

**APPLICATION AS NOTIFIED**

**Hays Creek Development Limited  
(RM220821)**



APPLICATION FOR RESOURCE CONSENT OR  
FAST TRACK RESOURCE CONSENT

# FORM 9: GENERAL APPLICATION



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

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

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



## APPLICANT //

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

\*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

\*Contact name for company or trust:

\*Postal Address:

\*Post code:

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

\*Email Address:

\*Phone Numbers: Day

Mobile:

\*The Applicant is:

Owner

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

Occupier

Lessee

Other - Please Specify:



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

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



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

\*Name & Company:

\*Phone Numbers: Day

Mobile:

\*Email Address:

\*Postal Address:

\*Postcode:



## INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.

For more information regarding payment please refer to the Fees Information section of this form.

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

Applicant:

Agent:

Other - Please specify:

Email:

Post:

\*Attention:

\*Postal Address:

\*Post code:

\*Please provide an email AND full postal address.

\*Email:



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

Owner Name:

Owner Address:

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

Date:

Names:



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing

Applicant:

Landowner:

Other, please specify:

\*Attention:

\*Email:

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



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

\*Address / Location to which this application relates:

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

District Plan Zone(s):



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

Is there a gate or security system restricting access by council? YES  NO

Is there a dog on the property? YES  NO

Are there any other hazards or entry restrictions that council staff need to be aware of?  
If 'yes' please provide information below

YES  NO



## PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

Yes

No

Copy of minutes attached

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



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

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate

Land use consent includes Earthworks



## QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

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



## BRIEF DESCRIPTION OF THE PROPOSAL //

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

\*Consent is sought to:



## APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

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



## OTHER CONSENTS

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

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

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

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

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

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m<sup>3</sup> per 500m<sup>2</sup>). Therefore the NES does not apply.

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

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



## OTHER CONSENTS // CONTINUED

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

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

Any other National Environmental Standard

Yes

N/A

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

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

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

Yes

No



## INFORMATION REQUIRED TO BE SUBMITTED //

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

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

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz>).

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

A site plan at a convenient scale.

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

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



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



## PRIVACY INFORMATION

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



## FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

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



## FEES INFORMATION // CONTINUED

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

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

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

**MONITORING FEES** – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

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

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

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

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



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

Please reference your payments as follows:

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

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

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

I confirm payment by:

Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZ222)

Invoice for initial fee requested and payment to follow

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

\*Reference

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

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

\*Date of Payment

Invoices are available on request

## APPLICATION & DECLARATION

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

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

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

OR:

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

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

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

PLEASE TICK

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

Full name of person lodging this form

Firm/Company

Dated

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



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

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

### 1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

### 2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

Information provided within the Form above

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

### ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### Clause 6: Information required in assessment of environmental effects

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

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

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

## UNDER THE FOURTH SCHEDULE TO THE ACT:

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

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

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

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

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



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

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

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

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Assessment of Environmental Effects (AEE)

Computer Register (CFR)

Covenants &amp; Consent Notice

Affected Party Approval/s

Landscape Report

Ecological Report

Engineering Report

Geotechnical Report

Wastewater Assessment

Traffic Report

Waste Event Form

Urban Design Report

# **APPLICATION FOR RESOURCE CONSENT**

Subdivision Consent to Create 20  
Residential Allotments

## **HAYS CREEK DEVELOPMENT LIMITED**

Alec Robins Road, Lake Hayes

September 2022



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## **10.0 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2**

## **11.0 CONCLUSION**

## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>Site Address:</b>	Alec Robins Road, Lake Hayes
<b>Applicants Name:</b>	Hays Creek Development Limited
<b>Address for Service</b>	Hays Creek Development Limited C/- Southern Planning Group PO Box 1081 Queenstown, 9348 <a href="mailto:alex@southernplanning.co.nz">alex@southernplanning.co.nz</a>  Attention: Alex Dunn
<b>Site Legal Description:</b>	Section 1 – 2 Survey office Plan 371226 and Part Section 28 Block IX Shotover Survey District
<b>Site Area:</b>	17.9207 hectares
<b>Operative District Plan Zoning:</b>	Rural General
<b>Proposed District Plan Zoning:</b>	Wakatipu Basin – Lifestyle Precinct (Lake Hayes Terrace – LCU 14)  Rural Lifestyle  Rural
<b>Brief Description of Proposal:</b>	Subdivision consent to create 24 allotments. 20 allotments are proposed to be utilised for residential purposes with identified residential building platforms, two allotments are proposed to be access allotments and two allotments to become esplanade reserves

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

**List of Information Attached:**

- Appendix [A]** Record of Title
- Appendix [B]** Covenants and Consent Notices (Instruments)
- Appendix [C]** Development Plan Set
- Appendix [D]** Landscape Assessment and Plans
- Appendix [E]** Infrastructure Report
- Appendix [F]** Geotechnical Report
- Appendix [G]** Transportation Assessment
- Appendix [H]** Affected Person's Approvals
- Appendix [I]** Preliminary Site Investigation



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**Alex Dunn**

14 September 2022

## 2.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT

### 2.1 Site Description

The subject site is located at 64 Alec Robins Road.

Presently, the site is utilised for general farming purposes and contains one residential unit with associated accessory buildings.

The site sits on a terrace above Lake Hayes and overlooks Lake Hayes, the Lake Hayes urban area and Bridesdale. The site is relatively flat, with the southern portion of the site being more undulating and located at a lower topography compared to the northern portion of the site.

State Highway 6 is located directly to the north of the site. There is an escarpment to the west of the site that drops down into a creek.

The site is legally described as Section 1 – 2 Survey Office Plan 371226 and Part Section 28 Block IX Shotover Survey District held in Record of Title 504035 with a land area of 17.9207 hectares. A copy of the Record of Title is contained within **Appendix [A]**.

The site is shown in Figure 1 below:



Figure 1: Subject site (outlined in blue). Source: QLDC's Property Map

## 2.2 Receiving Environment

The Lake Hayes and Bridesdale urban area is to the west of the subject site and is clearly visible from the terrace. There are several rural residential properties located on the eastern side of Alex Robins Road.

## 3.0 RESOURCE MANAGEMENT BACKGROUND

Resource consent **RM031122** was issued on 2 February 2004 and authorised earthworks to take place on the subject site.

Resource consent **RM130148** was granted on 8 April 2013 and authorised the construction of a farm shed on the property. This shed has subsequently been constructed. There are no other resource consents listed on the property.

There are also a number of instruments on the Title, these are summarised below. A copy of the instruments are attached as **Appendix [B]** to this application.

Instrument	Comment
5002654.1 Gazette Notice	Gazette notice that declares the adjacent state highway a limited access road.
Transfer 5191027.5	Subject to a right to convey water and telecommunications over part marked G, H, I, J, take and pump water marked J and convey electricity marked I, J on DP 304263
Transfer 5191027.6	Subject to rights in gross to convey water and telecommunications over part marked G, H, I, J, take and pump watermarked J and convey electricity marked I, J on DP 304263 in favour of Effkay Properties Limited
Transfer 5191027.9	Subject to a right to convey electricity in gross over part marked G, H on DP 304263 in favour of Dunedin Electricity Limited
Easement Instrument 8255284.3	<p>Right of way (pedestrian) (in gross) over parts marked A, B, C, D, E and F on DP 376233 in favour of Queenstown Lakes District Council.</p> <p>This pedestrian right of way has not yet been formed. The easement instrument sets out the responsibility of the formation with the Grantee (being Council).</p> <p>As part of this consent application, it is proposed to reroute part of the pedestrian right of way.</p>

Land Covenant in Easement Instrument 8403650.1	This is a private agreement pertaining to areas A and B on Deposited Plan 383440. Areas A and B are covenanted areas where buildings are restricted. Although a private agreement, it is noted that for completeness that no building platforms or part of a building platform are proposed to be established in this area.
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## 4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

### 4.1 Subdivision

It is proposed to create 24 allotments; 20 of which are to be used for rural residential purposes. Residential building platforms have been identified on each allotment. The residential building platforms all have an area of 1000m<sup>2</sup>, with the exception of Lot 18 which has an area of 750m<sup>2</sup>. Lots 100 and 101 will be access lots with Lots 101 and 102 proposed to be esplanade reserves. The existing house on the site will be removed.

The majority of the subject site is within the Wakatipu Basin Lifestyle Precinct (Lifestyle Precinct), with a small sliver of Rural Lifestyle Zoned around the northern portion of the site and another portion of Rural Zoned land on the southern portion of the site. Lots 5, 6, 7, 14, 16 and 17 are partially located within the Rural Lifestyle Zone. Lots 17 – 20 are partially located within the Rural Zone.

A breakdown of lot size is below, with the area of land within each zone on each allotment also explicitly stated.

Lot:	Total Lot Area (m <sup>2</sup> )	WBLP Area (m <sup>2</sup> )	Rural Lifestyle Area (m <sup>2</sup> )	Rural Area (m <sup>2</sup> )	Net Site Area (m <sup>2</sup> )
1	8376	8376			7708
2	15320	15320			15240
3	9105	9105			8892
4	7770	7770			7660
5	8939	8596	343		8791
6	7260	6710	550		7201
7	6919	6182	737		6919
8	8068	8068			8068
9	10040	10040			9513
10	5758	5758			5758
11	5602	5602			5602
12	5483	5483			5483
13	6587	6587			6587
14	8743	5050	3693		8254
15	8065	8065			8065
16	9245	8159	1086		8876
17	9843	8359	1482	2	9843
18	7500	6994		506	6399
19	6825	6011		814	6327
20	9778	7368		1482	9284

Total:	162586	153603	7891	2804	160470
Average:	8261.3m <sup>2</sup>	7680.15m <sup>2</sup>	394.55.m <sup>2</sup>	140.2m <sup>2</sup>	<b>8023.5m<sup>2</sup></b>

The net site area across the entire subdivision is greater than 8000m<sup>2</sup>. However due to the Rural and Rural Lifestyle zoning, the average lot sizes for the lifestyle precinct portion of the zoning will be under 8000m<sup>2</sup>.

Plans of the development have been prepared by Aurum and are attached as **Appendix [C]** to the application.

#### **4.2 Earthworks**

It is proposed to undertake earthworks to create internal roading and to establish landscaping, such as mounding.

In total, earthworks will consist over an area of 23,000m<sup>2</sup> and consist of 9900m<sup>3</sup> of cut with an equal about of fill. This equates to 19,800m<sup>3</sup> in total of earthworks. The maximum cut proposed is 5.5 metres and maximum fill proposed is 3 meters. The earthworks plans are included in the development plan set that has been prepared by Aurum.

#### **4.3 Landscaping**

The applicant has undertaken extensive landscaping on the subject site over the past several years. This landscaping has become well established. The existing landscaping forms part of the overall landscaping that is proposed to be planted through the subject site prior to s224c certification.

A landscape assessment and Structural Landscape Plan landscaper plan has been prepared by Jess McKenzie of Vivian + Espie. This is attached as **Appendix [D]**.

#### **4.4 Infrastructure and Servicing**

An Infrastructure Feasibility Report has been prepared by John McCartney of Civilised Limited. This report addresses water supply, wastewater drainage, stormwater drainage, power and telecommunications.

Water and wastewater connections will be reticulated to the site. Stormwater will be disposed of on the site.

Electricity will be made to each building platform and while the applicant may install reticulated telecoms, provision is sought to allow wireless telecoms instead.

The Infrastructure Report is attached as **Appendix [E]** to this application.

#### **4.5 Geotechnical**

A geotechnical report has been prepared by Geosolve and this is attached as **Appendix [F]** to the application. This report contains a range of recommendations that will be adhered to.

#### 4.6 Transportation

A transportation assessment has been prepared by Jason Bartlett of Bartlett Consulting. Internal roading will be constructed in accordance with the Code of Practice. This report is attached as **Appendix [G]** to the application.

#### 4.7 Affected Persons Approval

Affected person approvals have been received from the following landowners:

- John Brooks and Judith Sim – 73 Alec Robins Road (Lot 1 DP 354482)
- Wai Ho and Rui Mai – 51 Alec Robins Road (Lot 1 DP 508512)
- Lindsey and Carlyn Topp – 111 and 117 Alec Robins Road (Lot 1 DP 476278 and Lot 2 DP 476278 (noting Lot 2 is owned by TPI 1 Limited which Lindsey Topp is the sole director of)).
- Belinda Guthrie – 670 Lake Hayes-Arrow Junction Highway (Lot 1 DP 22024).
- Martin MacDonald – 51 Walnut Lane (Lot 2 DP 457573).
- Matthew and Gaylene Hastie – 49 Walnut Lane (Lot 1 DP 442220).

The affected person approvals are attached as **Appendix [H]** to this application.

In addition, the location of these properties are marked by the red boxes in Figure 2 below:



Figure 2: Location of properties where owners have provided APAs (marked by red boxes)

## 5.0 DESCRIPTION OF PERMITTED ACTIVITIES

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

In this instance, all subdivisions require resource consent. As such, it is considered that there is no permitted baseline of relevance to this proposal

## 6.0 STATUTORY CONSIDERATIONS

### 6.1 Operative District Plan

The site is zoned as Rural General (which a portion of unformed legal road identified on the GIS maps) within the Operative District Plan. There are no relevant rules to this proposal under the ODP.

### 6.2 Proposed District Plan

The subject site is mainly within the Wakatipu Basin Lifestyle Precinct. A sliver of land alongside the western portion of the site is zoned as Rural Lifestyle and a small portion of land along the southern area of the site is zoned as Rural, with this Rural portion also being within an Outstanding Natural Landscape (ONL). All proposed building platforms are located within the Lifestyle Precinct with a minute portion of a platform corner on Lot 14 being within the Rural Lifestyle Zone.

The following resource consent is sought to authorise the proposed development under the PDP:

#### *Subdivision*

- A **restricted discretionary** activity consent pursuant to Rule 27.5.8 for all subdivision activities, unless otherwise provided for, in the Rural Lifestyle Zone. In this instance, part of the subject lot is zoned as Rural Lifestyle. By virtue of this fact, consent is required under this rule. Council's discretion is with respect to:
  - a. The location and size of building platforms in respect of landscape values (landscape character and visual amenity).
  - b. Subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;
  - c. Internal roading design and provision, relating to access and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots and on lot sizes and dimensions;
  - d. Property access and roading;
  - e. Esplanade provision;
  - f. The adequacy of measures to address the risk of natural hazards;
  - g. Fire fighting water supply;
  - h. Water supply
  - i. Stormwater disposal;
  - j. Sewage treatment and disposal;

- k. Energy supply and telecommunications including adverse effect on energy supply and telecommunication networks;
  - l. Open space and recreation;
  - m. Ecological and natural values;
  - n. Historic heritage.
- A **restricted discretionary** activity consent pursuant to Rule 27.5.9 for all subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Lifestyle Precinct. Council's discretion is with respect to:
  - a. Location of building platforms and vehicle access;
  - b. Subdivision design and lot layout including the location of boundaries, lot shape and dimensions (but excluding lot area);
  - c. Location, scale and extent of landform modification, and retaining structures;
  - d. Property access and roading;
  - e. Esplanade provision;
  - f. Natural hazards;
  - g. Firefighting water supply and access;
  - h. Water supply;
  - i. Network utility services, energy supply and telecommunications;
  - j. Open space and recreation provision;
  - k. Opportunities for nature conservation values, and natural landscape enhancement;
  - l. Easements;
  - m. Vegetation, and proposed planting;
  - n. Fencing and gates;
  - o. Wastewater and stormwater management;
  - p. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks;
  - q. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contributions of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment.
- A **restricted discretionary** activity resource consent pursuant to Rule 27.5.10 for a subdivision of land within the National Grid Subdivision Corridor. In this instance, the corridor runs along the very southern portion of proposed Lot 20. Council's discretion is restricted to:
  - a. Impacts on the operation, maintenance, upgrade and development of the national Grid;
  - b. The ability of future development to comply with NZECP34:2001;
  - c. The location, design and use of any proposed building platform as it relates to the National Grid transmission line;
  - d. The risk of electrical hazards affecting public or individual safety, and the risk of property damage;
  - e. Whether any proposed planting within the subdivision would result in the planting of trees or shrubs in the vicinity of the National Grid transmission lines and the potential for effects on the operation and security of the transmission lines.

- A **restricted discretionary** activity resource consent pursuant to Rule 27.5.12 for all subdivision activities in the Rural Zone. In this instance, portions of Lots 17 – 20 are within the Rural Zone. Council's discretion is not restricted by any matter in this instance.
- A **non-complying** activity resource consent pursuant to Rule 27.5.21 for a subdivision within the Wakatipu Basin Lifestyle Precinct with a minimum net area of less than 4000m<sup>2</sup> or whether the average area of the lots in the subdivision is less than 0.8ha per lot. In this instance, the average net area of both is greater across the entire site. However due to the two portions of Rural Lifestyle and Rural Zoning, the average net area within the Lifestyle Precinct is not met if the portions of the site zoned as Rural Lifestyle and Rural are taken out of the calculation, as described in section 4.1 above. Council's discretion is not restricted by any matter in this regard.
- A **non-complying** activity resource consent pursuant to Rule 27.5.22 for a subdivision that does not comply with the minimum lot areas specifies in Part 27.6 (noting that this rule excludes subdivisions within the Wakatipu Basin). Part 27.6 sets out a minimum lot size of 1 hectare providing that the average lot size is not less than 2 hectares in the Rural Lifestyle Zone. In this instance, by virtue of the zoning, portions of Lot 5, 6, 7, 14, 16, 17 and 18 have an area of Rural Lifestyle Zoning. The area of Rural Lifestyle Zoning in each allotment is under 1 hectare. Council's discretion is not restricted by any matter in this regard.
- A **non-complying** activity resource consent pursuant to Rule 27.7.30 as Rule 27.7.28 states that every allotment created in the Rural Zone and Rural Lifestyle Zones must have a platform of between 70m<sup>2</sup> and 1000m<sup>2</sup>. In this instance no platforms are proposed in the Rural or Rural Lifestyle portions of the land (with the exception of a small area of the platform on Lot 14 encroaching in the Rural Lifestyle Zone). However, all allotments to be created that are intended for residential purposes will have a residential platform located on them. Council's discretion is not restricted by any matter in this regard.

#### *Land Use*

- A **restricted discretionary** activity resource consent pursuant to Rule 24.5.9.1 which states that the minimum setback of any building from any road boundary shall be 75 meters in the Lifestyle Precinct. In this instance, it is proposed to establish building platforms on Lots 1, 10 – 13, 15, 16 and 18 that are within 75 meters of the road boundary. It is noted that this consent does not include land use for future built form within the platforms. The closest platforms to the road are proposed to be setback a distance of 20 metres. Council's discretion is with respect to:
  - a. Building location, character, scale and form;
  - b. External appearance, including materials and colours;
  - c. Landscaping/planting (existing and proposed);
  - d. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.

- A **restricted discretionary** activity resource consent pursuant to Rule 25.5.11 for earthworks over a contiguous area. As the site is undulating, it has areas that are greater than 10 degrees in slope. Therefore, the more restrictive 25.5.11.1 restriction of 2500m<sup>2</sup> is being utilised for this rule trigger. Earthworks are proposed to take place over an area of 23,000m<sup>2</sup> in order to form accesses, establish mounding and create level building platform areas. Council's discretion is restricted to the matters contained in section 25.7.1 of the PDP, being:
  - a. Soil erosion;
  - b. Landscape and visual amenity values;
  - c. Effects on infrastructure, adjacent sites and public road;
  - d. Land stability;
  - e. Effects on water bodies, ecosystem services and biodiversity;
  - f. Cultural, heritage and archaeological sites;
  - g. Nuisance effects;
  - h. Natural hazards;
  - i. Functional aspects and positive effects.
  
- A **restricted discretionary** activity resource consent pursuant to 29.5.13 (a) which requires vehicular access to be in accordance with Table 3.2 of the QLDC Land Development and Subdivision Code of Practice (CoP). The CoP requires that Alec Robins be a Figure E2 standard to service the development. No upgrades are proposed. Council's discretion is restricted to:
  - a. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment;
  - b. The design of the access, including the width of the formed and legal width;
  - c. The on-going management and maintenance of the access;
  - d. Urban design outcomes;
  - e. The vesting of the access in Council.
  
- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.17 with regard to sight distances. Based on the speed limit of 80km/h, a sight distance of 115 for residential activities is required. The access for Lot 1 and Lots 18 (to serve Lots 18 – 20 inclusive. Sight distances are less than this, but greater than 40 metres for both accesses. Council's discretion is restricted to:
  - a. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
  
- A **restricted discretionary** activity resource consent to Rule 29.5.19 with regard to the number of vehicle crossings on Alec Robins Road. As this road is already a vested road with Council, the establishment of vehicle crossings prior to s224c will result in seven vehicle crossings to one site for a period of time. Once Titles are issued for the new lots, there will be no more than one crossing point per lot. Council's discretion is restricted to:

- a. effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.

#### **6.4 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)**

A preliminary site investigation (PSI) has been prepared by e3 Scientific and is attached as **Appendix [I]** to this application. E3 have stated, that based on a detailed review of site history information, site inspection and interviews with the site owner, no activities that are listed on the Hazardous Activities and Industries List (HAII) have taken place on site.

There is an old sheep dip near that site of the boundary that was identified in the 1978 aerial photography. However, e3 consider it highly unlikely that contaminants in soil could have migrated in sufficient quantity to pose a risk to human health. E3 did recommend that bore water be tested on Lot 1 if there was no reticulated supply, however as the subdivision will be serviced by the reticulated Council supply, this is not required.

In addition, there was a lime quarry on the site that was active between the 1940's and 1980's. However, no lime processing took place on the site. The quarry was reclaimed with soil from the local area, the majority of which is from a single development on Frankton Road. While some of the fill was unsuitable, it is not considered contaminated.

An area of approximately 230m<sup>2</sup> was identified as filled offal pits that only sheep have been put in; e3 have commented that given the small scale of the offal pit area, any landfill gas generated would be small in scale and is likely to have dissipated. This scale of activity

It is noted that the PS1 is based on a previous subdivision plan on the site for 16 rural residential allotments. The subdivision plan was subsequently altered as a result of a Consent Order which provided a discretionary regime for allotment sizes of 4000m<sup>2</sup> in the Lifestyle Precinct with an average Lot size of 0.8ha. The PSI covers the entire site – not only the location of the platforms. As such, it is still fit for purpose for this consent application.

