of the system located within the lot boundary.
- b) At the time a dwelling is constructed the owner for the time being shall construct a concrete vehicle crossing to the site to Council's standards and as constructed for Lots 1, 4, 6, 7, 12, 18 and 20. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application'. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the dwelling.
- c) No direct vehicle access onto McDonnell Road shall be provided from Lots 1, 4, 5, 6 & 20.
- d) Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall,
 - i. In respect of Lots 1-6, 19 & 20, submit to Council for certification, a specific engineering design for foundations to cater for liquefaction in accordance with Table 5.1 of the Geotechnical Completion Report prepared by Geosolve Limited dated September 2019, Geosolve Reference: 170605 (*Geotech Report*);
 - ii. In respect of Lots 7-17, submit to Council for certification, a specific engineering design for foundations in accordance with clause 3(c)(ii) of the Schedule 2A Certificate attached to the Geotech Report. Footings extended to the underlying glacial deposits or schist will satisfy the requirement of "good ground" in accordance with NZS3604;
 - iii. In respect of Lot 18, submit to Council for certification, a specific engineering design for foundations in accordance with clause 3(c)(ii) and 3(d) of the Schedule 2A Certificate attached to the Geotech Report. Footings extended to the underlying glacial deposits, schist or engineered fill will satisfy the requirement of "good ground" in accordance with NZS3604 with ultimate geotechnical bearing capacities of 300kPa;
 - iv. In respect of Lots 11-16, submit to Council for approval, a report from a suitably qualified geotechnical professional confirming the proposed building and earthworks design takes into account the effects of potential slope instability,

in accordance with the Schedule 2A certificate and requirements of the Geotech Report. All such measures shall be implemented prior to occupation of any building.

- e) The stormwater cut off drain within Lot 104, including the double sump outlet adjacent to Lot 10, shall be collectively maintained in perpetuity by the owners of Lots 7-18.
- f) All private open space areas, building/fencing restriction and landscaping maintenance areas labelled on the approved plans identified in Condition (1) of RM 161093 (as varied by RM181358) prepared by C Hughes & Associates Limited shall be managed in perpetuity in accordance with the Private Open Space Management Plan and Overarching Open Space Management Plan required under Condition 22 of RM 161093 (as varied by RM181358).
- g) With regard to Lot 103, all building and earthworks are prohibited within the area shown as POS-E5 on the Structure Plan from the Arrowtown South Special Zone in the Operative District Plan.

DATED this 4th day of March 2020

SIGNED for and on behalf of
QUEENSTOWN LAKES DISTRICT
COUNCIL under delegated authority
by its Team Leader, Subdivision,
Development Contributions &
Property



Alex John Dunn