Overall, it is considered that the activity is permitted under the NESCS regulations.

#### **6.5 Overall Activity Status**

The overall activity status for the proposed development is **non-complying**.

## 7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the Resource Management Act 1991 are detailed below.

### **7.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:**

Initially a 16-lot residential subdivision was considered. However, with a consent order being released that provided for a new discretionary regime 4000m<sup>2</sup> minimum lot size and 0.8ha averages in the Lifestyle Precinct, the proposal was amended to fit with this discretionary regime. As the subdivision relates to this particular site, no other sites were considered. Platform locations have been identified with input from a number of experts, including a landscape expert and geotechnical expert.

### **7.2 An assessment of the actual or potential effect on the environment of the proposed activity.**

#### **Introduction**

Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(B) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed.

In assessing any actual or potential effects on the environment of allowing the proposal to proceed, Schedule 4, Clause 7(1) of the Resource Management Act 1991 states that the following matters must be addressed.

- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
- (b) any physical effect on the locality, including any landscape and visual effects:*
- (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
- (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
- (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

Although a non-complying activity, the matters of discretion that are detailed in the PDP have been utilised to assess the below.

## Landscape Effects

### *Rural Lifestyle Zone*

All building platforms are within the Lifestyle Precinct, with the exception of a very small area of the Lot 14 platform, as demonstrated by Figure 3 below.

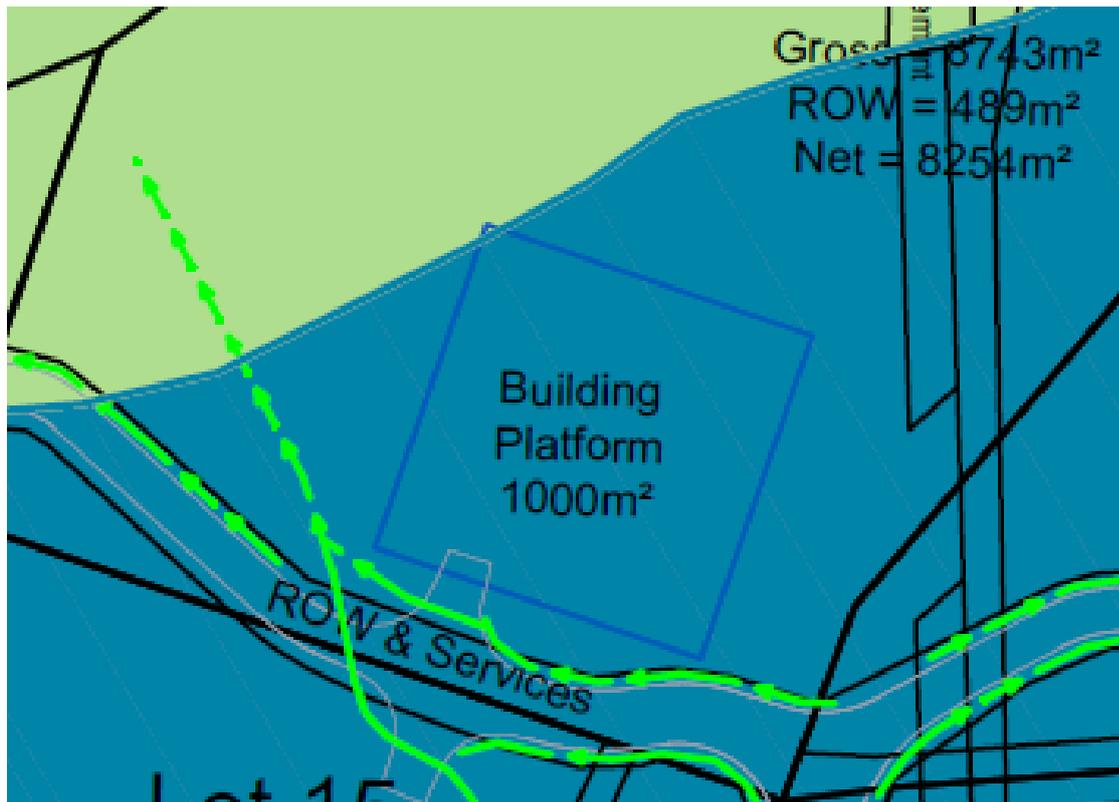


Figure 3: Portion of the Lot 14 building platform that is located within the Rural Lifestyle Zone (indicated by the green at the top of the platform)

The portion of the platform that is within the Rural Lifestyle portion of the site is considered to be imperceptible. Notwithstanding this, residential activity is not unanticipated within the Rural Lifestyle Zone and therefore this portion of the building platform within the Lifestyle Zone is considered to have less than minor effects on the environment.

### *Rural Zone and Outstanding Natural Landscape*

With regard to the Rural Portion of the site and ONL, the building platform on Lots 17 – 20 are fully within the Lifestyle Precinct. Right of ways and infrastructure servicing will also be contained fully within the Lifestyle Precinct. It is proposed to relocate part of the pedestrian easement into this ONL portion of the site. The area associated with this relocated portion of the pedestrian easement runs to the south of the Lot 20 building platform directly adjacent to the Lifestyle Precinct Zoning. It is noted that

there are existing portions of the easement located on land that is zoned as Rural within the PDP. T

As per the current easement instrument, construction of this pedestrian trail is the responsibility of the Council.

The relocated easement will ensure that future owners/occupiers of Lot 20 are able to retain an appropriate level of privacy as the current easement clips the southern portion of the proposed building platform. The portion of the pedestrian easement to be moved to the Rural Zone (ONL) is shown in Figure 4 below.

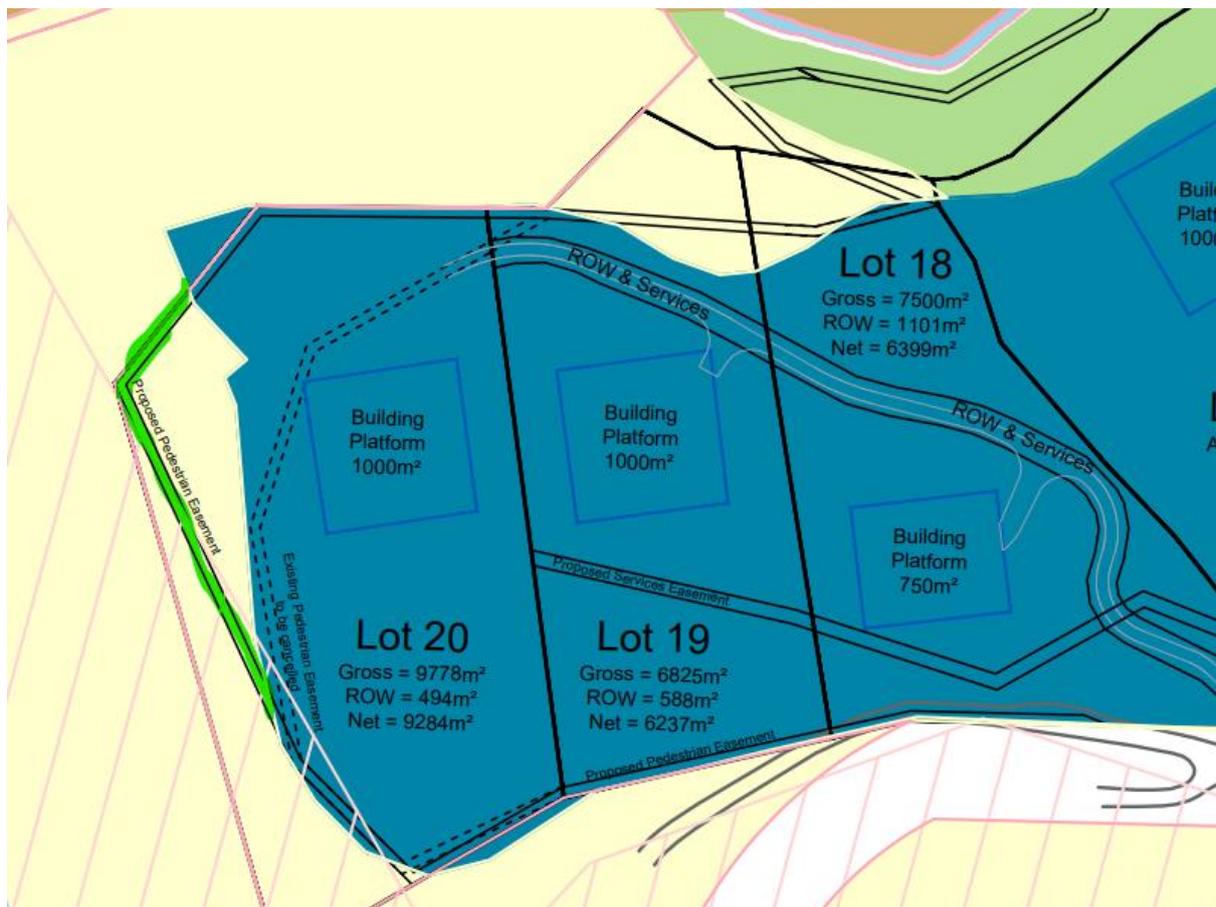


Figure 4: Location of the relocated pedestrian easement highlighted by green within the Rural (ONL) portion of Lot 20.

Of particular note is assessment matter 21.21.1 within the PDP. This assessment matter is derived from policies 3.3.30, 6.3.10 and 6.3.12 to 6.3.18.

In applying the assessment matters, Council will work from the presumption of that in or on ONFs and ONLs, the applicable activities are inappropriate in almost all locations and that successful applications will be exceptional cases where the landscape can absorb the change and where the buildings and structures and associated roading and boundary changes are reasonably difficult to see from beyond the boundary of the site.

With regard to the relocated pedestrian easement, due to the relatively small area the relocated portion is located in the ONL, effects on the environment are assessed to be less than minor. Given the relatively close proximity of the existing alignment, effects on the wider ONL are anticipated to have an indiscernible level of effect compared to its current alignment.

With regard to the allotment boundaries within the ONL, the majority of the ONL will be located to the south of Lot 20 (where the existing property boundary is located). The other boundary that will be created in the rural zone, between lots 18 and 19 will allow the Lifestyle Precinct portion of the site to be subdivided as per the anticipation of this zoning. Due to the site having split zoning, creating boundaries within the Rural (ONL) portion of the site is not possible to avoid.

To ensure that potential effects on the ONL are minimised, all building platforms, access and servicing are fully within the Lifestyle Precinct portion of the site. Due to this, there is no physical 'development' or buildings within the ONL proposed by way of this consent. Even in the event that Council was to form the pedestrian easement in its existing location, there would be a similar level of effects taking into consideration the minor change in the route.

This consent application proposes no physical works, buildings or infrastructure within the Rural ONL.

Based on the above assessment, the effects of the proposal on the Rural portion of the site and the ONL is assessed to be less than minor.

#### *Wakatipu Basin Lifestyle Precinct*

The site sites within Landscape Character Unit 14 (Lake Hayes Terrace) which is described as having a moderate-high absorption capacity. No provisions within the LCU are under appeal.

As identified within the settlement patterns portion of the LCU, the Lifestyle Precinct Zoning anticipates change to the existing settlement patterns including an overall density of residential activity at 1 hectare average and settlement patterns that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.

As a result of a consent order issued as a result of ENV-2019-CHC-064, the court established a discretionary subdivision regime for subdivisions that do not comply with the minimum net area specified in Part 27.6 (6000m<sup>2</sup> minimum lot area and 1ha average). This discretionary regime provides for minimum net site areas of 4000m<sup>2</sup> and average lot area within the subdivision of not less than 0.8ha.

This subdivision has been designed around this discretionary regime. The average net area of all allotments is greater than 8000m<sup>2</sup> and no allotment is under 4000m<sup>2</sup> in land area. The smallest lot has a net area of 5602m<sup>2</sup>, which is comfortable above the minimum. The non-complying status arises due to multiple technical breaches that arise due to the sliver or Rural Lifestyle and Rural zoning round the western and southern periphery of the site.

In addition to the general standards that are within the Proposed District Plan, the following controls are proposed to be imposed as a consent notice:

- Fences and gates within the site shall be in post and wire and post and rail only.
- The maximum building height shall be 5.5m above existing ground level.
- All water tanks shall be located within the building platform.

Such consent notice conditions will ensure that the development is presented as a rural living environment, in stark contrast to Bridesdale which is located on the opposite side of the creek (detailed further below). In addition, the 5.5 metre height restriction will ensure houses are only single level in nature. This low level of height will mitigate effects associated with the location of the platforms within the 75-metre setback. This matter is discussed further below.

### Visibility of Development

With specific regard to the visibility of the development, there will be glimpses of the northern platforms will for SH6 road users travelling to Queenstown for approximately 300 metres and a glimpse will be available for road users traveling away from Queenstown for approximately 100 metres. This will add in additional instances will view residential development from the highway, but in a way that is not unexpected. There will be some structural landscaping and mounding along the escarpment near the highway. This will further soften views for road users. However existing views from this portion of the road are somewhat restricted anyway as the road dips down to near level with Lake Hayes. With regard to views for SH6 road users, the landscape reports that the degree of adverse effects on views and amenity from SH6 is considered to be of a very low degree at most. Effects on the SH6 road users are therefore considered less than minor.

With regard to the users of Alec Robins Road, the proposal will result in a rural living development being visible for the users of the road. The landscape report comments that:

*“The large lot size, location of the building platforms, and limits on the height and bulk of the buildings will ensure that the views of the open rural landscape is somewhat retained, particularly distance views towards Slope Hill, Coronet Peak and other hills and mountain ranges in the distance”.*

It is noted that restrictions on built form within the platforms will be controlled through the provisions of the PDP, unlike height, whereby a more restrictive consent notice is proposed. With regard to the users of Alec Robins Road, the landscape report concludes effects will be low at most initially, decreasing to a very low degree over time as structural landscaping becomes established. Effects on the Alec Robins Road users are therefore assessed as less than minor.

With regard to Bridesdale Farm, which is located on the opposite side of Hayes Creek, some residential development will be visible on the subject site, particularly Lots 14 – 20. Structure landscaping will soften the view of future buildings. In addition, the distance between the Bridesdale houses and future houses on the subject site will ensure views will be retained to an appropriate degree. Views toward the natural slopes of the Morven Hill ONL will be retained. This will be assisted by the imposition of

the consent notice setting out a maximum height of 5.5 metres. Effects on the residential of Bridesdale Farm are therefore assessed as less than minor.

Views of the development from Lake Hayes (including the Lake Hayes walkway) will be mitigated by the distant. This distance, with the intervening topography, will ensure effects from Lake Hayes will be less than minor.

Overall, with regard to landscape effects and the visibility of the development from public places, effects on the environment are assessed as less than minor.

### **Building Setbacks**

The Lifestyle Precinct requires buildings to be setback 75 metres from road boundaries. In this instance, platforms adjacent to Alec Robins Road are located 20 metres from the road setback. This distance is fairly consistent with other buildings located along Alec Robins Road – houses on the northern portion of the road are located much closer and houses on the southern portion have a greater setback. Of note, no dwelling that is currently accessed from Alec Robins Road has a 75 metre (or greater) setback.

Alec Robins Road is not a through road and is not frequently used by persons other than persons who reside on the road. As such, establishing platforms that are setback 20 metres from the road will have no potential adverse effect on the wider public. For users of the road, which is largely restricted to residents, the imposition of a 5.5-metre height limit will ensure buildings will be single storey in nature. Therefore, views to surrounding ONLs and ONFs will be retained, and dominance effects will be avoided.

The PDP does recognise that on some sites, a 75-metre setback may not be practicable. In this instance, the utilisation of a 20-metre setback is relatively consistent with other properties in the surrounding area and will ensure that the platforms can be appropriately spaced apart from one another to retain a pleasant rural living environment. The utilisation of a 75-metre setback would result in a clustering effect of platforms near Hayes Creek.

Overall, the effect on the public realm as a result of establishing platforms with a setback of 20 metres from the road boundary is assessed to have a less than minor effect on the wider environment.

### **Public Walkways**

The LCU states that there are no walkways/cycleways through the area. While it is correct that there are no formed walkways or cycleways, there are current easements in place on the subject site that would allow QLDC to form them. As part of this proposal, the location of the easement along the northern and southern portion of the sites are being realigned to better accommodate the subdivision. The rerouting is fairly insignificant, and the relocated easement will largely follow the existing easement alignment.

It is considered good practice to have public walkways clearly separate from rural living activities to ensure there is no potential conflict with the two activities. The relocated portions of the easement generally follow the current alignment.

In addition, and of benefit to the wider public and to general nature conservation values, is the creation of two esplanade reserves where the public easement currently is located alongside Hayes Creek.

Of particular note, the LCU states that there are no walkways or cycle ways in the area. If the Council was to form the public access easement there may be a future opportunity for a connection into Bridesdale/Lake Hayes in a relatively discreet location across the creek. This is made possible on the applicant's side of the land due to the fact Lots 101 and 102 are proposed to be esplanade reserves. While this connection is not proposed now, the creation of esplanade reserves here opens this opportunity up to Council in the future.

Overall, effects relating to public walkways and accessibility are assessed as having a less than minor effect on the wider environment.

### **Subdivision Design**

As touched on above, the subdivision has been designed under the discretionary provisions of the PDP, acknowledging the overall status is non-complying due to slivers of Rural Lifestyle and Rural zoned land. The landscape report states that:

*"The particular design that is proposed involves considerable areas of native vegetation. It places building platforms on flatter terrace areas, using natural escarpments to separate them. Considerable open space will be provided within each lot. As is anticipated by the Precinct zoning, the proposal will create a vegetated and pleasant rural living area between Morven Hill and Hayes Creek Overall, the character of the site will change from a rural activity to rural living development in a way that is anticipated by the zoning provisions in the PDP."*

This is evident by the 20m setback which has been used on the site to avoid having a proliferation of platforms near the Hayes Creek escarpment.

The lot sizes and dimensions are fairly consistent, ensuring that future buildings are sufficiently separated from one another. This will retain a sense of spaciousness across the site.

Overall, effects relating to subdivision design are assessed as having a less than minor effect on the wider environment.

### **Infrastructure and Servicing**

#### *Water*

The site is partially within the existing scheme boundary for water. It is proposed that a new water connection will be made with the Council water scheme that is located within State Highway 6. This connection will be made on the basis that the allotments are on a restricted supply. Due to this restricted supply, lot owners will be required to install their own storage tanks and domestic water pressure boosting pumps to ensure water is supplied at an appropriate pressure to future residential units. Each lot will be

required to install their own 60,000L storage tanks with proprietary pressure boosting as appropriated. QLDC's P&I department have confirmed that connecting the development to reticulated supply will not adversely impact the wider network.

Overall, the provisioning of water to each platform is feasible. Effects on the environment are therefore assessed to be less than minor.

### *Firefighting*

Firefighting water will be stored within the 60,000L tanks that are to be located on each site. 45,000L will always be maintained as a static firefighting reserve. This requirement is able to be imposed as a consent notice condition on the Titles of the residential lots.

Overall, the provisioning of firefighting to each platform is feasible. Effects on the environment are therefore assessed to be less than minor.

### *Wastewater*

There is a Council wastewater pipe within the adjacent state highway. A wastewater network will be constructed within the subject site that will drain to the existing Council gravity manhole within the highway reserve. The dwellings on the lower lying land and within the further reaches of the site will connect initially with a small domestic wastewater grinder pump station and a small bore rising main. Wastewater will be pumped to the wastewater manhole that will drain into the existing Council network. The infrastructure report notes that a typical sewer system that would be suitable is the E-One Pressure Sewer System that is supplied by Ecoflow Ltd.

Overall, provisioning of wastewater to each platform is feasible. Effects on the environment are therefore assessed to be less than minor.

### *Stormwater*

Stormwater infrastructure will be comprised of two primary elements. The first being roadside drainage swales to receive and dispose of the runoff from the accesses to the building platforms. The second will be future soak pits to be constructed on the site to drain runoff from buildings on each allotment.

It is anticipated that detailed design of the swales will be provided at Engineering Acceptance stage.

Specifically constructed soakage pits will be designed once buildings on each allotment are proposed as these pits will need to take into account all impervious runoff areas. Geotechnical investigations have confirmed that ground conditions are suitable for stormwater disposal by soakage.

Overall, provisioning of stormwater disposal is feasible. Effects on the environment are therefore assessed to be less than minor.

### *Power and telecoms*

Aurora and Chorus have both confirmed they are able to provide reticulation to the development.

Due to the rapidly increasing affordability of providing solely wireless telecommunications services, it is proposed that this is an option should hard reticulated telecoms not be installed. There is good reception throughout the site. Should hard reticulated telecommunications not be provided, a consent notice is proposed to be registered on the titles that makes future owners aware of this.

As both electricity and telecoms are available on the site, effects on the wider environment in this regard are assessed to be less than minor.

### **National Grid Transmission Line**

The national grid transmission line runs to the south of Lot 20. There is also a double circuit steel tower (CML-FKN-A0112) near the southern boundary. The transmission line is 110 kV with a span of around 350 meters in this location. Under table 3 of NZECP34: 2001, the minimum safe distance is 21 metres. This increases to 22.5 metres for lines that exceed 110 kV but not exceeding 220 kV. In this instance, the closest part of the platform on Lot 20 will be in excess of 30 metres from the transmission line.

Effects on the National Grid Transmission Line are therefore assessed to be less than minor.

### **Transportation**

Access to the site is from Alec Robins Road which has a 4m sealed carriageway width. This formation generally aligns with the requirements of a Figure E1 road type, however there are no passing bays. Opposing vehicles are therefore required to slow down and use the roadside verge to pass. The road is generally flat and straight which means that there is good visibility of oncoming vehicles. To meet the current QLDC Land Development and Subdivision Code of Practice (CoP), it would need to be formed to an E3 standard (6.5m minimum sealed carriageway with two traffic lanes).

Currently there are around 31 vehicles per day (vpd) that utilise Alec Robins Road. The proposed development of 19 additional dwellings (noting one dwelling is already onsite and will be demolished) may generate up to 202 vpd or a peak hour traffic flow of 28 vehicles per hour (vph).

With regard to the formation of Alec Robins Road, the transportation report states:

*"This narrow single lane road is likely to result in an operating speed of approximately 50km/hr and below the posted speed limit. Drivers will be prepared to slow down should an oncoming vehicle be visible as drivers will slow to less than 20km/hr to utilise the shoulder/verge area of the road for passing. The proposed development will not change the overall formation or alignment of Alec Robins Road. This is a possible breach of the PDP (rule 29.5.13) in that development access, via Alec Robins Road, does not meet the QLDC Land Development and Subdivision Code of Practice based on the potential number of dwellings and activities served.*

*Research from the United Kingdom for single track roads and single lane roads with limited passing opportunities, suggests a two-way operating capacity of between 100 to 200 vehicles per hour (vph), and that significant delays and reduced level of service may occur as traffic flows approach 300vph. This suggests that Alec Robins Road would have an operating capacity of at least 200vph which is significantly greater than the existing and proposed traffic flow on this road during the peak hour."*

While the proposed development will increase traffic movements along Alec Robins Road compared to the current situation, this is to be anticipated as the area moves from a rural environment to a rural living environment.

The sightlines from Lot 1 and 18 (access to Lots 18 – 20) are considered appropriate considering the slow operating speed of the road compared to the signposted speed.

The number of accessways is appropriate and once 224c is issued, no allotment will have more than one vehicular access from Alec Robins Road (where the allotments are accessed directly from this road).

Internal right of ways and accesses can be designed to comply with the CoP. This will be subject to detailed design engineering design. The final ownership structure of the two access lots has not yet been determined. They will either be amalgamated with the rural residential lots they are to serve or be owned by the management company that is to be established with easements in favour of the residential lots.

Overall, effects relating to transportation are assessed to have a less than minor effect on the environment.

## **Geotechnical**

Geosolve have undertaken a range of investigations across the site. The first 3.5m of the site is generally covered by topsoil, loess and/or alluvial deposits which overlay schist bedrock. There are localised areas of disturbed ground as a result of farming activities. No groundwater encountered throughout the investigations.

There are indications of slope instability along the terrace slope between the western boundary and Hayes Creek. A slope stability assessment has been undertaken to determine building setback guidelines for foundations constructed in accordance with NZS3604: 2011. As a result of this, the geotechnical report has recommended a range of conditions. At the end of earthworks and prior to 224c, a completion report and Schedule 2A will be provided to Council. This will detail any ongoing requirements with regard to building foundations on the lots.

With the implementation of the recommendations made by Geosolve, effects on the environment with regard to geotechnical matters are assessed as less than minor.

## **Earthworks**

Consent is required specifically for the area of earthworks (noting that volume, cut, fill and road transportation standards are exempt from 25. In total, earthworks will cover a total area of 23,000m<sup>2</sup>.

Earthworks are proposed to create accesses, flat building platform areas and earth mounds. While this area may appear to be significant, it is a relatively small portion of the overall site. The majority of the earthworks will involve site scrape within the future platform areas to ensure that there is a level area that future owners are able to construct a building within. This will avoid future lot owners having to complete any significant earthworks. Once earthworks within the platforms have been completed, they will be grassed to ensure dust effects are mitigated.

The site is undulating in nature. Prior to works commencing and as detailed plans are developed, an Environmental Management Plan will be submitted to Council for approval. It is anticipated that in the event be granted, standard conditions of a 'High Risk' site will be imposed as a condition of consent (due to the undulating topography meaning areas are over 15 degrees). At this point in time, no earthworks contractor has been appointed and no detailed design plans have been drawn. Site specific mitigation measures, as required by the EMP, are not yet known.

Site specific mitigation measures will also be dependent on the engineering acceptance and location of swales for the accesses. For example, the creation of landscaping mounding and swales along accesses will have an impact on where potential water will go in a heavy rain event. Due to the size of the site, this specific information is not able to be provided at this stage of the process. However, the standard conditions of consent sufficiently cover these matters. The site is large enough to ensure that all earthworks and any site-specific mitigation measures can be contained fully in the subject site. No adverse effects are anticipated on Lake Hayes due to the distance of the accesses and platforms from the western escarpment.

No works will be able to commence on site until this EMP is in place and certified.

Overall, effects relating to earthworks are assessed to have a less than minor effect on the wider environment.

**7.3 If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use**

N/A

**7.4 If the activity includes the discharge of any contaminant, a description of:**

- 1. The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and**
- 2. Any possible alternative methods of discharge, including discharge into any other receiving environment.**

N/A

**7.5 A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce actual and potential effects:**

No further mitigation measures are required for this proposal.

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

The applicant has undertaken consultation with neighbouring landowners. Six APAs have been received, as described earlier in the report.

An assessment on the owners/occupiers of other properties is as follows:

*642 Lake Hayes-Arrow Junction Highway (Lot 1 DP 9264)*

This property is located adjacent to the subject site (to the north-east). The site is relatively small and contains two existing dwellings that predominantly overlook the highway and Lake Hayes. The closest platform to this site is the platform on proposed Lot 1. There will be an area of structural landscaping between the platform and Lot 1 DP 9264. This structural landscaping, in addition to the 5.5 metre height limit for future built form, will mitigate potential effects associated with future built form.

Overall, the effect on the owners and occupiers of 642 Lake Hayes-Arrow Junction Highway is assessed as less than minor.

*53 Alec Robins Road (Lot 2 DP 508512)*

The site is located to the east of the subject site on the opposite side of Alec Robins Road and was created as a result of resource consent RM120398. It has a total land area of 4600m<sup>2</sup> with a building platform, but to date no building has been constructed.

Although the PDP requires a 75-metre road setback in the Precinct, the additional height restriction will result in single storey/ low level houses. Further, the 20m setback allows the platforms to be more appropriately spaced out to ensure the development reads as a rural residential development with relatively equal lot sizes. A 75m setback we would have the platforms more clustered together near the western escarpment creating a clustering effect. While houses within platforms will be visible from 53 Alec Robins Road, the 20-metre setback is considered sufficient to ensure that there are no adverse amenity effects on the owners/occupiers of this property. Views of the wider mountain vistas will be retained.

Overall, the effect on the owners and occupiers of 53 Alec Robins Road is assessed as less than minor.

*61 Alec Robins Road (Lot 3 DP 304263)*

Consultation is ongoing with this lot owner. This property is also located on the opposite side of Alec Robins Road to the west. Notwithstanding the fact that consultation is ongoing, the additional height restriction and the fact that the platforms are relatively

evenly spaced out along Alec Robins Road, as opposed to being clustered to achieve a 75m setback will ensure that the transition of the site from rural to rural residential as anticipated by the LCU is undertaken in an appropriate manner. The overall subdivision design is considered appropriate for the site and the LCU.

Overall, effects on the owners and occupiers of 61 Alec Robins Road are assessed to be less than minor.

#### *Walnut Lane (Lot 2 DP 404519)*

This property has no physical address but is located on the opposite side of Hayes Creek. The site is currently comprised of relatively scrubby vegetation and is free of built form. The site is zoned Rural and Rural Lifestyle. There is a building platform on the northern portion of the site (approved by RM040750 as varied by RM070791). There is good separation between the platform on Lot 2 DP 404519 and the platforms proposed by way of this consent. In addition, the platforms proposed by way of this consent are essentially in line with the Lot 3 DP 404519 platform. Residential activity is anticipated on the subject site and the overall density is split across a large piece of land, all of which will not be visible from the platform on Lot 2 DP 404519.

Overall, the effects on the owners and occupiers of Lot 2 DP 404519 are assessed to be less than minor.

#### *Bridesdale Lot Owners*

Effects on owners of residential units in this location have largely been covered in section 7.2 of this report. While buildings in platforms will be visible for some Bridesdale lot owners, the LCU anticipates this change on this land. Views toward the Morven Hill ONF will be retained. Overall, effects associated with this are considered to be less than minor.

#### *Effect of Density Breach on any persons*

Overall, the minimum net allotment size throughout the subdivision achieves a minimum of over 8000m<sup>2</sup>. No area of any platform is within the Rural (ONL) portion of the site. Effects of the density breach are mitigated by the large area of the site, which means that the whole site is relatively difficult to view as a whole from any one certain vantage point (unless a viewer was at a higher elevation). There are no defining features between the different zones on the site, which further ensures effects associated with the density breach will be less than minor.

#### *Others*

No persons are deemed to be potentially affected by the proposal. The effect on any other persons as a result of any aspect of this proposal is assessed to be less than minor.

**7.7 If the scale or significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.**

No monitoring is required other than standard conditions of consent.

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

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

## **8.0 SECTION 95 NOTIFICATION**

### **8.1 Public Notification**

#### *Step 1 – Mandatory public notification*

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

Accordingly, mandatory public notification of the application is not required.

#### *Step 2 – Public notification precluded*

- Public notification is not precluded by any rule or national environmental standard.
- The proposal is not a controlled activity, a restricted discretionary/discretionary subdivision or a residential activity, or a boundary activity as defined by section 87AAB.
- The proposal is not a prescribed activity.

Accordingly, public notification of the application is not precluded.

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

- Public notification of this application is not specifically required under a rule or national environmental standard.

A consent authority must publicly notify an application if it decides under s95D(8)(b) that the activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is made in Section 7.2 above and it has been determined adverse effects on the environment will be less than minor.

#### *Step 4 - public notification in special circumstances*

- In this case it is considered that no special circumstances exist.

## **8.2 Limited Notification**

Section 95B(1) requires a decision whether there are any affected persons. The following steps set out in this section, in the order given, are used to determine whether the Council should limited notify the application, if the application is not to be publicly notified.

#### *Step 1: certain affected groups and affected persons must be notified*

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

#### *Step 2: if not required by step 1, limited notification precluded in certain circumstances*

- Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or NES that precludes notification.
- Limited notification is not precluded under Step 2 as the proposal is not a controlled activity and is not a prescribed activity.

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

- Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of an infringed boundary has provided their approval, and it is not a prescribed activity.
- Limited notification is not precluded under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal on persons are assessed in section 7.6 above.

## **9.0 SECTION 104 (1)(b) ASSESSMENT**

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

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

## 9.1 Operative District Plan

The relevant objective and policies for this site are located in Section 4 (District wide issues) Section 5, (Rural), Section 14 (Transport) and Section 15 (Subdivision) of the ODP.

In general, little to no weight has been placed on the ODP objectives and policies due to the advanced status of the Proposed District Plan. This approach has been confirmed by recent Commissioner Decisions. Such as RM180517 – Anderson and RM210318 – Spary.

Notwithstanding this, the relevant objectives and policies are contained in Section 5 are relevant to the proposal. The site is zoned as Rural and is within a Visual Amenity Landscape (VAL). A subdivision of this nature and scale within the Rural Zone of the ODP is inconsistent with the relevant objectives and policies. However it is not deemed contrary to the objectives and policies.

## 9.2 Proposed District Plan

The relevant objectives and policies are found in Chapters 3 (Strategic Direction), 6 (Landscapes – Rural Character), 21 (Rural), 22 (Rural Lifestyle), 24 (Wakatipu Basin) and 27 (Subdivision and Development)

The relevant objectives and policies are assessed below.

The objectives and policies of chapters 3 and 6 are higher order. The objectives and policies of chapter 3 seek to contain urban development within urban areas while specifically assessing further ONLs where there is development pressure. All platforms are located within areas where residential use of the land is anticipated to some degree.

With regard to the to the objectives and policies of chapter 6, these deal with landscape classification of Rural areas and 6.3.1.4 specifically provides for a separate regulatory regime for the Wakatipu Basin Amenity Zone. As such, the objectives and policies of chapter 24 are assessed in detail below.

### Chapter 21 – Rural

**Objective 21.2.1     A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.**

This objective and its associated policies seek to ensure that a range of farming activities are provided for an encouraged on rural sites. Other ancillary activities are also provided for. In this instance, no activities are proposed on the rural portion of the sites that are within Lots 17 – 20. Domestication elements will be restricted to the platform areas.

It is considered that this objective and its associated policies are not particularly relevant. Notwithstanding this, the proposal will not have adverse effects on nature

conservation or amenity values. As such, it is assessed the proposal is consistent with this objective and associated policies.

Although part of the site is zoned as Rural, there are no building platforms within the Rural portion of the zone. The use of the rural land will largely remain the same.

Overall, it is assessed that the proposal is consistent, and not contrary to, objective 21.2.1 and its associated policies.

#### **Objective 21.2.2 The life supporting capacity of soils is sustained**

##### **Policies**

**21.2.2.1 Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.**

**21.2.2.2 Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.**

**21.2.2.3 Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of identified wilding exotic trees with the potential to spread and naturalise.**

The whole site currently operates as a small-scale farm. As the majority of the site is zoned as Lifestyle Precinct, there is an expectation from the PDP that the predominant use of the site will alter. In total 3732m<sup>2</sup> of the site is zoned as rural with this being split across Lots 17 – 20. This land area is not conducive to general or productive rural farming activities. As such, it is assessed that no productive rural soils will be unduly compromised by the proposal.

Overall, it is assessed that the proposal is consistent with objective 21.2.2 and its associated policies.

#### **Objective 21.2.4 Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses**

##### **Policies**

**21.2.4.1 New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.**

**21.2.4.2 Control the location and type of non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities**

In this instance, only 3732m<sup>2</sup> of the site is zoned as rural. This land area will be split between four of the proposed allotments. It is extremely unlikely that this rural land will

ever be used for any general rural productive purposes. This is due to the rest of the site being zoned as Lifestyle Precinct (and Rural Lifestyle). With this dominant zoning, there is an expectation that the use of the surrounding area will alter from rural to a more rural residential living environment. As mentioned, no platforms are located within the rural zone. As there is no residential activity proposed in the Rural zone, no potential conflict is anticipated.

As such, it is assessed that the proposal is consistent with objective 21.2.4 and its associated policies.

**Objective 21.2.12 The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.**

This objective and its associated policies seek to ensure that public access to waterways and their margins is maintained and enhanced while protecting the natural character and nature conservation values of these waterways. In this instance, there is an existing public access easement that runs alongside Hayes Creek which will remain. In addition, Lots 101 and 102 where this easement is located adjacent to the creek is proposed to become esplanade reserve.

Overall, it is assessed that the proposal is consistent with objective 21.2.12 and its associated policies.

## **Chapter 22 – Rural Lifestyle**

In this instance, as less the site contains an area of 7891m<sup>2</sup> within the Rural Lifestyle Zone, with only a minuscule area of the platform within Lot 14 within this zone, it is assessed that that the subdivision will be consistent with the objectives and policies of this zone.

Objective 22.2.1 and its associated policies seek to provide for rural living opportunities. With the exception of the minuscule area of the platform within Lot 14 within this zone, no platforms are being located in this in this zone. While it is accepted that future lot owners may use the rural lifestyle portion of the site for activities in the future, this is not unexpected considering the zoning. The predominant use of the area will remain rural and residential, as encouraged by objective 22.2.2 and its associated policies.

Overall, it is assessed that the proposal is consistent with, and not contrary to, the objectives and policies of chapter 22.

## **Chapter 24 – Wakatipu Basin**

**Objective 24.2.1 Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced**

### **Policies**

**24.2.1.2 Ensure subdivision and development is designed (including accessways, services, utilise and building platforms) to minimise inappropriate modification to the natural landform**

**24.2.1.2 Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 – Landscape Character Units.**

This particular landscape character unit has a moderate-high absorption capacity for development. The LCU identifies that following landscape character and visual amenity values to be maintained and enhanced:

- *Impression of the area as a relatively visually discreet buffer between the urban area of Lake Hayes Estate and the undeveloped Morven Hill ONL to the east.*

Comment: This impression will remain. The allotments will not encroach onto the Morven Ferry ONL which is located further to the east on the opposite side of Alec Robins Road.

- *Integration of buildings with planting.*

Comment: The applicant has undertaken extensive planting around the periphery of the site over a period of multiple years. This planting will form part of the structural landscaping that will be implemented prior to 224c. Additional structural planting as well as mounding is proposed to be created. Once established, buildings with a maximum height of 5.5 metres will fit comfortably into this landscape.

- *Maintaining a sense of openness where there are existing from Alec Robins Road to the surrounding mountain context*

Comment: The platforms are appropriately spaced out to ensure that wider mountain views from Alec Robins Road are maintained. This will be further achieved by the maximum height proposed on all future buildings within the platforms of 5.5 meters.

**24.2.1.4 Maintain or enhance the landscape character and visual amenity values of the Rural Amenity zone including the Precinct and surrounding landscape context by:**

- a. Controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.**

In this instance, buildings within platforms will be required to comply with the provisions of the PDP with regard to maximum footprint and colour. An additional restriction is proposed to limit all future buildings to 5.5 metres.

Overall, it is assessed the proposal is consistent with, and not contrary to, this policy.

**24.2.1.5 Require all buildings to be located and design so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural**

**Landscapes that are either adjacent to the building or where the building is in the foreground of views from a public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.**

As noted in the landscape assessment, built form within the platforms will not detract from the wider ONFs and ONLs.

Overall, it is assessed that the proposal is consistent with, and not contrary to, this policy.

**24.2.1.9 Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.**

Some earthworks will be required to 'dig out' platform areas. This will be undertaken as part of the subdivision consent and will ensure future lot owners will not be required to undertake any substantial volume of earthworks when they construct dwellings within the platform areas.

Overall, it is assessed the proposal is consistent with, and not contrary to, this policy.

**24.2.1.11 Provide for activities that maintain a sense of spaciousness in which buildings are subservient to natural landscape elements.**

Building platforms have been provided with modest separation distances to ensure that a sense of spaciousness is retained across the development. Future built form within the platforms will be subservient to the surrounding mountains.

Overall, it is assessed the proposal is consistent with, and not contrary to, this policy.

**24.2.1.14 Ensure subdivision and development maintains a defensible edge between areas of rural living in the Precinct and the balance of the Rural Amenity Zone.**

All building platforms will be entirely within the Precinct.

Overall, it is assessed the proposal is consistent with, and not contrary to, this policy.

**24.2.1.15 Require buildings, or building platforms identified through subdivision, to maintain views from roads to Outstanding Natural Features and the surrounding mountain Outstanding Natural Landscape context, where such views exist, including by:**

- a. Implementing road setback standards; and
- b. Ensuring that earthworks and mounding, and vegetation planting within any road setback, particularly where these are for building mitigation and/or privacy, do not detract from the views to Outstanding Natural Features or Outstanding Natural Landscapes; while
- c. Recognising that for some sites, compliance with a prescribed road setback standard is not practicable due to the size and

**dimensions, or the application of other setback requirements to the site.**

In this instance, a 20-metre setback is being utilised for platforms adjoining Alec Robins Road. This setback, along with a height limit of 5.5 metres for all buildings within the future platforms, will ensure that views from Alec Robins Road to the surrounding mountain vistas will be retained. The mounding and planting is also relatively low level and will not detract from these mountain vistas.

This particular site is relatively narrow and long. Taking into consideration the expectation that it will be developed for rural residential living, the utilisation of a 20-metre setback is considered an appropriate balance to ensure the development retains a sense of spaciousness and appropriately dimensioned allotments, while also ensuring views out toward the mountain vistas are maintained.

As such, the proposal is consistent with, and not contrary to, this policy.

**Objective 24.2.4 Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.**

**Policies**

- 24.2.4.1 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.**
- 24.2.4.4 Provide adequate firefighting water and emergency vehicle access to ensure an efficient and effective emergency response.**
- 24.2.4.9 Encourage the planting, retention and enhancement of indigenous vegetation that is appropriate to the area and planted at a scale, density, pattern and composition that enhances indigenous biodiversity values, particularly in locations such as gullies and riparian areas, or to provide**

Water quality will not be adversely affected by this proposal. Although Hayes Creek is to the west of the site, no earthworks associated with the subdivision are proposed within close proximity of the creek. Hayes Creek itself will be further protected by the creation of two esplanade reserves.

Firefighting tanks will be provided on each site.

Overall, it is assessed that the proposal is consistent with, and not contrary to, objective 24.2.4 and its associated policies.

**Chapter 25 – Earthworks**

**Objective 25.2.1 Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities**

This objective and its associated policies seek to ensure that earthworks are appropriately managed to minimise erosion, land instability, sedimentation run off, and discharge effects throughout construction activities associated with subdivision.

This is achieved by ensuring earthworks are appropriately designed and that earthworks are only undertaken where required. In this instance, the earthworks will allow internal roading and infrastructure to be installed while also creating level building platform areas where future owners are able to construct dwellings with minimal earthworks.

An EMP will be produced once detailed design works commence on the site. Taking into account the relatively flat nature of the site, noting there are some undulating areas, it is expected that earthworks will be able to be adequately controlled through the construction phase. Platform areas will be regressed upon completion to ensure no lasting potential dust effects. Standard conditions are accepted to produce an EMP at Engineering Acceptance stage.

Overall, it is assessed that the proposal is consistent with, and not contrary to, this objective and its associated policies.

**Objective 25.2.2.2 The social, cultural and economic wellbeing of people and communities benefits from earthworks**

This objective and its associated policies seek acknowledge that earthworks are necessary for people and communities. In this instance the earthworks are required to allow the site to be developed in accordance with the zoning.

Overall, it is assessed that the proposal is consistent with, and not contrary to, this objective and its associated policies.

**Chapter 27 – Subdivision**

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

This objective and its associated policies seek to ensure that subdivisions are appropriately designed and can be developed for the anticipated land use. Specifically, policy 27.2.1.4 seeks to discourage non-compliance with minimum lot sizes. In this instance, the average net area of all residential allotments across the subdivision is in excess of 8000m<sup>2</sup>. The portion that is zoned as Rural Lifestyle and Rural represents a very minimal area of the subject site.

Based on this zoning and the overall outcome of the subdivision that is being proposed, it is assessed that the proposal is consistent with, and not contrary to, this objective and associated policies.

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

This objective and associated policies focus largely focus on urban subdivisions. However, policies 27.2.2.8 and 27.2.2.8A seek to ensure subdivisions are appropriately managed when they are near electivity distribution lines and the National Grid Corridor. There is an Aurora distribution line to the north of the site and a Grid is located to the south. The subdivision will have no impact on electricity supply.

Overall, the proposal is assessed to be consistent with, and not contrary to, this objective and associated policies.

**Objective 27.2.4     Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design**

This objective and its associated policies seek to protect natural elements. In this instance, this includes waterways. The applicant is proposing to vest two lots as esplanade reserve adjacent to Hayes Creek.

Overall, it is assessed that the proposal is consistent with, and therefore not contrary to, objective 27.2.4 and its associated policies.

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

Policies 27.2.5.1 – 27.2.5.5 deal with transport, access and roads. In this instance, while Alec Robins Road is a single lane road with a 4m carriageway, there is good intervisibility and locations within the road verges to allow passing opportunities. Internal accesses will be formed in accordance with the CoP.

The existing pedestrian easement will be slightly rerouted around the northern and southern portions of the site to accommodate the residential development; however the alignment is still generally the same.

Policies 27.2.5.6 – 27.2.5.15 deal with three waters. In this instance, the site is able to be serviced by reticulated water and wastewater. Stormwater will be disposed of onsite and the ground conditions have been confirmed to be appropriate to allow this to happen.

Policy 27.2.5.16 deals with energy supply and telecommunications. In this instance, electricity will be reticulated to the sites. While telecommunication infrastructure may also be reticulated to the sites, the applicant is seeking flexibility to allow wireless telecommunications to be provided instead. Wireless telecommunications are becoming more affordable and now relatively common. A consent notice will alert lot owners if no reticulated connection is made.

Easements will be put in place and necessary easements will be shown on the memorandum at s223 stage.

Overall, it is assessed that the proposal is consistent with, and not contrary to, objective 27.2.5 and its associated policies.

**Objective 27.2.6     Esplanades created where opportunities arise**

This objective and its associated policies encourage the creation of esplanade reserves or strips where they would provide positive benefits, including nature conservation, natural character benefits and where they are important for public access or recreation. In this instance, the two esplanade reserves proposed are along the frontage of Hayes Creek and also cover the area of the pedestrian easement. Therefore, nature conservation will be protected, and pedestrian access provided for.

Overall, it is assessed that the proposal is consistent with objective 27.2.6 and its associated policies.

## **Chapter 29 – Transport**

### **Objective 29.2.1 An integrated, safe, and efficient transport network**

This objective and its associated policies seeks to provide for more public transport and walking/cycling routes. This objective is not considered particularly relevant to this proposal. However, there is an opportunity with the creation of the esplanade reserve that a connection could potentially be made one day across Hayes Creek into the Lake Hayes Urban area.

Although not particularly relevant, the proposal is considered consistent with, and not contrary to, this objective and its associated policies.

### **Objective 29.2.2 Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale and intensity of the zone..**

This objective and its associated policies seek to make sure onsite parking and manoeuvring is appropriate. In this instance, the lot sizes are sufficient in size to ensure that this is not an issue. All internal roading will be formed to CoP standard.

Overall, it is assessed that the proposal is consistent with, and not contrary to, objective 29.2.2 and its associated policies.

### **Objective 29.2.3 Roads that facilities continued growth, are safe and efficient for all users and modes of transport that are compatible with the level of amenity anticipated in the adjoining zones.**

This objective and its associated policies seek to ensure that roads are formed in accordance with the CoP. In this instance, all internal roading will be formed in accordance with the CoP.

While Alec Robins Road has a formed carriageway of 4m, the transport assessment concludes that this carriageway is of sufficient width to cater for the development. While the CoP requires would require Alec Robins Road to be a Figure E3 formation, the transportation assessment concludes that the current formation is able to support the proposed development.

Overall, it is assessed that the proposal is consistent with, and not contrary to, objective 29.2.3 and its associated policies.

## **9.3 Weighting between ODP and PDP**

Significant weight has been afforded to the PDP with extremely little to no weight being afforded to the ODP. This is due to the zoning for the site being confirmed and therefore it is no longer considered Rural. In addition, appeal points on objectives and policies (that are still subject to appeal) are very specific.

Overall, nearly full weight has been afforded to the PDP.

#### **9.4 Partially Operative Otago Regional Policy Statement 2019**

Objective 1.1 and its associated policies provides for Otago's resources to be used in a sustainable manner to promote economic, social, and cultural wellbeing for its peoples and communities. These matters are to be taken into consideration when undertaken subdivision and development. In this instance, the subdivision will result in good quality infrastructure that will promote people's wellbeing and health.

Objective 3.2 and its associated policies seek to identify and protect highly valued natural resources are identified and protected. This includes ONLs and ONFs. In this instance, the platforms are within an area that anticipate residential development. Further, esplanade reserves are being provided to ensure the ongoing protection of Hayes Creek in this particular location.

Objective 4.6 and its associated policies seek to ensure human health is not harmed by contaminated land. In this instance, the subdivision is activity under the NESCS.

Based on the above, it is assessed that the proposal is consistent with, and not contrary to, the relevant objectives and policies of the Partially Operative Otago Regional Policy Statement 2019.

#### **9.5 Proposed Otago Regional Policy Statement 2021**

**LF-FW-010 Natural Character** and its associated policies seeks to ensure that rivers and their margins are preserved and protected from inappropriate, use and development. The establishment of esplanade reserves will ensure this occurs.

**NF-01 Outstanding and Highly Valued Natural Features and Landscapes** and its associated policies seeks to ensure that such areas are protected. In this instance, the QLDC has recently reviews its District Plan. The location of the subject site, while having a very small portion within an ONL, will have no adverse impact on this ONL as all building platforms are within the Lifestyle Precinct.

**EIT-INF-04 Infrastructure** and its associated policies seek to provide for efficient and resilient infrastructure. In this instance, the proposed development will provide such infrastructure.

Based on the above, it is assessed that the proposal is consistent with, and not contrary to, the Proposed Regional Policy Statement 2021.

#### **9.6 Weighting between Partially Operative and Proposed Regional Policy Statements**

In this instance, the outcome under both Statements is the same and therefore no weighting exercise is required.

## 10.0 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2

### 10.1 Section 5

The purpose of the Act as stated in s5(1) of the RMA is, "to promote the sustainable management of natural and physical resources".

Section 5(2) of the Act defines "sustainable management" as:

*... managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while –*

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

The proposal is considered to represent sustainable management where adverse effects on the environment have been appropriately mitigated whilst providing for the social, cultural and economic wellbeing of the community.

### 10.2 Section 6

Section 6 relates to matters of national importance. The proposal is considered to be an appropriate development and will not degrade any outstanding natural features nor have an adverse impact on indigenous vegetation and fauna. The proposal is consistent with Section 6.

### 10.3 Section 7

Section 7 relates to 'other matters'. The matters of relevance are considered to be as follows:

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

The proposal contained in this application will adhere to the outcomes of Section 7 of the Act.

### 10.4 Section 8

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi.

The proposal is not considered to be at odds with the principles of the Treaty of Waitangi.

## 10.5 Part 2 Conclusion

When taking a balanced assessment of the proposal, it is considered that the proposal will not generate an inappropriate degree of adverse effects on the environment all the while generating positive effects in the form of providing for social, cultural, environmental and economic wellbeing.

Consequently, the proposal is considered to achieve Part 2 of the Act.

## 11.0 CONCLUSION

Subdivision resource consent is sought to undertake a 24-lot rural residential subdivision comprising of 20 rural residential lots, 2 roading allotments and 2 esplanade reserves with associated earthworks at 64 Alec Robins Road. Land use consent is also sought to allow platforms to have a setback of 20 metres from Alec Robins Road, as well as transport related breaches.

Overall, the activity is assessed as a **non-complying activity**.

As a non-complying activity, consideration of s104D of the Resource Management Act 1991 is required.

The actual and potential effects on the environment have been outlined in section 7 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are no more than minor and, in this instance, are less than minor.

With regard to the ODP, the proposal is considered to be inconsistent with these provisions by virtue of the underlying zoning. Although the development is not considered to be contrary to these provisions. However little no weight has been placed on these provisions. With regard to the PDP, the proposal is considered consistent with, and therefore not contrary to, the objectives and policies of the Proposed District Plan.

Noting the above, the application is considered to meet the requirements under s104D and passes both threshold tests of the RMA.

As a subdivision, specific consideration must also be given to s106 of the RMA. In this instance, legal access is provided for and the subdivision will not exacerbate any natural hazard.

Based on the above, there is discretion under both s104D and s106 to grant this subdivision consent.

The proposal meets the purpose and principles of the Resource Management Act 1991.

Overall, and in accordance with the assessment contained within this report, it is requested that the proposed development is granted as proposed.



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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 504035

**Land Registration District** Otago

**Date Issued** 17 November 2009

**Prior References**

420797 420798 OT14B/176

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**Estate** Fee Simple  
**Area** 17.9207 hectares more or less  
**Legal Description** Section 1-2 Survey Office Plan 371226 and  
Part Section 28 Block IX Shotover Survey  
District

**Registered Owners**

Alexander Kenneth Robins, Robert Barry Robins and Hays Creek Trustee Company Limited

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**Interests**

5002654.1 Gazette Notice declaring adjoining road (S.H.No 6) to be limited access road - 26.5.2000 at 2:26 pm (affects Part Section 28 Block IX Shotover Survey District)

Subject to a right to convey water and telecommunications over part marked G, H, I, J, take and pump water marked J and convey electricity marked I, J on DP 304263 created by Transfer 5191027.5 - 16.4.2002 at 9:00 am

The easements created by Transfer 5191027.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to rights in gross to convey water and telecommunications over part marked G, H, I, J, take and pump water marked J and convey electricity marked I, J on DP 304263 in favour of Effkay Properties Limited created by Transfer 5191027.6 - 16.4.2002 at 9:00 am

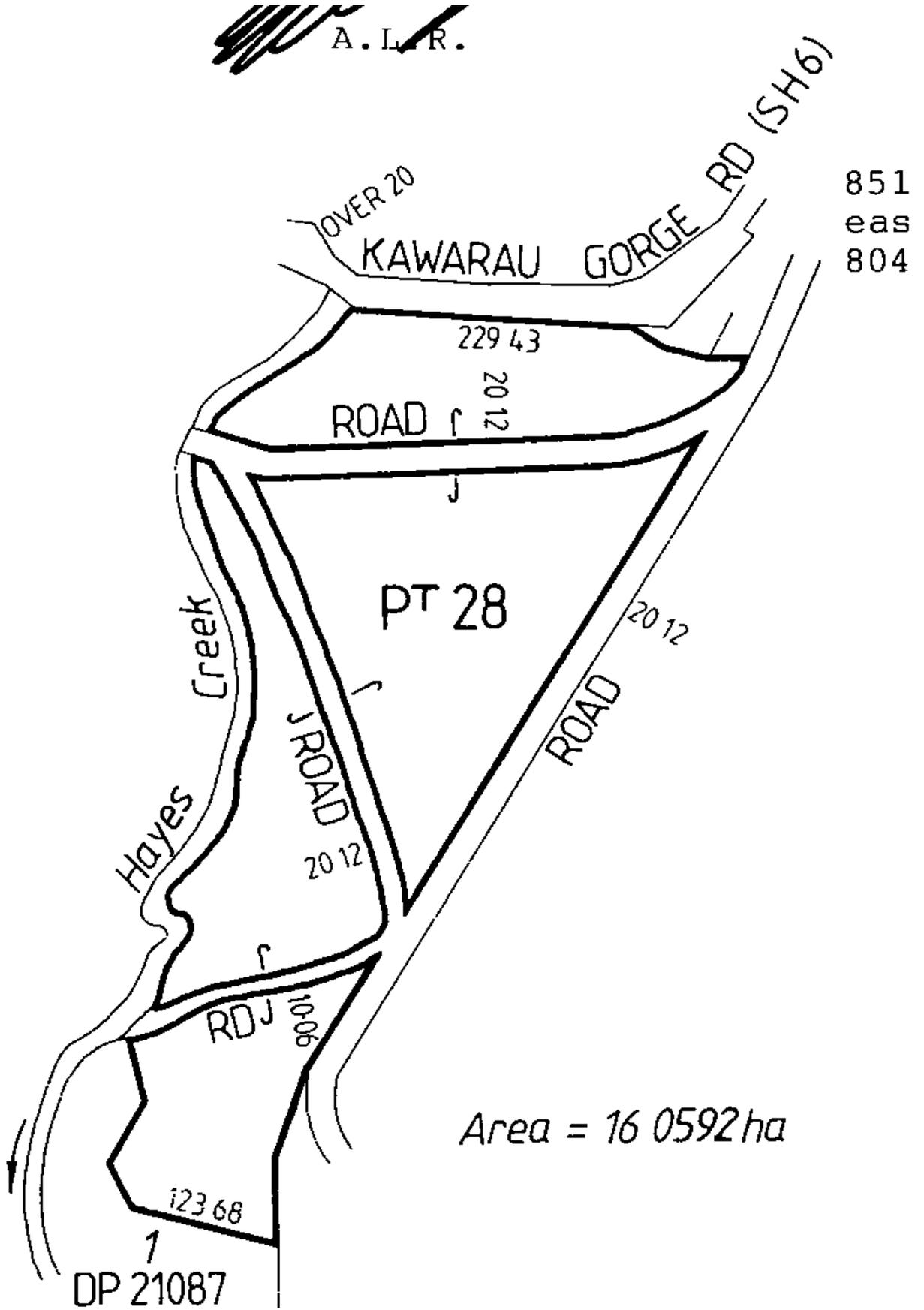
Subject to a right to convey electricity in gross over part marked G, H on DP 304263 in favour of Dunedin Electricity Limited created by Transfer 5191027.9 - 16.4.2002 at 9:00 am

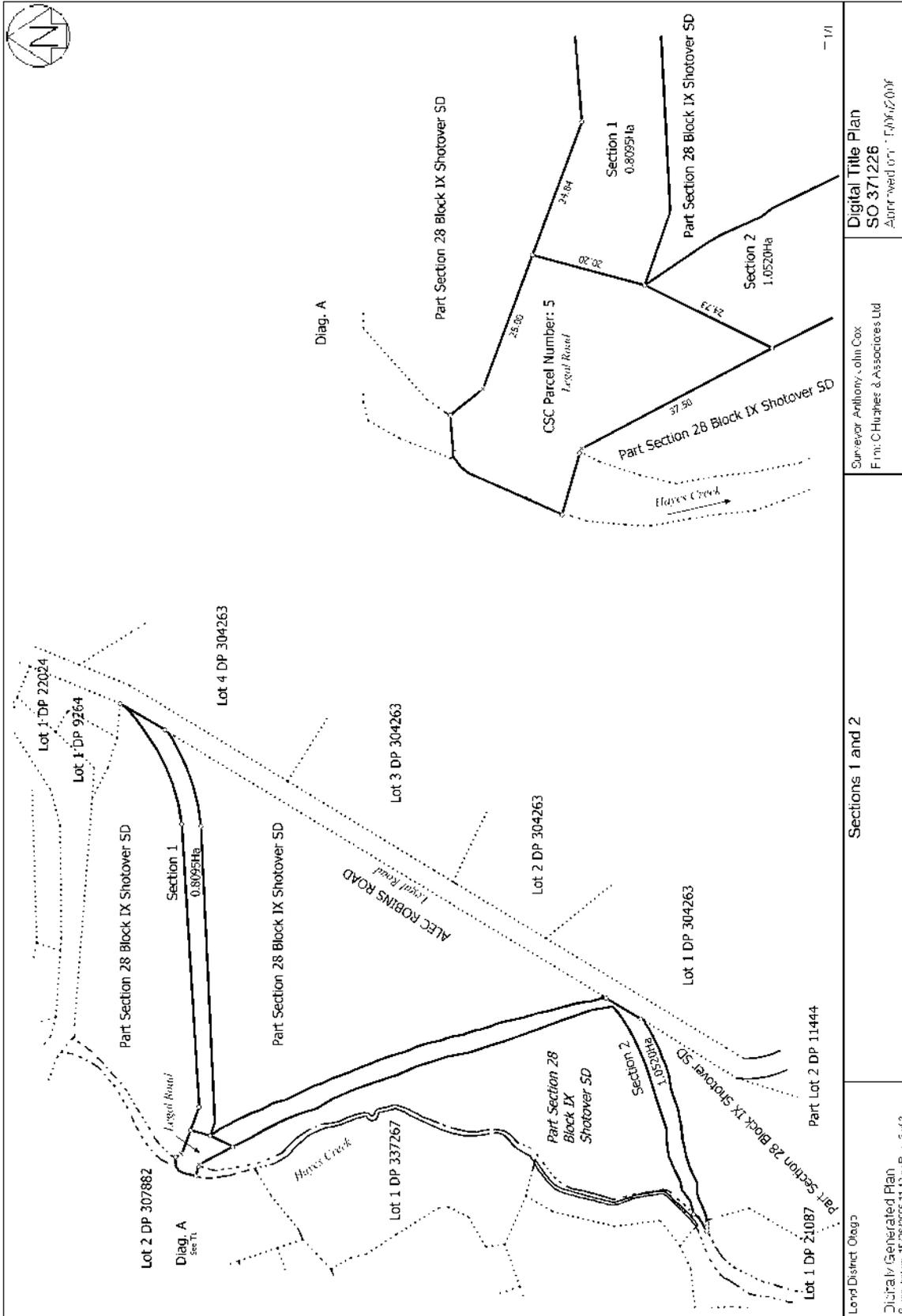
The easement created by Transfer 5191027.9 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way (pedestrian) (in gross) over parts marked A, B, C, D, E and F on DP 376233 in favour of Queenstown Lakes District Council created by Easement Instrument 8255284.3 - 17.11.2009 at 9:02 am

Land Covenant in Easement Instrument 8403650.1 - 16.3.2010 at 1:24 pm

A. L. R.





Digital Title Plan  
 SO 371226  
 Approved on: 15/09/2019

Surveyor Anthony John Cox  
 Fint: CHughes & Associates Ltd

Sections 1 and 2

Land District Otago  
 Digitally Generated Plan  
 Generated on: 15/09/2019 11:42am Page 5 of 3

# View Instrument Details



**Instrument No** 8255284.3  
**Status** Registered  
**Date & Time Lodged** 17 November 2009 09:02  
**Lodged By** Ecclestone, Rosalind Sarah  
**Instrument Type** Easement Instrument



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**Affected Computer Registers**    **Land District**  
504035                                      Otago

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**Annexure Schedule:** Contains 7 Pages.

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## Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

### Signature

Signed by Andrew Bryce Jack as Grantor Representative on 16/11/2009 04:04 PM

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## Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

### Signature

Signed by Andrew Bryce Jack as Grantee Representative on 16/11/2009 01:22 PM

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

Approved by Registrar-General of Land under No. 2007/6225  
**Easement instrument to grant easement or profit à prendre, or create land covenant**  
 Sections 90A and 90F, Land Transfer Act 1952

Land registration district

OTAGO



BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

**Alexander Kenneth ROBINS, Robert Barry ROBINS, ANDERSON LLOYD TRUSTEE COMPANY LIMITED**

Grantee

Surname(s) must be underlined or in CAPITALS.

**QUEENSTOWN LAKES DISTRICT COUNCIL**

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

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

Dated this                      day of                      2009

**Attestation**

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

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

[Solicitor for] the Grantee

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

Approved by Registrar-General of Land under No. 2007/6225

**Annexure Schedule 1**



Easement instrument Dated   Page 1 of 6 pages

**Schedule A**

*(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way (Pedestrian)	A, C, D, F DP 376233	Part Section 28 Block IX Shotover Survey District	In Gross
	B DP 376233	Section 1 SO Plan 371226	
	E DP 376233	Section 2 SO Plan 371226	

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

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

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are ~~varied~~ ~~(negated)~~ ~~(added to)~~ or ~~(substituted)~~ by:

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

~~[the provisions set out in Annexure Schedule 2].~~

**Covenant provisions**

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

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

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

~~[Annexure Schedule 2].~~

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

Approved by Registrar-General of Land under No. 2002/5032

**Annexure Schedule**Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 2 of 6 Pages

*(Continue in additional Annexure Schedule, if required.)***Schedule 2****(Continuation of implied rights and powers)****1. INTERPRETATION****1A. DEFINITIONS**

1.1.1 In this instrument unless the context otherwise requires:

a) "Instrument"

means this Easement instrument (including these conditions) as it may be varied from time to time.

b) "these conditions"

means these conditions as they may be varied from time to time.

c) "Easement"

means an easement recorded by this Easement Instrument

d) "The Plan"

means Deposited Plan No DP 376233 Otago Registry

e) "Pedestrian Right of Way"

means the Grantee shall have the full free uninterrupted and unrestricted right liberty and privilege for the Grantee, his servants, tenants, agents, workman licensees and invitees (in common with the Grantor his tenants and any other person lawfully entitled so do to) from time to time and at all times to pass and repass on foot and with non motorised bicycles only for all purposes over and along the Pedestrian Right of Way Area.

f) "Servient Land"

in relation to any easement means the land which is subject to the relevant easement and described as Section 28 Block IX Shotover Survey District and Sections 1 and 2 SO 371226.

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

Approved by Registrar-General of Land under No. 2002/5032

**Annexure Schedule**Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

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of

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*(Continue in additional Annexure Schedule, if required.)*

g) "Pedestrian Right of Way Area"

means that part of the Servient Land marked A, B, C, D, E and F on the Plan.

h) "Pedestrian Right of Way Easement"

means the right recorded by this instrument in relation to the Pedestrian Right of Way Area.

i) "Schedule 10" means Schedule 10 of the Resource Management Act 1991.

**2 TERM OF GRANT****2.1 Each grant shall be for all time**

2.1.1 Each grant shall be for all time.

2.1.2 No power is implied in respect of any easement for the Grantor to determine the easement for breach of any provision in this instrument (whether express or implied) or for any other cause, it being the intention of the parties that each easement shall subsist for all time unless it is surrendered.

**3 GRANTEE'S RIGHTS**

The Grantee shall have as easements in gross, in favour of the Grantee, the following rights:

**3.1 Pedestrian Right of Way**

3.1.1 A Right of Way Easement to pass and repass over the Pedestrian Right of Way Area on foot and with non-motorised bicycles.

**3.2 To enter**

3.2.1 for the Grantee, its servants, agents, workmen and contractors to enter and remain on such parts of the Servient Land as may be necessary for the purpose of laying, inspecting, repairing, maintaining and renewing the Pedestrian Right of Way Area together with the full power and authority for the Grantee, its surveyors, engineers, workmen, agents and servants, with or without vehicles, implements, machinery and equipment from time to time and at all times to enter and remain on the said part or parts of the Servient Land as may be necessary for exercising and enjoying all or any of the rights, privileges and easements granted in this instrument.

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

Approved by Registrar-General of Land under No. 2002/5032

**Annexure Schedule**Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 4 of 6 Pages

*(Continue in additional Annexure Schedule, if required.)***4 GRANTEE'S COVENANTS**

The Grantee covenants with the Grantor that upon the exercising of any of its rights the Grantee shall:

**4.1 Not to cause excessive damage**

4.1.1 Cause as little damage as possible to the Servient Land and the occupiers of the Servient Land.

**4.2 Make good damage**

4.2.1 Make good at the Grantee's expense any damage done by the actions of the Grantee to the buildings, erections and fences of the Grantor.

**4.3 Not to leave rubbish**

4.3.1 Not except while work is being carried on upon the Servient Land, leave on the Servient Land any rubbish or debris or obstruction.

**4.4 Schedule 10 Compliance**

4.4.1 At all times comply with Schedule 10 noting in particular:

- (i) prohibition of animals including but not limited to dogs under paragraph 2(e).
- (ii) notwithstanding paragraph 2(f), non motorised bicycles are permitted access to the Pedestrian Right of Way Area to use the Pedestrian Right of Way Easement.
- (iii) without limiting the scope of paragraph 7(i) the Grantee shall be prohibited access over the Pedestrian Right of Way Area when the same is closed for farming activities carried out by the Grantor during the annual lambing season in accordance with clause 4.4.2.

4.4.2 When the Grantor requires the Pedestrian Right of Way Area to be closed during the annual lambing season, the Grantor shall give the Grantee five (5) working days written notice of the intended closure, following which the Grantee shall at the Grantee's cost, erect appropriate signage on the Pedestrian Right of Way Area, notifying the general public that the Pedestrian Right of Way Area shall be closed for up to eight weeks. Once the annual lambing season is finished the Grantor shall give the Grantee five (5) working days notice of the completion of the annual lambing

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

Approved by Registrar-General of Land under No. 2002/5032

**Annexure Schedule**Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

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*(Continue in additional Annexure Schedule, if required.)*

season, and upon receipt of such notice the Grantee shall remove the closure signage from the Pedestrian Right of Way Area.

**4.5 Formation and Maintenance**

4.5.1 At its sole cost construct and form the Pedestrian Right of Way including the erection of fences for the purpose of fencing the Pedestrian Right of Way Area from the rest of the farming operations carried on by the Grantor, and attend to all future maintenance of the Pedestrian Right of Way Area and fences.

**4.6 Indemnity**

4.6.1 Indemnify the Grantor against all actions, proceedings, damages, costs, claims and expenses (including legal expenses) of any kind whatsoever that the Grantor may incur relating to the use and injury suffered (if any) by the public arising from the use of the Pedestrian Right of Way Area.

**4.7 Costs**

4.7.1 Pay all costs associated with surveying, legal and registration of the Pedestrian Right of Way Easement, including any future variation, surrender or replacement easement required as necessary.

**5 GRANTOR'S COVENANTS**

The Grantor covenants with the Grantee:

**5.1 Reasonable steps to prevent damage**

5.1.1 To take all reasonable steps to ensure that its tenants, agents and workmen do not do any willful or negligent act or thing whereby the said Pedestrian Right of Way Area shall be damaged or destroyed.

5.1.2 If it is established that the damage was caused by the negligent or willful act of the Grantor or its tenants, agents or workmen then the Grantor shall be responsible for the repair and/or replacement required.

5.1.3 Any work so required shall be carried out by a contractor selected by the Grantee.

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

Approved by Registrar-General of Land under No. 2002/5032

**Annexure Schedule**



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

Easement

Dated

Page 6 of 6 Pages

*(Continue in additional Annexure Schedule, if required)*

- 5.2 Not to interfere with the rights conferred
  - 5.2.1 Not at any time permit or suffer any act or thing whereby the rights, powers, liberties, licences and easements hereby granted to the Grantee may be interfered with or affected.
- 5.4 Not to obstruct
  - 5.4.1 Not to obstruct the Pedestrian Right of Way Area whether by parked vehicles, deposit of materials or unreasonable impediment to the use and enjoyment of the Pedestrian Right of Way Area.

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



DocID: 110083717

Extract from *New Zealand Gazette*, 4/5/2000, No. 46, p. 1021

### **Declaring State Highway to be Limited Access Road—Dunedin Region**

It is notified that Transit New Zealand, by resolution dated 5 April 2000, pursuant to section 88 (1) of the Transit New Zealand Act 1989, hereby declares the parts of State highway described in the Schedule hereto, and as more particularly shown on plans LA 13/006/978/A and LA 14/098/000/A and accompanying Schedules held in the office of the Regional State Highway Manager, Transit New Zealand, Dunedin, and there available for public inspection, to be limited access road.

#### **Schedule**

1. The section of State Highway No. 6 in Queenstown Lakes District commencing at the Kawarau River Bridge (Route Position 978/0.00) and proceeding in a generally westerly direction to Hayes Creek (Route Position 983/5.72); a distance of 10.72 kilometres.
2. The entire length of State Highway No. 98 in Southland District and Invercargill City commencing at the intersection with State Highway No. 1 (Route Position 0/0.00) and proceeding in a generally westerly direction to the intersection with State Highway No. 6 and State Highway No. 99 (Route Position 0/21.62); a distance of 21.62 kilometres.

Signed at Wellington this 1st day of May 2000.

M. K. LAUDER, State Highway Control Manager, Transit New Zealand.

ms3145

**NOTICE NO: 3145**

Schedule for Gazette Notice 3145 dated 4 May 2000, No. 46, page 1021 declaring State Highway to be Limited Access Road, State Highway 6, Kawarau River Bridge to Hayes Creek	
Amended 19 July 2000 to reflect LINZ notice of requisition dated 13 July 2000 (Dealing Number 5002654) and to remove duplicate certificates of title.	
M D O'Cain Regional Manager Transit New Zealand	Pursuant to a delegation from the Chairman of the Transit New Zealand Authority
Pt Run 632 SO 19066 SO 1167 CT A2/1318	Lot 6 DP 21550, Lot 2 DP 26773 CT 18D/457
Lot 4 DP 21550 CT 13B/928	Lot 1 DP 26773 CT 18D/456
Lot 1 DP 21670 CT 13B/932	Lot 1 DP 22959 CT 15A/116
Lot 3 DP 21550 CT 13B/927	Lot 2 DP 21550 CT 13B/926
Pt sec 115 Blk VIII Shotover SD CT 14D/953	Lot 1 DP 21342 CT 13B/246
Lot 8, DP 22920 CT 14D/836	Lot 1 DP 18327 CT 10B/245
Lot 2 DP 22920 CT 14D/831	Lot 3 DP 21464 CT 13B/1281
Lot 4 DP 22920 CT 14D/832	Lot 1 DP 22920 CT 14D/830
Lot 6 DP 22920 CT 14D/834	Lot 3 DP 22920 CT 18A/730
Sec 137 Blk VIII Shotover SD CT 11D/712	Lot 5 DP 22920 CT 14D/833
Lot 2 DP 21572 CT 13B/695	Lot 7 DP 22920 CT 18A/731
Lot 1 DP 21572, Sec 120 Blk VIII Shotover SD <del>Title not available on Terraviva or Terranet CT 13B/695</del>	Lot 7 DP 22585 CT 14C/728
Pt Secs 8, 9, 10, 11, 12, 27, and 31, Blk IX Shotover SD CT 5B/438	Sec 3, Pt Sec 4, Sec 4, 16, 65 SO 728, Blk I, Kawarau SD CT 14D/287
Pt Sec 32 Blk IX Shotover SD, Lot 2 DP 17115 CT 10B/1081	Lot 1 DP 23862 CT 16A/787
Lot 1 DP 17115 CT 10B/1080	Lot 1 DP 15183 CT 5D/736
Lot 1 DP 22118 CT 14D/957	Pt Sec 13 SO 1505 CT 14D/963
Lot 3 DP 20570 CT 12B/404	Lot 2 DP 20570, Lot 1 DP 21162 CT 12D/1650
Lot 2 DP 9871 CT B1/605	Lot 1 DP 9052 CT 401/92
Pt Sec 15, 33, 36 Blk IX Shotover SD CT 18D/67	Lot 1 DP 20570 CT 12B/402

Lot 1 DP 20881 CT 13B/557	Lot 1 DP 9871 CT B1/604
Lot 1 DP 26610 CT 18D/66	Lot 2 DP 16183 CT 7C/299
Lot 1 DP 20074 CT 15A/889	Lot 1 DP 24012 CT 16A/618
Lot 1 DP 9264 CT 404/3	Pt Lot 1 DP 19664 CT 16A/619
Lot 1 DP 18313 CT 9B/377	Lot 1 DP 15434 CT 15C/58
Sec 68 Blk IX Shotover SD CT 8C/626	Pt Sec 53 Blk IX Shotover SD CT 400/219
Sec 51, Sec 52, Blk IX Shotover SD CT 5D/973	Pt Sec 2B, Blk VIII Shotover SD CT 92/200
Lot 2 DP 22585 CT 14C/724	Lot 5, DP 22585 CT 18C/1290
Lot 2 DP 27571 CT 19A/1136	Lot 1 DP 22176 CT 13D/774
Pt Sec 2 Blk VIII Shotover SD CT 126/121	Pt Lot 2 DP 18242 CT 15D/273
Lot 12 DP 18291 <i>Sec 3,4 + 60 Blk VIII Shotover SD</i> Title not available on Terraview or Terranet <i>28/1/55</i>	Sec 2A, Blk VIII Shotover SD CT 93/0262
Lot 1 DP 15996 CT 13A/1300	Sec 118 Blk VIII Shotover SD CT 8A/56
Sec 113 Blk VIII Shotover SD CT A1/950	Sec 136 Blk VIII Shotover SD CT 10B/248
Sec 1 SO 23647 CT 14B/797	Pt Sec 133 Blk VIII Shotover SD CT 15A/889
Sec 1 SO 6650 CT 14D/1080	Pt Sec 54 Blk VIII Shotover SD CT 13B/196
Sec 2 SO 6650 CT 14D/1081	Sec 49, 50 Blk IX Shotover SD CT 7A/854
Sec 19 Blk I Kawarau SD CT 386/62	Lot 1 DP 21464 CT 15B/145
Lot 1 DP 24238 CT 16B/280	Lot 1 DP 22731 CT 14B/289
Lot 2 DP 24238 CT 16B/281	Sec 120 Blk VIII Shotover SD CT 13B/698
Lot 4 DP 22585 CT 14C/726	Sec 119 Blk VIII Shotover SD CT 13C/678
Sec 5 Blk VIII Shotover SD CT 373/159	Lot 1 DP 15183 <i>Deleted</i> CT 5D/736
Lot 8 DP 22585 CT 18C/1291	Lot 3 DP 18541 CT 18B/971
Lot 1 DP 22024 CT 14B/175	Sec 66 BLK IX Shotover SD CT 2C/1075
Pt Sec 28 Blk IX Shotover SD CT 14B/176	

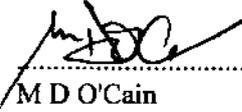
**IN THE MATTER** of Section 91 Transit New Zealand Act 1989

To: The District Land Registrar of the Otago District

PURSUANT to the Transit New Zealand Act 1989, Section 91, I M D O'Cain, Regional State Highway Manager, Transit New Zealand, Dunedin, hereby certify that the instrument attached is being lodged for and on behalf of the Crown and the fee charged would be payable directly or indirectly from the Crown Bank Account. Accordingly an exemption from the prescribed fees is claimed.

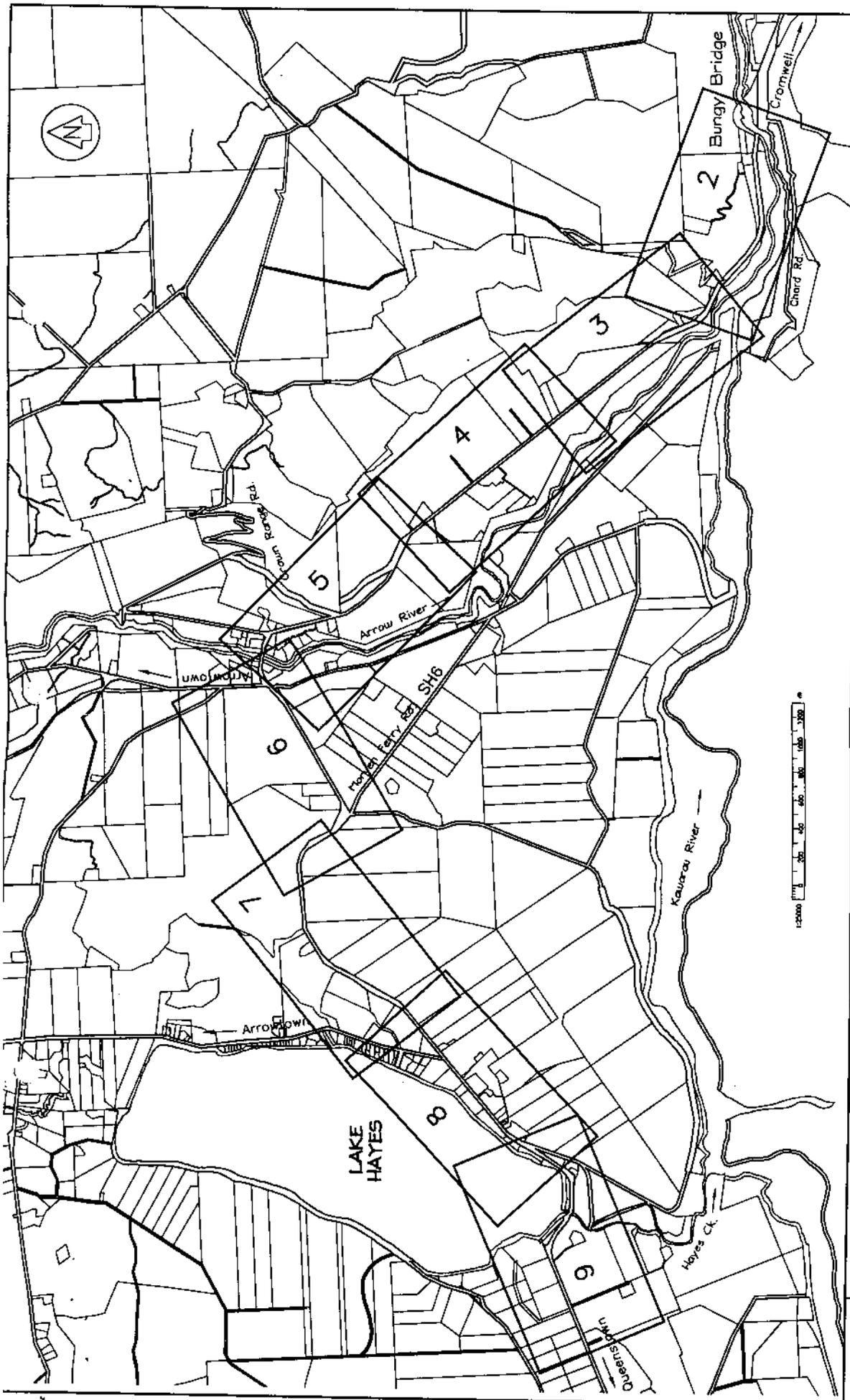
Dated this 22 nd day of May 2000

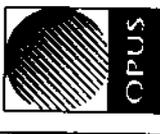
SIGNED for and on behalf of  
TRANSIT NEW ZEALAND

  
.....  
M D O'Cain  
Regional State Highway Manager - Dunedin  
(acting pursuant to delegated authority)

**Dunedin Regional Office**

Level 2, Skeggs House • 62 - 66 Tennyson Street • PO Box 5241 • Dunedin • New Zealand  
Telephone 03 477 8527 • Facsimile 03 477 9237



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	<p><b>CHECKED:</b> P. Trachon</p>
<p><b>PRINCIPAL:</b> M. Washington</p>	
<p><b>LEGEND:</b> ② = Authorised crossing place ③ = Allocated crossing place</p>	<p><b>SH6 REGION 13 RS 978</b>  <b>KAWARAU BRIDGE -- LAKE HAYES</b>          From RP 978/000          To RP 983/5.72  <b>KEY PLAN</b></p>
<p><b>PROJECT/TASK:</b> 6x1072_32/426gx</p>	<p><b>DIPS NO.:</b> 7/48/5/7714/1</p>
<p><b>FILE NAME:</b> g:\transit\6x107232\426gx\bungy_hayes_keyplan</p>	<p><b>REVISION NUMBER:</b> 0  <b>LA/13/006/978/A/01</b>  <b>SHEET</b> 1 OF 9  <b>DATE PLOTTED:</b> 14-03-2000  <b>SCALE:</b> 1:25 000</p>
<p><small>This drawing and its contents are the property of Opus International Consultants. Any unauthorised reproduction or reproduction, in full or in part, is forbidden.</small></p>	<p><small>Cadastral information derived from Land Information New Zealand's Digital Cadastral Database (DCDB). Copying, reproduction or distribution of this information is forbidden by OPUS INTERNATIONAL CONSULTANTS LIMITED.</small></p>

LAR A3 BORDER

# View Instrument Details



**Instrument No** 8403650.1  
**Status** Registered  
**Date & Time Lodged** 16 March 2010 13:24  
**Lodged By** Moore, Evan Richard  
**Instrument Type** Easement Instrument



---

**Affected Computer Registers**    **Land District**

17266                      Otago  
504035                    Otago

---

**Annexure Schedule:** Contains 3 Pages.

---

**Grantor Certifications**

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period
- Mortgage 6575730.1 does not affect the servient tenement, therefore the consent of the Mortgagee is not required

**Signature**

Signed by Catherine Anne Walker as Grantor Representative on 16/03/2010 09:40 AM

---

**Grantee Certifications**

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

**Signature**

Signed by Evan Richard Moore as Grantee Representative on 16/03/2010 11:04 AM

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

**Easement instrument to grant easement or *profit à prendre*, or create land covenant**  
(Sections 90A and 90F Land Transfer Act 1952)

2009/6229EF  
APPROVED  
Registrar-General of Land

**Grantor**

Alexander Kenneth ROBINS, Robert Barry ROBINS, and ANDERSON LLOYD TRUSTEES LIMITED

**Grantee**

Roy William THOMPSON and Michael John TURNER

**Grant of Easement or *Profit à prendre* or Creation of Covenant**

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

**Schedule A***Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Covenant	"A" on DP 383440 & "B" on DP 383440	504035	17266

REF: 7203 – AUCKLAND DISTRICT LAW SOCIETY INC.

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

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

~~Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952~~

~~(the provisions set out in Annexure Schedule \_\_\_\_\_)~~

**Covenant provisions**

Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

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

~~Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952~~

~~[Annexure Schedule \_\_\_\_\_]~~

Annexure schedule

Page of Pages

2009/5043EF  
APPROVED  
Registrar-General of Land

*Insert instrument type*

Easement

*Continue in additional Annexure Schedule, if required*

**1. Not to erect or permit to be erected any building or appurtenances to, nor permit any tree, shrubs or plants, to grow so as to exceed the following heights based on Dunedin Metric Datum (sea level).**

**i) As to Covenant Area "A" on a plane leaving a level of 353.23 at the Alec Robins Road boundary and 347.16 at the State Highway 6 boundary along the west boundary and 352.35 at the Alec Robins Road boundary and 348.14 State Highway 6 along the east boundary.**

**ii) As to Covenant Area "B" on a plane leaving a level of 349.86 at the Alec Robins Road boundary and 342.50 at the State Highway 6 boundary along the west boundary, and 348.94 at the Alec Robins Road boundary and 348.18 State Highway 6 along the east boundary.**

**TRANSFER**  
Land Transfer Act 1952

E 5191027.6 GRANT OF EASEMENT 41  
CPY-01/01.PGS-005-15/04/02.11:15



DocID: 110312561



If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

OTAGO

Certificate of Title No. All or Part? Area and legal description -- Insert only when part or Stratum, CT

OT14B	176	All	
-------	-----	-----	--

Transferor Surnames must be underlined or in CAPITALS

**Alexander Kenneth ROBINS, Robert Barry ROBINS and ANDERSON LLOYD TRUSTEE COMPANY LIMITED**

Transferee Surnames must be underlined or in CAPITALS

**EFFKAY PROPERTIES LIMITED**

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No .....; Right of way etc.

**Easements in Gross of Right to Convey Water and Telecommunications, Right to Take and Pump Water, and Right to Convey Electricity**  
(continued on page 2 Annexure Schedule)

Consideration

\$1.00

Operative Clause

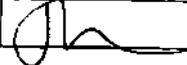
For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 3<sup>rd</sup> day of April 2002

Attestation

 Signature, or common seal of Transferor	Signed in my presence by the Transferor <b>Alexander Kenneth Robins</b> Signature of Witness 
	<b>Witness to complete in BLOCK letters</b> (continued on page 4 Annexure Schedule) (unless typewritten or legibly stamped) Witness name <b>CAROL ELLEN HOLDEN</b> Occupation <b>RETAIL ASSISTANT</b> Address <b>ROXBURGH EAST, RD1, ROXBURGH</b>

**Certified correct for the purposes of the Land Transfer Act 1952**  
Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1921.  
(DELETE INAPPLICABLE CERTIFICATE)

  
Solicitor for the Transferee

Annexure Schedule

TRANSFER

Dated

3<sup>rd</sup> April 2002

Page

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of

4

Pages



Continuation of "Estate or Interest or Easement to be created"

1. The Transferee shall have as easements in gross forever:
  - (a) the Right to Convey Water and Telecommunications over those parts of the land in Certificate of Title 14B/176 ("the Servient Land") marked G, H, I and J on DP 304263;
  - (b) the Right to Take and Pump Water over that part of the land in Certificate of Title 14B/176 marked J on DP 304263;
  - (c) the Right to Convey Electricity over those parts of the land in Certificate of Title 14B/176 marked I and J on DP 304263.
2. Rights and powers in respect of the above easements:
  - (a) the rights and powers implied in a Right to Convey Water as set out in the Seventh Schedule to the Land Transfer Act 1952 shall apply to the Right to Convey Water hereby granted except as may be varied hereby.
  - (b) the Right to Take and Pump Water hereby granted shall give the Transferee and the Transferee's tenants (in common with the Transferor, the Transferor's tenants, and any other person lawfully entitled to do so, but subject always to clause 4(a) hereof) the full, free, uninterrupted, and unrestricted right, liberty, and privilege to place, operate, and maintain on the land over which the easement is granted such water supply facilities (including, but not limited to, pumping equipment and housing) as the Transferee may require for the purposes of the easement, and the provisions relating to "pipes" set out in Clause 5 of the Seventh Schedule to the Land Transfer Act 1952 shall be deemed to extend to such facilities except as may be varied hereby.
  - (c) the Right to Convey Telecommunications and Electricity hereby granted shall give the Transferee and the Transferee's tenants (in common with the Transferor, the Transferor's tenants, and any other person lawfully entitled so to do, but subject always to clause 4(a) hereof) from time to time and at all times without interruption or impediment the right to convey transmit emit and receive telecommunications and electricity by means of wires cables radio impulses and conductors of any kind with such accessory fixtures equipment and materials as may be reasonably necessary for the purposes of the easement under or over the surface (as the parties decide) of the land over which the easement is granted, and the provisions relating to "pipes" set out in Clause 5 of the Seventh Schedule to the Land Transfer Act 1952 shall be deemed to extend to such facilities except as may be varied hereby.
3. The Transferee covenants with the Transferor that in exercising any of the Transferee's rights hereunder the Transferee shall:
  - (a) install maintain and utilise all works required for the purposes of the within easements in compliance with all laws and regulations for the time being in force affecting the same and keep the said works in good order repair and condition and prevent the same becoming a nuisance
  - (b) cause as little damage disturbance inconvenience and interruption as reasonably possible to the Servient Land and improvements thereon and to the occupier thereof
  - (c) restore the Servient Land and improvements thereon as near as reasonably possible to their previous condition and repair any other damage caused

continued on page 3 Annexure schedule

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

### Annexure Schedule



Insert below  
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 3<sup>rd</sup> April 2002

Page 3 of 4 Pages

Continuation of "Estate or Interest or Easement to be created"

- (d) meet all costs incidental to the works and all costs relating to the grant of the within easements
- (e) not do anything to breach the terms of the Transferor's Water Permit detailed in Clause 4(b) below
- (f) indemnify the Transferor from and against all costs actions demands suits damages and proceedings of any kind for or in respect of any loss or damage that might result to or be suffered by any person including the Transferor directly or indirectly by reason of the within easements.

4. The Transferor and the Transferee covenant that:

- (a) the within easements are granted to the Transferee for the purpose of a private Water Supply Scheme ("the Scheme") established and owned by the Transferee
- (b) the Transferee's rights hereunder may be transferred to the subsequent owner from time to time of the Scheme (the owner of the Scheme being referred to as "the Scheme Owner")
- (c) notwithstanding anything to the contrary expressed or implied herein, the Transferor shall not be entitled to utilize the Scheme facilities on the easement land or grant any right of use of the same to any other party unless the Transferor has first obtained the Scheme Owner's prior written approval thereto
- (d) the Scheme Owner shall be entitled to use for the purpose of the Scheme up to ten per cent (10%) of the Transferor's water entitlement under Otago Regional Council Consent No 96749 and any Water Permit in renewal or replacement thereof.
- (e) the Transferor shall do all things necessary to keep the Water Permit on foot and arrange renewals of the same PROVIDED THAT the Scheme Owner shall reimburse to the Transferor 10% of the Transferor's costs relating thereto
- (f) if the Scheme Owner wishes to apply for a separate Water Permit for the said 10%, the Transferor will co-operate in such application and surrender the said 10% from the Transferor's Water Permit if required.

5. Any dispute arising between any parties to the easements set out herein which touches the construction, meaning or effect of the easements or the rights or obligations of the parties hereunder shall, unless otherwise specifically agreed in writing between the parties concerned, be referred to arbitration conducted in accordance with the provisions of the Arbitration Act 1996 or any statutory modification or re-enactment of that Act which may for the time being be in force.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Auckland District Law Society  
REF 4120

Annexure Schedule



Insert below  
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

3<sup>rd</sup> April 2002

Page

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of

4

Pages

Continuation of "Attestation"

Signed by **ROBERT BARRY ROBINS**  
as Transferor in the presence of:

Signature of Witness

Witness name: **PAUL SINCLAIR**

Occupation: **STONE MASON**

Address: **S.H.6  
GREENSTOWN T.D.1**

Signed by **ANDERSON LLOYD TRUSTEE COMPANY LIMITED** as Transferor by:

(Director)

(Director)

Signed by **EFFKAY PROPERTIES LIMITED**  
as Transferee by:

(Director)

(Director)

~~SOUTHLAND BUILDING SOCIETY as Mortgagee under Mortgage No 6013355.2 HEREBY CONSENTS to the within easements BUT WITHOUT PREJUDICE to its rights powers and remedies under the said Mortgage.~~

Signed by the **SOUTHLAND BUILDING SOCIETY**  
~~by the affixing of its Common Seal in the presence of:~~

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General  
of Land under No. 1995/1004EF



# TRANSFER

Land Transfer Act 1952

Law Firm Acting
<b>PRESTON RUSSELL LAW SOLICITORS BOX 355 INVERCARGILL</b>

Auckland District Law Society  
REF: 4135 #

**This page is for Land Registry Office use only.**  
*(except for "Law Firm Acting")*

**TRANSFER**  
Land Transfer Act 1952

E 5191627.9 GRANT OF EASEMENT HT  
CPY-01/01.PGS-604.15/04/02.11:16



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If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

OTAGO

Certificate of Title No. All or Part? Area and legal description -- *Insert only when part or Stratum, CT*

14B	176	All	
-----	-----	-----	--

Transferor Surnames must be underlined or in CAPITALS

**Alexander Kenneth ROBINS, Robert Barry ROBINS and ANDERSON LLOYD TRUSTEE COMPANY LIMITED**

Transferee Surnames must be underlined or in CAPITALS

**DUNEDIN ELECTRICITY LIMITED**

Estate or interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No .....; Right of way etc.*

**Electricity Easement (continued on pages 1 and 2 Annexure Schedules)**

Consideration

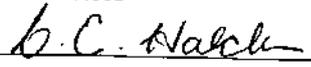
**One Dollar (\$1.00)**

Operative Clause

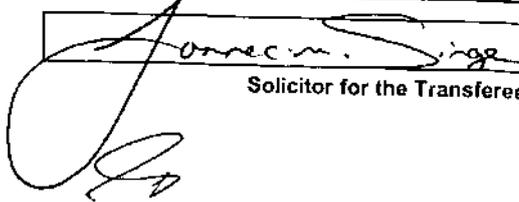
For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 3<sup>rd</sup> day of April 2002

Attestation

 Signature, or common seal of Transferor	Signed in my presence by the Transferor Alexander Kenneth Robins Signature of Witness 
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name CAROL ELLEN HOLDEN Occupation RETAIL ASSISTANT Address ROXBURGH EAST, RD1, ROXBURGH (Continued on page 3 Annexure Schedule)

**Certified correct for the purposes of the Land Transfer Act 1952**  
 Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.  
 (DELETE INAPPLICABLE CERTIFICATE)

  
Solicitor for the Transferee

# Annexure Schedule

TRANSFER

Dated

3<sup>rd</sup> April 2002

Page

1

of

2

Pages



## CONTINUATION OF "ESTATE OR INTEREST OR EASEMENT TO BE CREATED"

The Transferee shall have the right to convey electricity over and through the soil of those parts of the land in Certificate of Title 14B/176 (hereafter referred to as "the servient land") marked "G" and "H" on Deposited Plan 304263 (hereafter referred to as "the electricity cable easements") being easements in gross forever in favour of the Transferee.

## TERMS, CONDITIONS, COVENANTS OR RESTRICTIONS IN RESPECT OF THE RIGHT TO CONVEY ELECTRICITY

### 1. The Transferee shall have the right:-

- (a) To lead and convey electricity and electric impulses without interruption or impediment (except during any periods of necessary renewal or repair) by means of conduits, cables, pipes or ancillary equipment laid or to be laid under the surface of and through the soil of the electricity cable easements.
- (b) To lay, place, inspect, repair, maintain, renew and replace under the electricity cable easements such conduits, cables, pipes and ancillary equipment as may be necessary to convey such electricity and electric impulses by means of the said conduits, cables, pipes or ancillary equipment.
- (c) For the Transferee its servants, agents, workmen and contractors to enter and remain on such part or parts of the servient land as may be necessary to secure access to the electricity cable easements and the said conduits, cables, pipes and ancillary equipment and on such parts of the servient land as may be necessary for the purpose of laying, placing, inspecting, repairing, maintaining, renewing and replacing the said conduits, cables, pipes and ancillary equipment together with full power and authority for the Transferee its surveyors, engineers, workmen, agents and servants with or without vehicles implements machinery and equipment from time to time and at all times to enter and remain on the said part or parts of the servient land as may be necessary for the purpose of exercising and enjoying all or any of the rights privileges and easements granted in this instrument.

### 2. The Transferor covenants with the Transferee:-

- (a) Not to place any building or plant any tree or shrub on the electricity cable easements granted by this instrument without the prior written consent of the Transferee.
- (b) To take all reasonable steps to ensure that its tenants, agents, and workmen do not do any wilful or negligent act or thing whereby the said conduits, cables, pipes or ancillary equipment shall be damaged or destroyed. If it is established that the damage was caused by the negligent or wilful act of the Transferor or its tenants, agents, or workmen then the Transferor shall be responsible for the repair and/or replacement required. Any work so required shall be carried out by a Contractor selected by the Transferee.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

REF: 4135 /3

Annexure Schedule



insert below "Mortgage", "Transfer", "Lease" etc

Transfer

Dated

3rd April 2002

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of

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Pages

(c) Not at any time permit or suffer any act or thing whereby the rights, powers, liberties, licences and easements hereby granted to the Transferee may be interfered with or affected.

3. The Transferee covenants with the Transferor that upon the exercising of any of its rights the Transferee shall:-

- (a) Cause as little damage as possible to the servient land and the occupiers of the servient land;
- (b) Restore the servient land as near as reasonably possible to its previous condition;
- (c) Make good at the Transferee's expense any damage done by the actions of the Transferee to the buildings, erections and fences of the Transferor.

4. \*

CONTINUATION OF "ATTESTATION"

EXECUTED by DUNEDIN ELECTRICITY LIMITED By:

Director

Director

\* "Limitation of Liability Clause"

The liability of Anderson Lloyd Trustee Company Limited is not personal but limited in all respects to the assets it holds as trustee of the Hays Creek Trust under a Deed of Trust dated 1 May 2000.

EXECUTED by ANDERSON LLOYD TRUSTEE

COMPANY LIMITED by

Director

Director

EXECUTED BY ROBERT BARRY ROBINS as Transferor in the presence of:

Witness:

Signature:

Full name:

PAUL SINCLAIR

Occupation:

STONE MASON

Address:

5HG  
QUEENSTOWN TDI

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General  
of Land under No. 1995/1004EF



# TRANSFER

Land Transfer Act 1952

Law Firm Acting
<b>Gallaway Cook Allan</b> <b>PO Box 143</b> <b>DUNEDIN</b>

Auckland District Law Society  
REF: 4135 /4

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*(except for "Law Firm Acting")*



SHEET INDEX		
SHEET NO.	REVISION	SHEET TITLE
0		TITLE
1	A	SUBDIVISION SCHEME PLAN
2	A	SUBDIVISION & VEHICLE ACCESS OVERVIEW
3	A	ROADING LAYOUT
4	A	ROADING LAYOUT
5	A	ROADING LAYOUT
6	A	ROAD LONGSECTIONS
7	A	ROAD LONGSECTIONS
8	A	ROAD TYPICAL DETAILS
9	A	ROAD & WALKWAY TYPICAL DETAILS
10	E	EARTHWORKS OVERVIEW
11	A	EARTHWORKS DETAIL
12	A	EARTHWORKS DETAIL
13	A	EARTHWORKS DETAIL
14	A	EARTHWORKS SECTIONS - LOT 18
15	A	EARTHWORKS SECTIONS - LOT 16
16	A	EARTHWORKS SECTIONS - LOT 5, 6 & 7
17	A	EARTHWORKS SECTIONS - LOT 3 & 8
18	A	SERVICING OVERVIEW
19	A	SERVICING DETAIL - Lot 1 - 7
20	A	SERVICING DETAIL - LOT 8 - 13
21	A	SERVICING DETAIL - LOT 14 - 17
22	A	SERVICING DETAIL - LOT 18 - 20
23	A	DRAINAGE OVERVIEW
24	A	QLDC PDP ZONING

**TITLE:** RESOURCE CONSENT PLANSET

**PROJECT:** ROBINS DEVELOPMENT  
LAKE HAYES

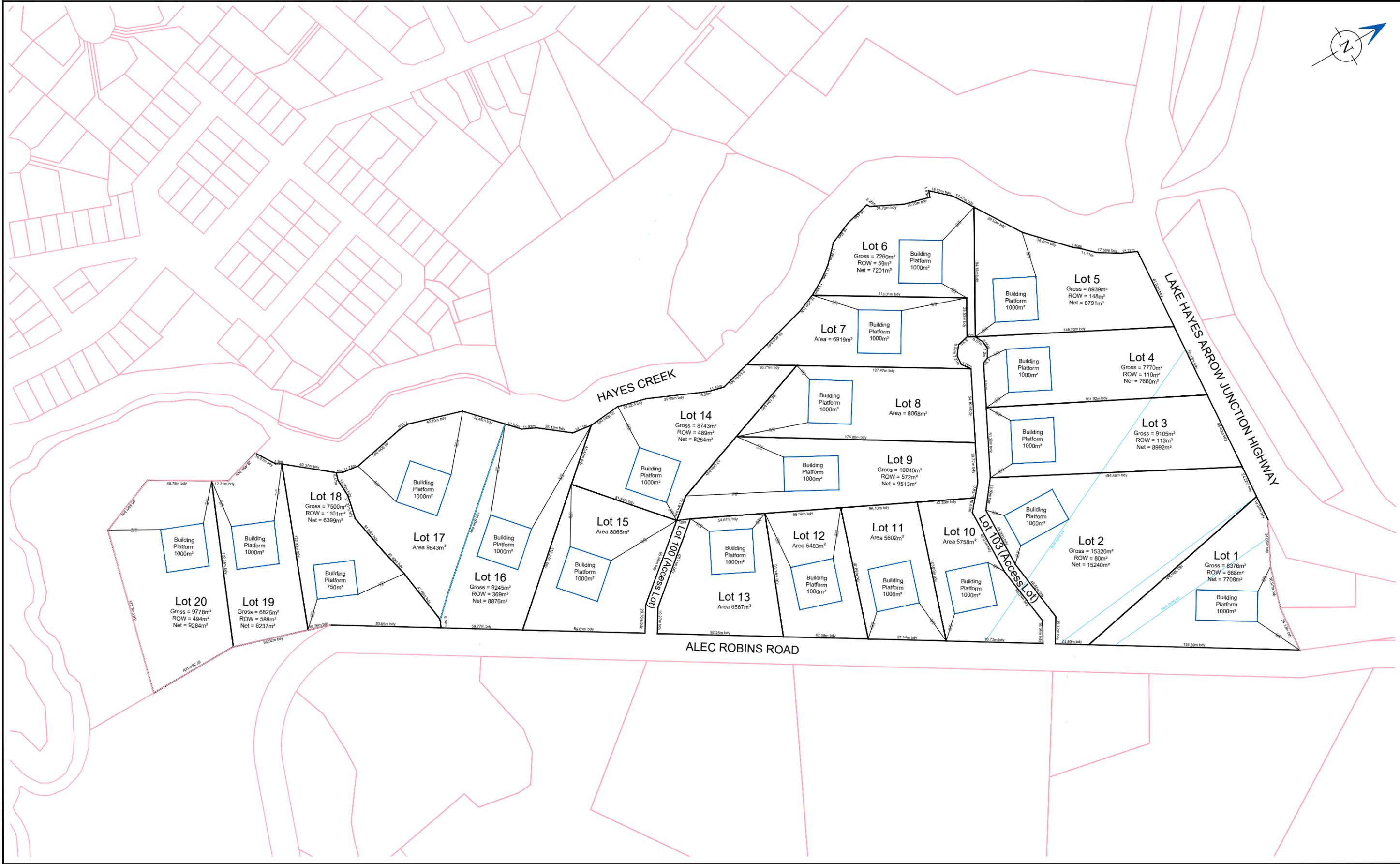
<b>DESIGNED:</b> S LYNDS & K BULK	<b>JOB NO.:</b> 5473	<b>DATE ISSUED:</b> AUGUST 2022
<b>DRAWN:</b> K BULK		
<b>APPROVED:</b> B MCLEOD		

**AURUM**  
**SURVEY**  
**CONSULTANTS**

LAND SURVEYING  
CIVIL ENGINEERING  
LAND DEVELOPMENT

PO Box 2493  
Wakatipu 9349  
Ph 03 442 3466  
Email [admin@ascl.co.nz](mailto:admin@ascl.co.nz)  
[www.ascl.co.nz](http://www.ascl.co.nz)

REV.	DATE:	REVISION DETAILS:	BY:
E	30/8/22	Lot 17 Building Platform	KB
D	28/6/22	Zone Area Updates	KB
C	27/6/22	Plan Updates	KB
B	17/6/22	Development Updates	KB
A	29/3/22	Initial release	KB



**AURUM**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 LAND DEVELOPMENT

PO Box 2493  
 Wakatipu 9349  
 Ph 03 442 3466  
 Email admin@ascl.co.nz  
 www.ascl.co.nz

**SURVEY**  
 CONSULTANTS

Document Set ID: 7359080  
 Version: 1, Version Date: 15/09/2022

**NOTES:**  
 Contour interval is 1.0 metres  
 Levels in terms OIT XIVa SO 24437, RL 408.31

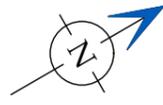
ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY

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**TITLE:**  
 SUBDIVISION SCHEME PLAN

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No: 5473	DRAWING No: 5R	SHEET No: 01	REV: E



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**SURVEY**  
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Document Set ID: 7359080  
 Version: 1, Version Date: 15/09/2022

**NOTES:**  
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 Levels in terms OIT XIVa SO 24437, RL 408.31

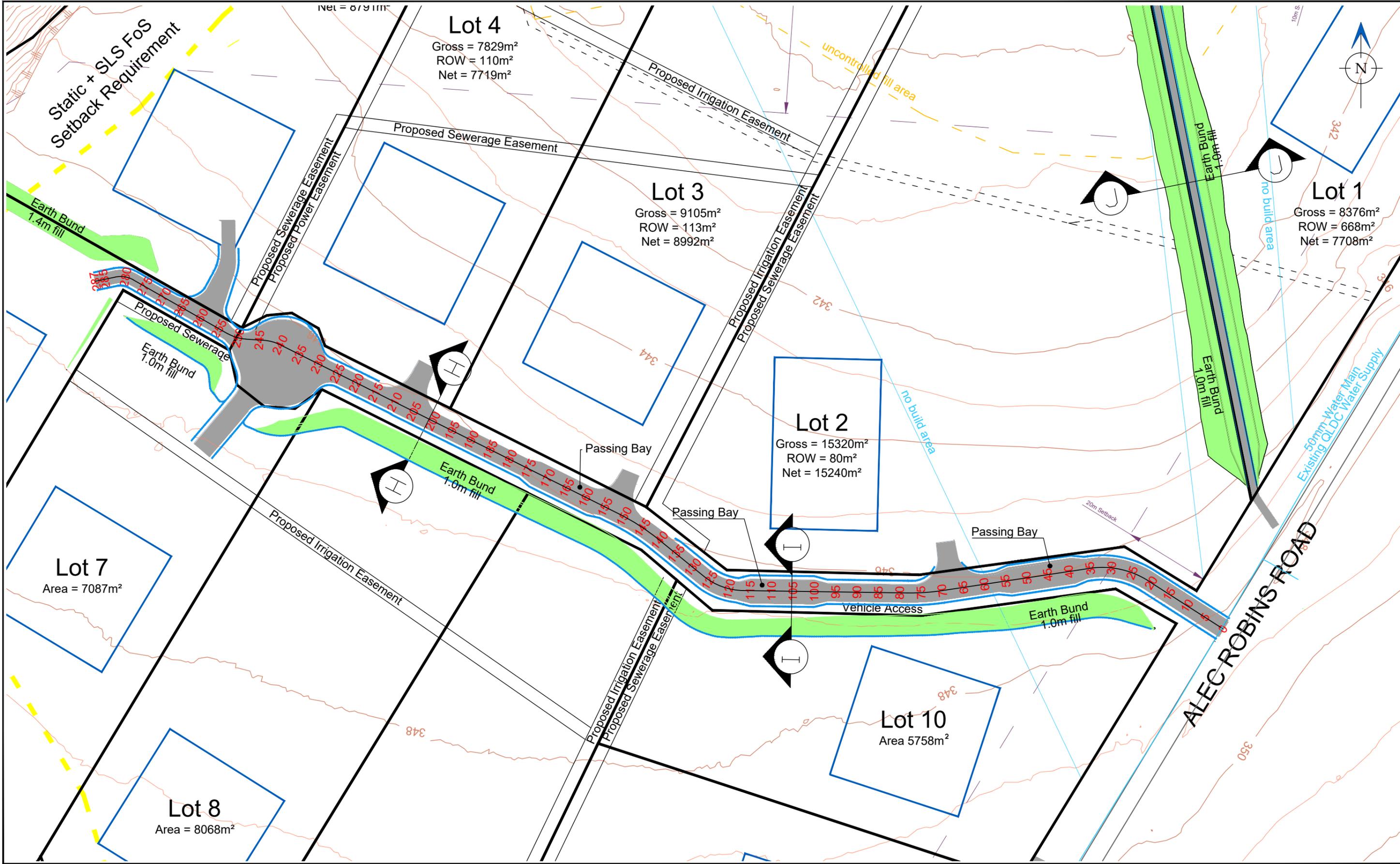
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**TITLE:**  
 SUBDIVISION & VEHICLE ACCESS OVERVIEW PLAN

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No: 5473	DRAWING No: 5R	SHEET No: 02	REV: E



**Lot 4**  
 Gross = 7829m<sup>2</sup>  
 ROW = 110m<sup>2</sup>  
 Net = 7719m<sup>2</sup>

**Lot 3**  
 Gross = 9105m<sup>2</sup>  
 ROW = 113m<sup>2</sup>  
 Net = 8992m<sup>2</sup>

**Lot 2**  
 Gross = 15320m<sup>2</sup>  
 ROW = 80m<sup>2</sup>  
 Net = 15240m<sup>2</sup>

**Lot 1**  
 Gross = 8376m<sup>2</sup>  
 ROW = 668m<sup>2</sup>  
 Net = 7708m<sup>2</sup>

**Lot 7**  
 Area = 7087m<sup>2</sup>

**Lot 8**  
 Area = 8068m<sup>2</sup>

**Lot 10**  
 Area 5758m<sup>2</sup>

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Document Set ID: 7359080  
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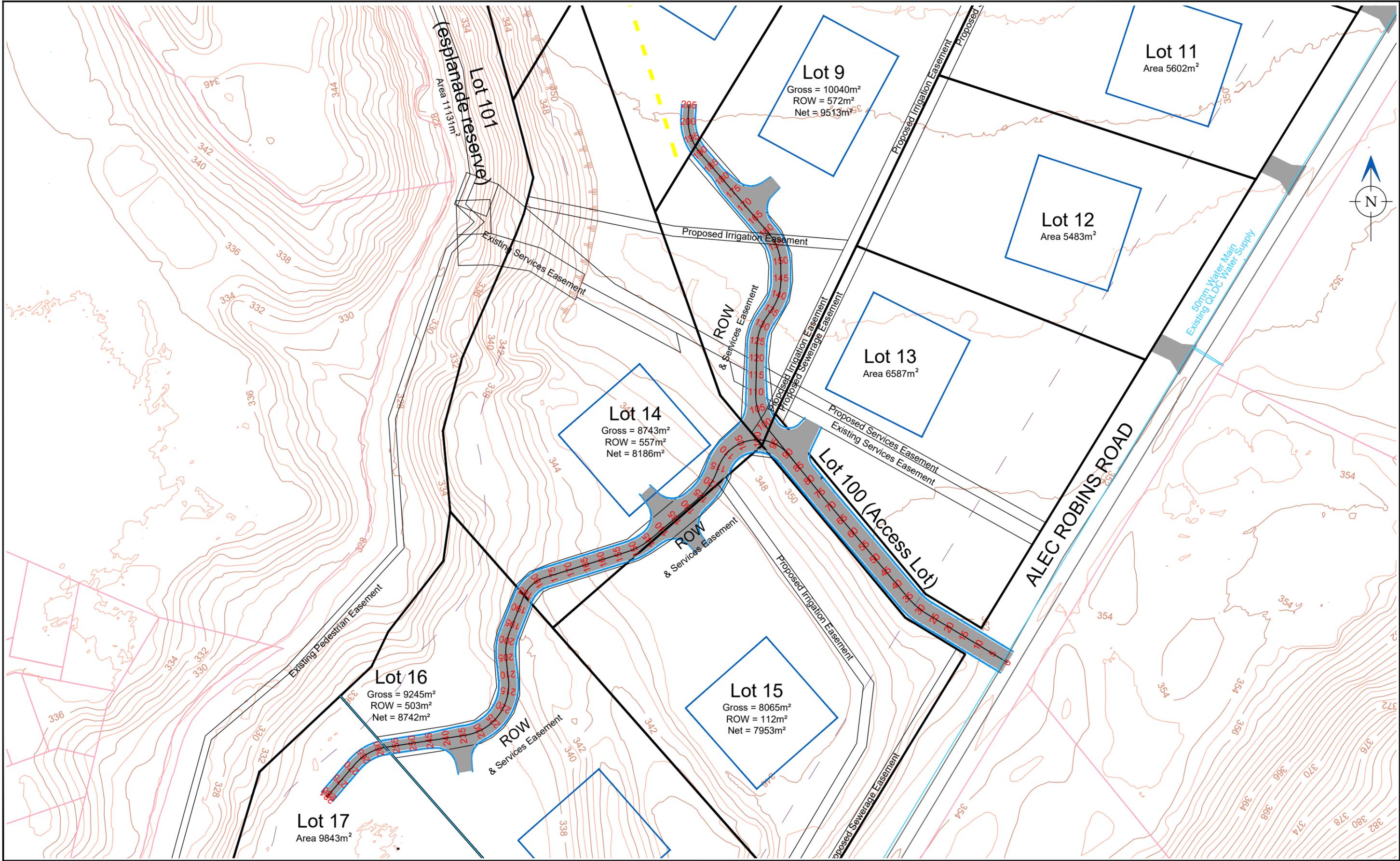
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**TITLE:**  
 ROADING LAYOUT

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED:	KB	SCALE:	DATE CREATED:
DRAWN:	KB	1: 800	30/8/22
APPROVED:	BM	Original Plan A3	
JOB No:	DRAWING No:	SHEET No:	REV:
5473	5R	03	E



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Document Set ID: 7359080  
Version: 1, Version Date: 15/09/2022

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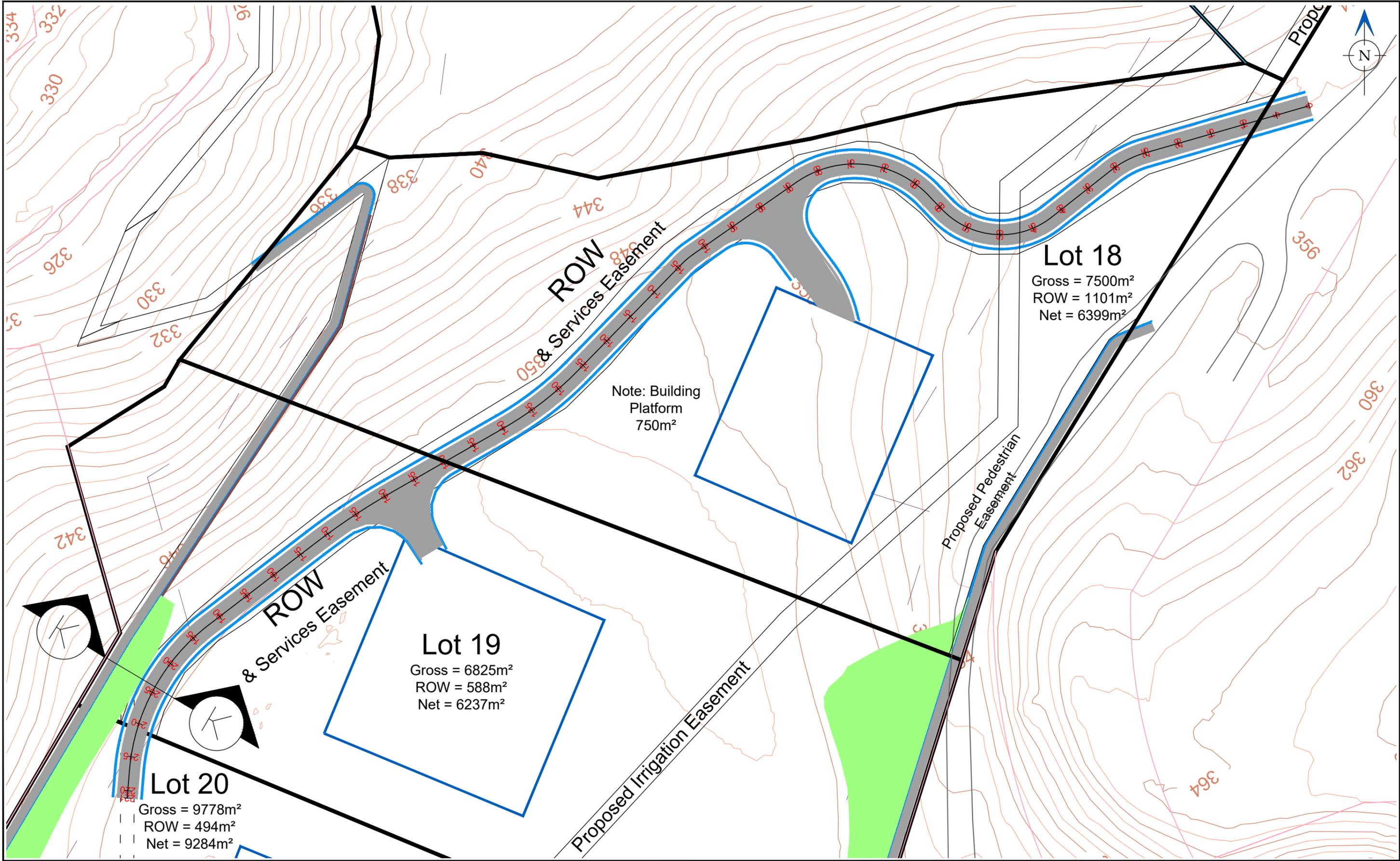
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**TITLE:**  
ROADING LAYOUT

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 1000	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No: 5473	DRAWING No: 5R	SHEET No: 04	REV: E



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Document Set ID: 7359080  
 Version: 1, Version Date: 15/09/2022

**NOTES:**  
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 Levels in terms OIT XIVa SO 24437, RL 408.31

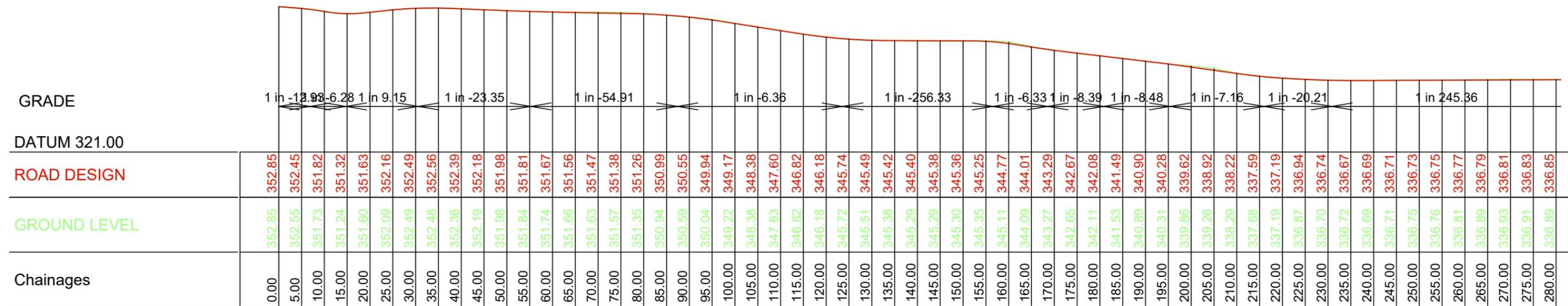
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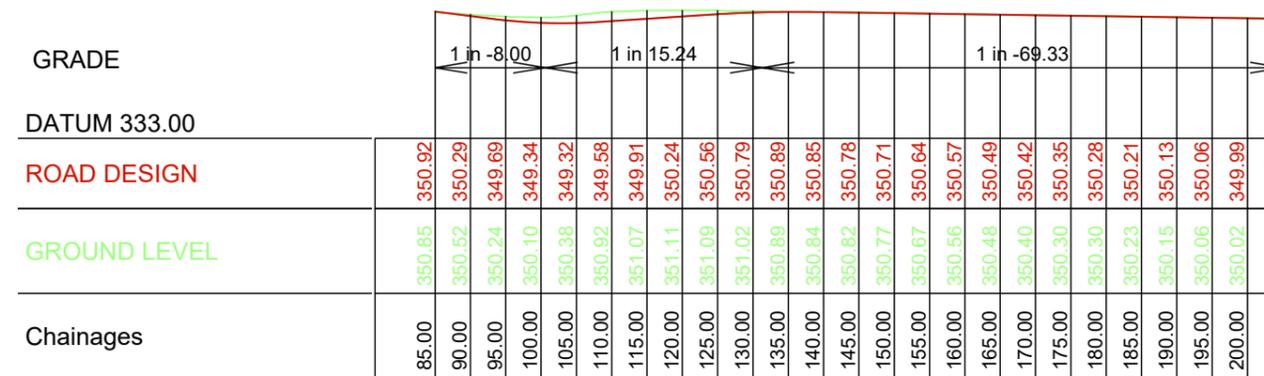
**TITLE:**  
 ROADING LAYOUT

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 500	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWING No. 5R	SHEET No. 05	REV. E



LONGITUDINAL SECTION  
ROAD - ACCESS LOT - LOT 100  
(SERVING LOTS 13-17)



LONGITUDINAL SECTION  
ROAD - ACCESS LOT - LOT 100  
(SERVING LOTS 8 & 9)



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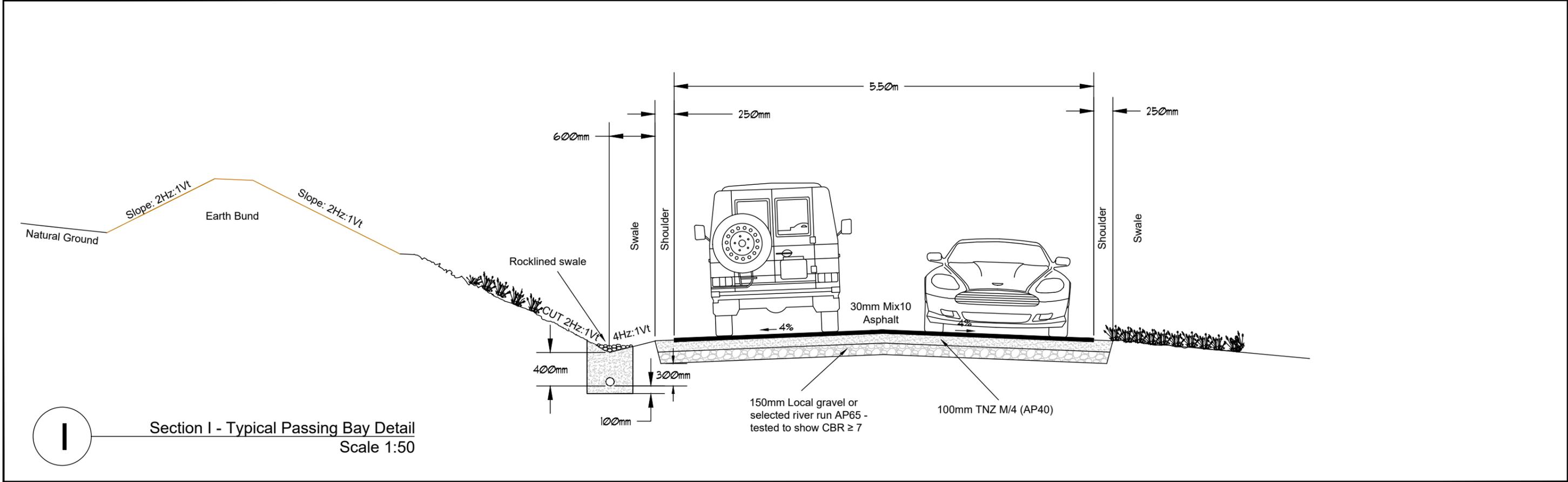
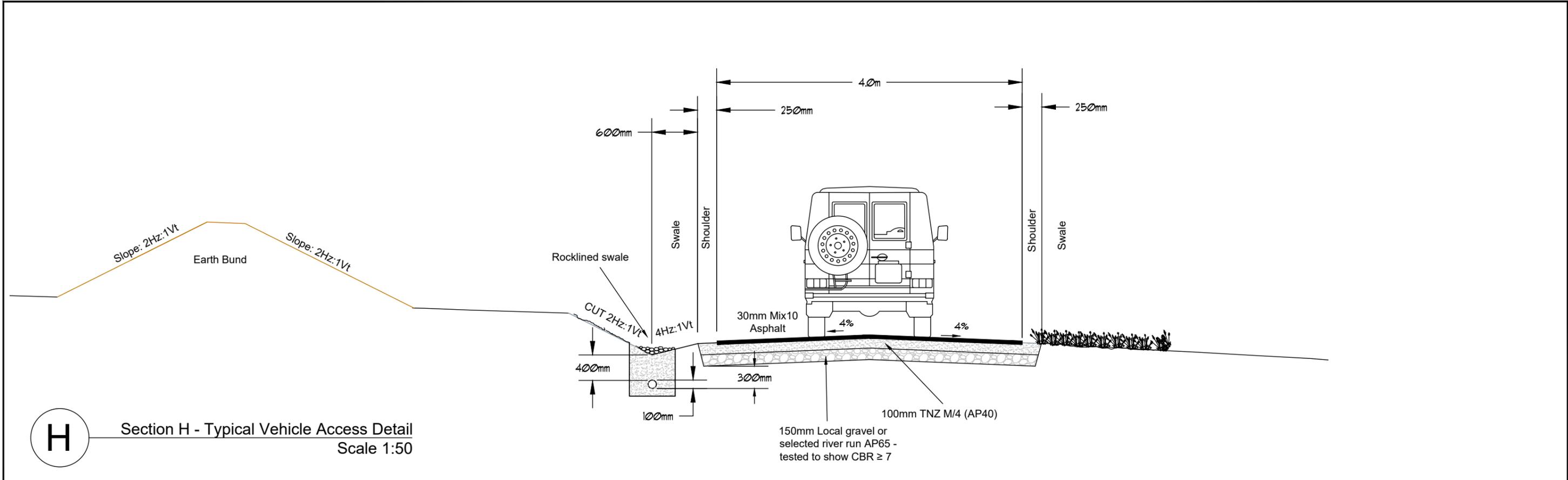
**TITLE:**  
ROAD LONGSECTIONS

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1: 1000	DATE CREATED: 30/8/22
DRAWN: KB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWING No. 5R	SHEET No. 06 REV. E





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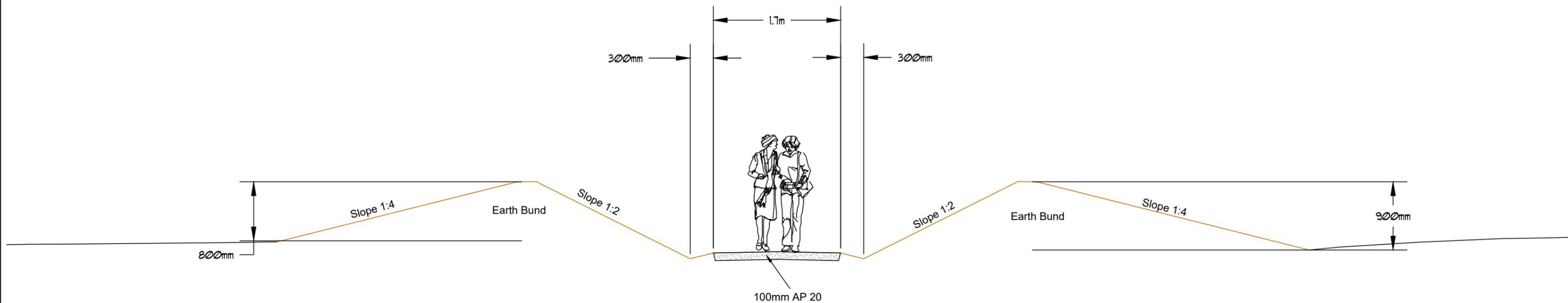
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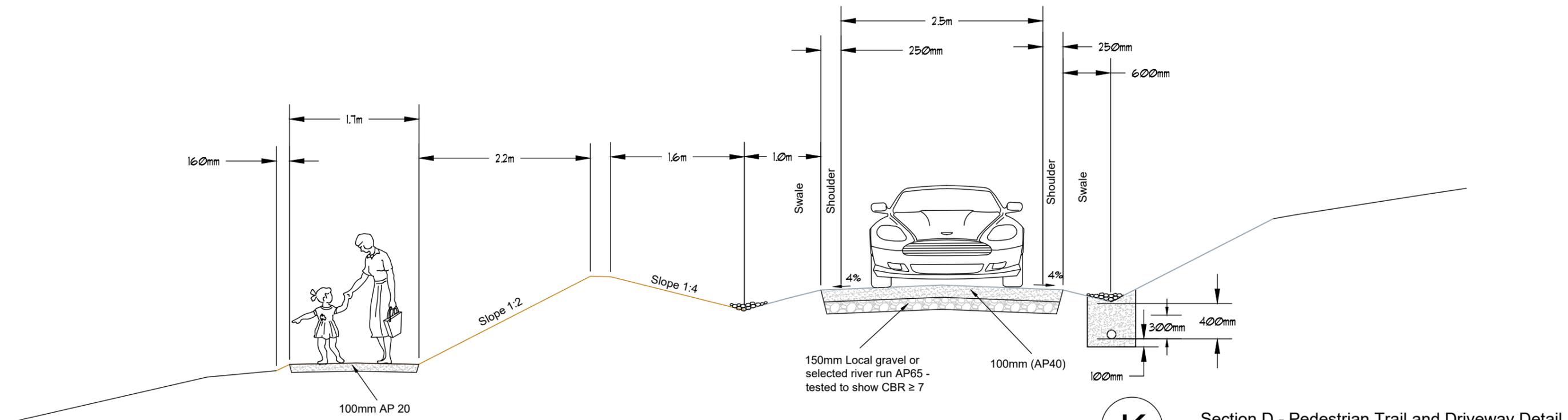
**TITLE:**  
ROADING TYPICAL DETAILS

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1:50	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWING No. 5R	SHEET No. 08	REV. E



**J** Section C - Typical Pedestrian Trail Detail  
Scale 1:50



**K** Section D - Pedestrian Trail and Driveway Detail  
Scale 1:50

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Levels in terms OIT XIVa SO 24437, RL 408.31

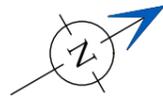
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**TITLE:**  
ROADING TYPICAL DETAILS

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1:50	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWING No. 5R	SHEET No. 9	REV. E



EARTHWORKS DEPTH	
CUT	FILL
Depth over 6.0m	
Depth 5.0m to 6.0m	
Depth 4.0m to 5.0m	
Depth 3.0m to 4.0m	
Depth 2.5m to 3.0m	
Depth 2.0m to 2.5m	
Depth 1.5m to 2.0m	
Depth 1.0m to 1.5m	
Depth 0.5m to 1.0m	
Depth 0.0m to 0.5m	

EARTHWORKS SUMMARY	
Areas Earthworks area	23,000m <sup>2</sup>
Volumes Cut	9900m <sup>3</sup>
Volumes Fill	9900m <sup>3</sup>
Max Cut	5.5m
Max Fill	3.0m



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Levels in terms OIT XIVa SO 24437, RL 408.31

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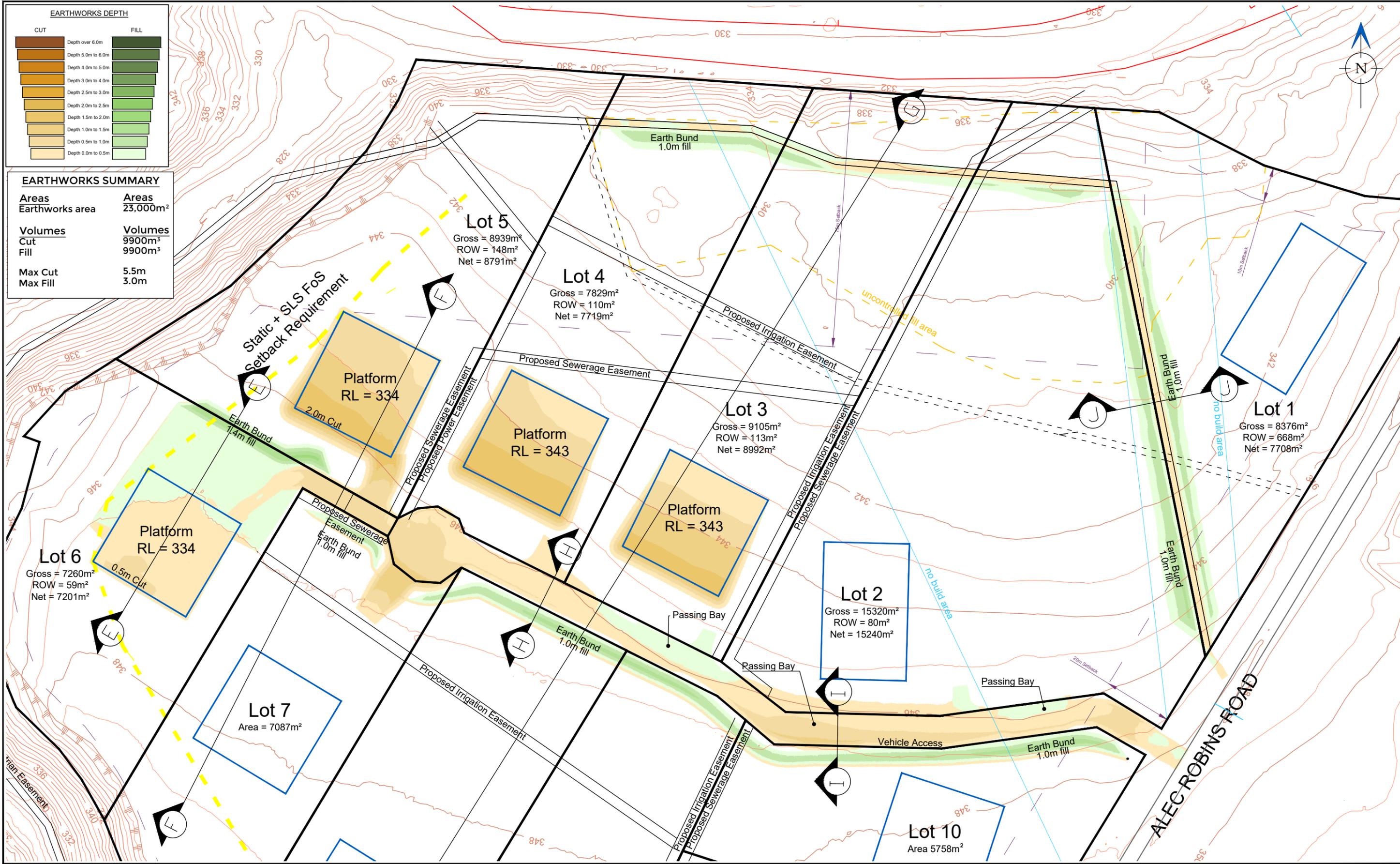
TITLE:  
**EARTHWORKS OVERVIEW**

PROJECT:  
**ROBINS DEVELOPMENT  
LAKE HAYES**

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No: 5473	DRAWING No: 5R	SHEET No: 10	REV: E

EARTHWORKS DEPTH	
CUT	FILL

EARTHWORKS SUMMARY	
Areas Earthworks area	23,000m <sup>2</sup>
Volumes Cut	9900m <sup>3</sup>
Fill	9900m <sup>3</sup>
Max Cut	5.5m
Max Fill	3.0m



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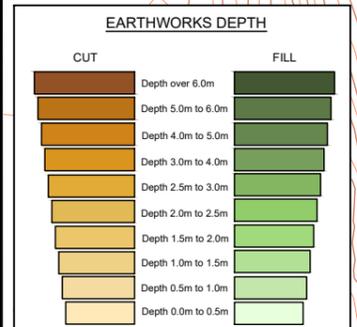
**NOTES:**  
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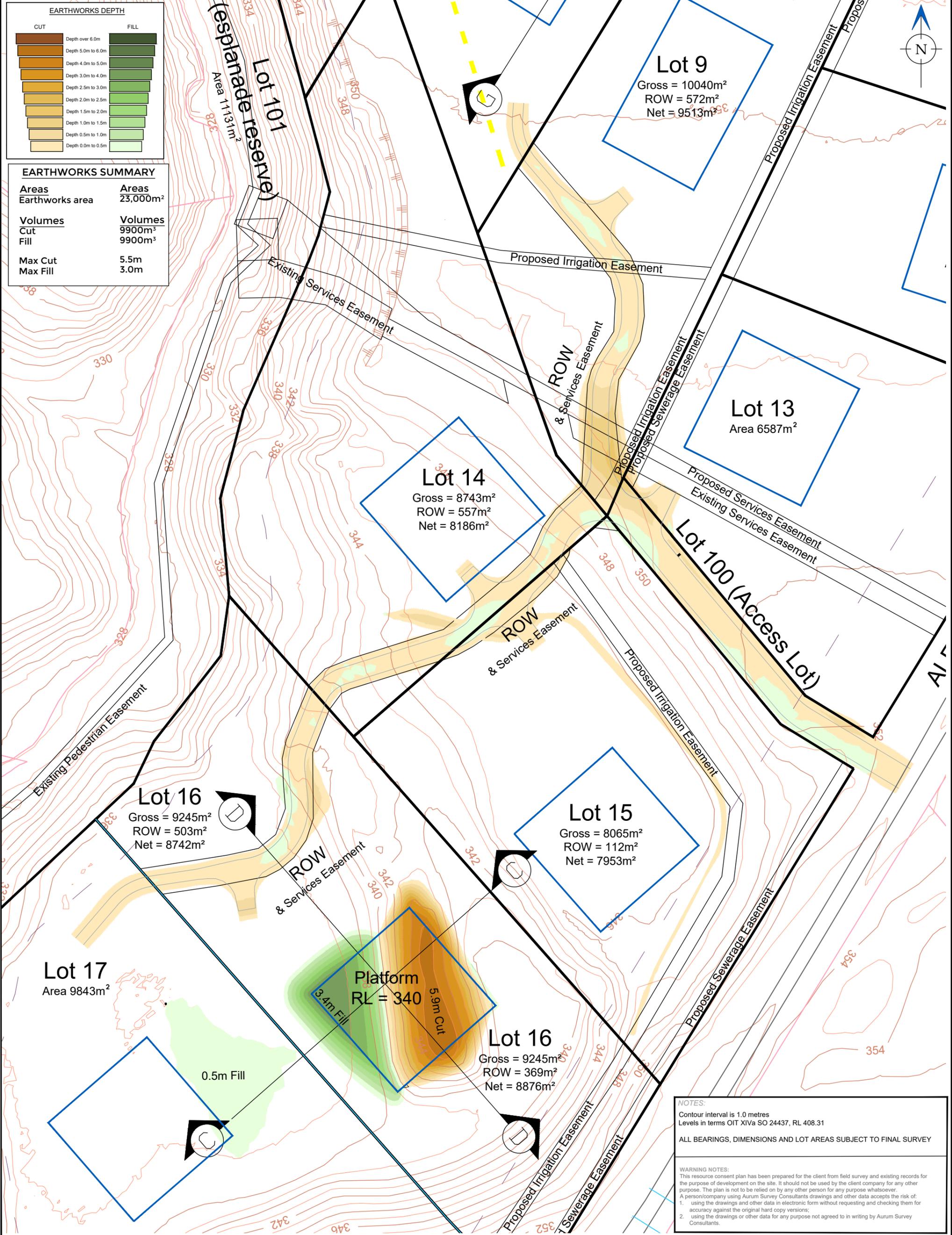
**TITLE:**  
 EARTHWORKS PLAN

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED:	KB	SCALE:	DATE CREATED:
DRAWN:	KB	1: 1000	30/8/22
APPROVED:	BM	Original Plan A3	
JOB No:	DRAWING No:	SHEET No:	REV:
5473	5R	11	E



EARTHWORKS SUMMARY	
Areas	
Earthworks area	23,000m <sup>2</sup>
Volumes	
Cut	9900m <sup>3</sup>
Fill	9900m <sup>3</sup>
Max Cut	5.5m
Max Fill	3.0m



**NOTES:**  
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Levels in terms OIT XIVa SO 24437, RL 408.31

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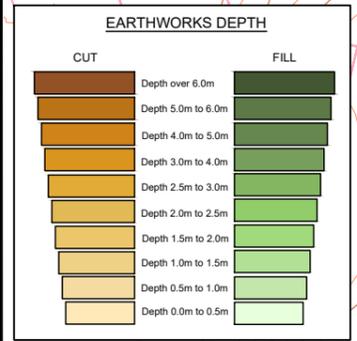
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TITLE: **EARTHWORKS DETAIL**

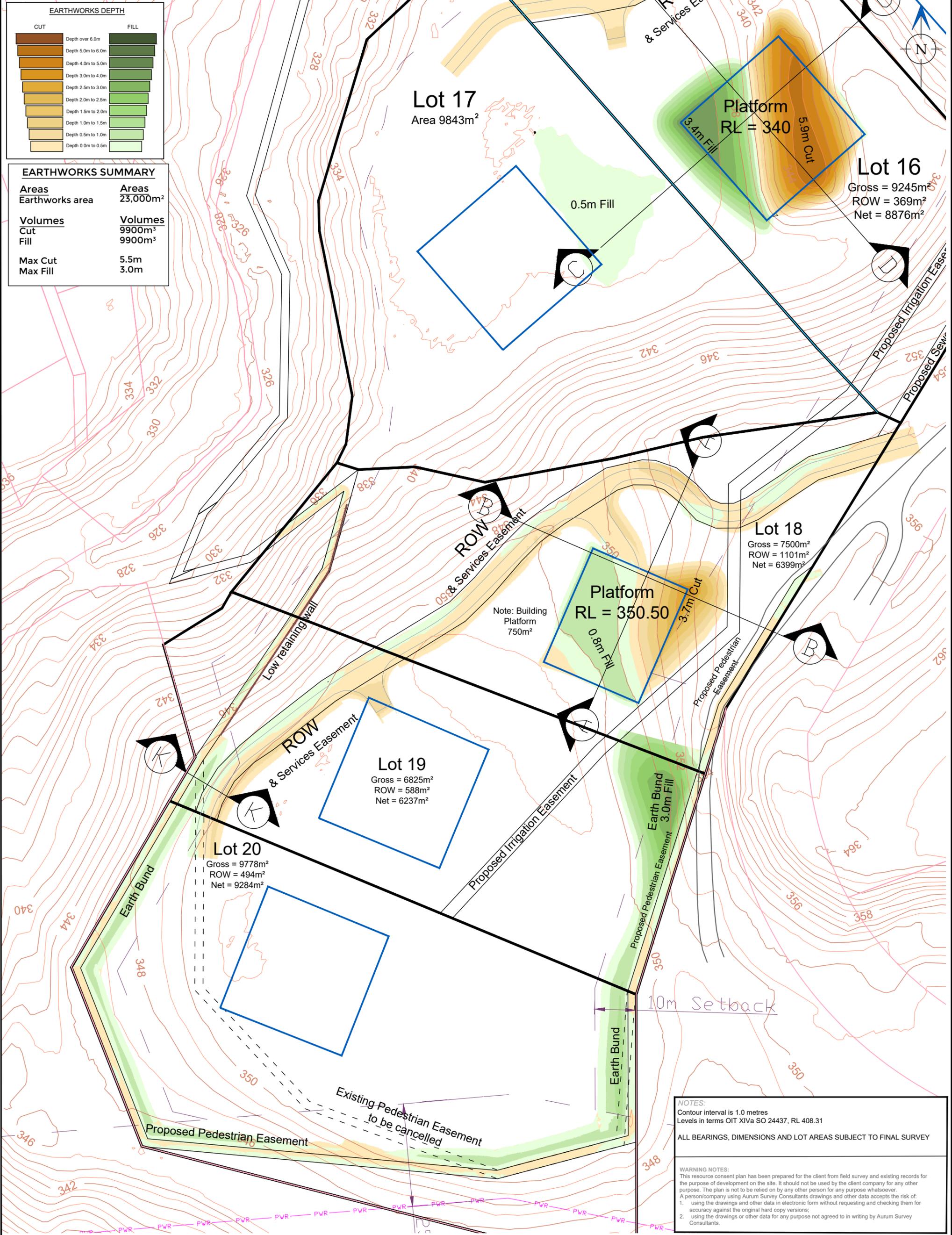
PROJECT: **ROBINS DEVELOPMENT LAKE HAYES**

FOR RESOURCE CONSENT			
DESIGNED:	KB	SCALE:	DATE CREATED:
DRAWN:	KB	1: 800	30/8/22
APPROVED:	BM	Original Plan A3	
JOB No.	DRAWING No.	SHEET No.	REV.
5473	5R	12	E



**EARTHWORKS SUMMARY**

Areas		Areas	23,000m <sup>2</sup>
Earthworks area			
Volumes		Volumes	
Cut	9900m <sup>3</sup>	Cut	9900m <sup>3</sup>
Fill	9900m <sup>3</sup>	Fill	9900m <sup>3</sup>
Max Cut	5.5m		
Max Fill	3.0m		



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TITLE: **EARTHWORKS DETAIL**

PROJECT: **ROBINS DEVELOPMENT LAKE HAYES**

**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1: 800	DATE CREATED: 30/8/22
DRAWN: KB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWING No. 5R	SHEET No. 13 REV. E



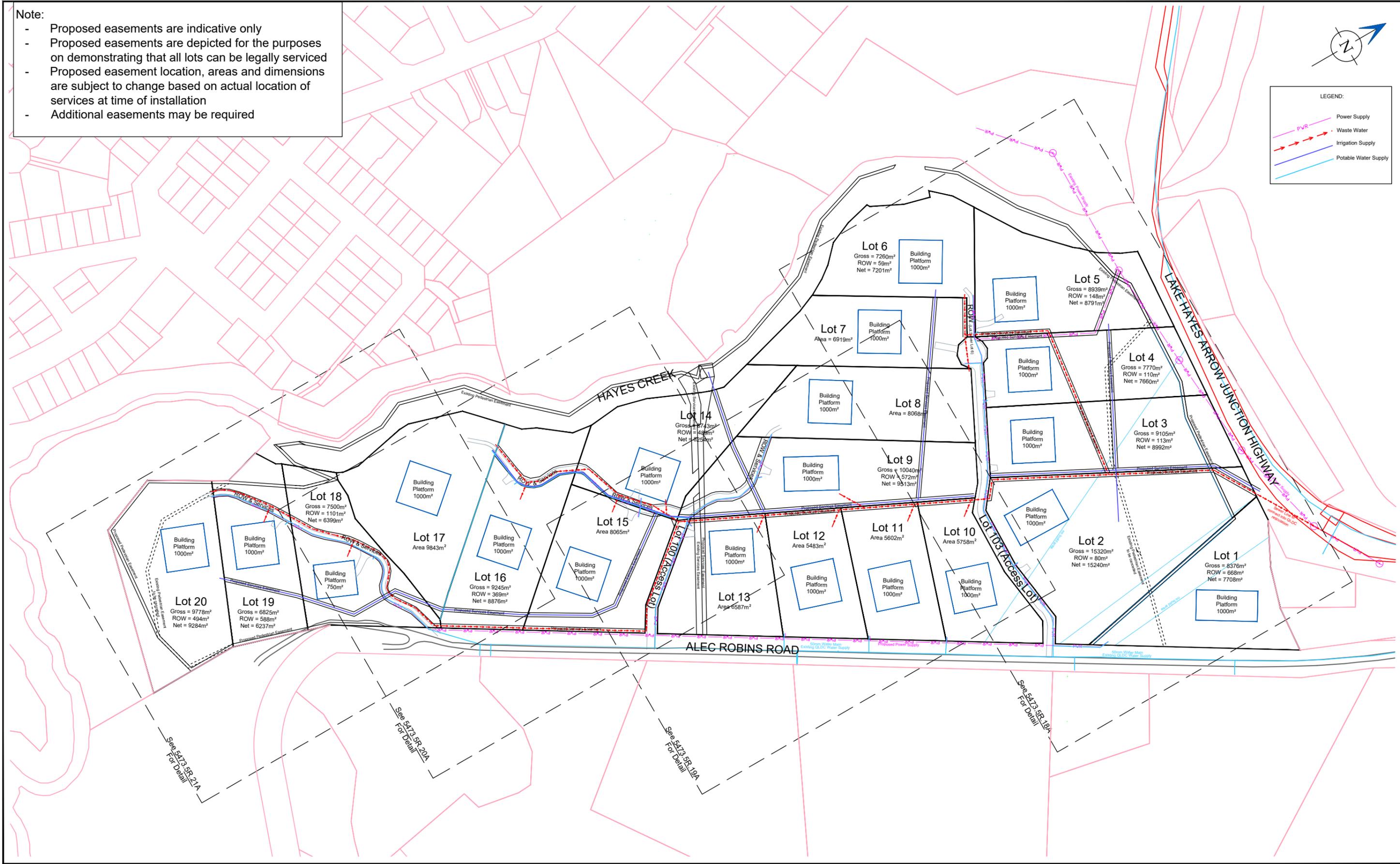
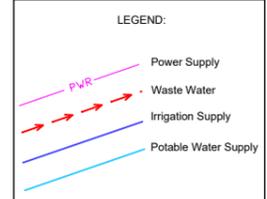
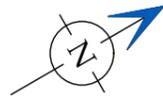






Note:

- Proposed easements are indicative only
- Proposed easements are depicted for the purposes on demonstrating that all lots can be legally serviced
- Proposed easement location, areas and dimensions are subject to change based on actual location of services at time of installation
- Additional easements may be required



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Document Set ID: 7359080  
Version: 1, Version Date: 15/09/2022

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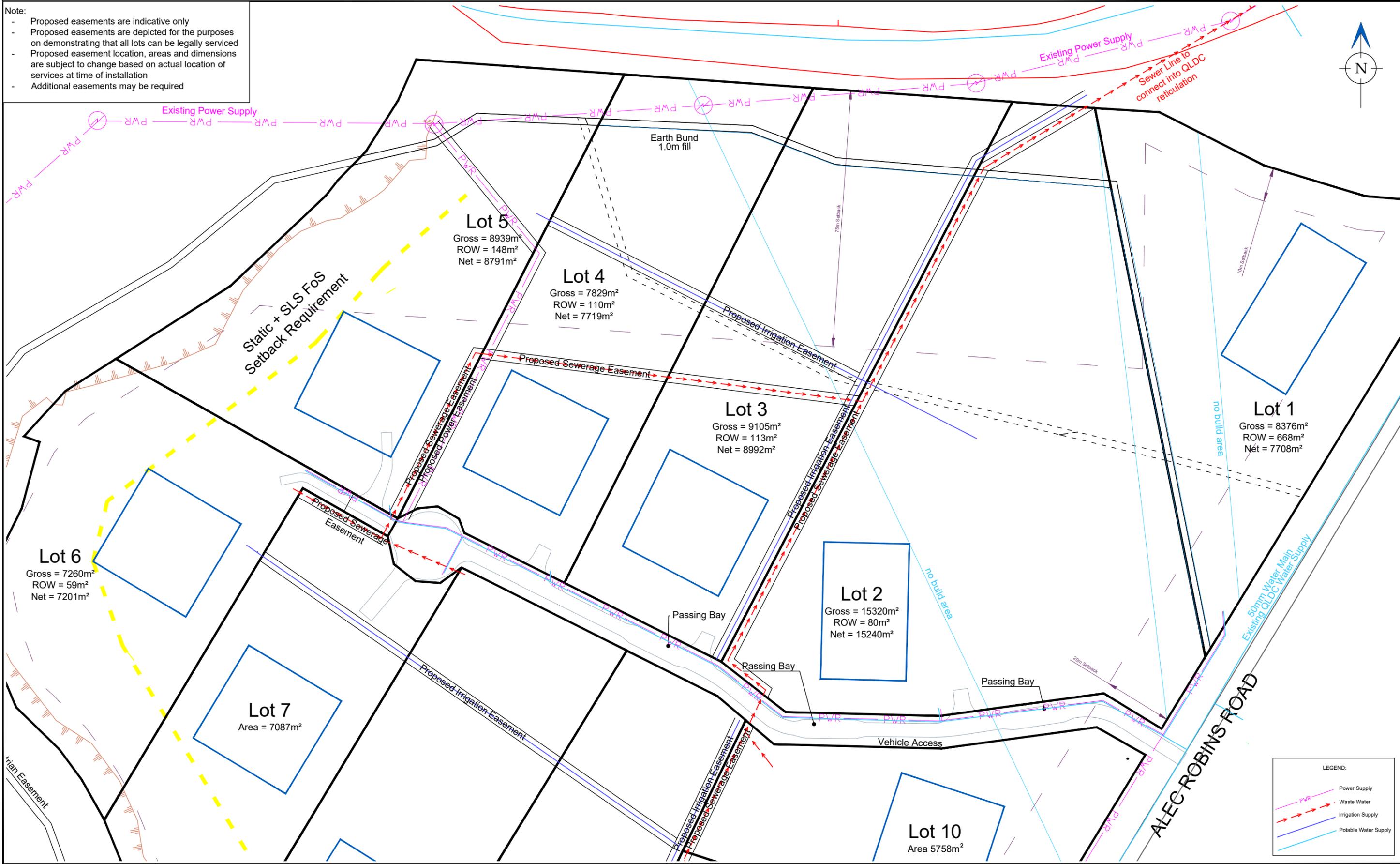
TITLE: SERCIVING OVERVIEW PLAN

PROJECT: ROBINS DEVELOPMENT LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No: 5473	DRAWING No: 5R	SHEET No: 18	REV: E

**Note:**

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- Additional easements may be required



**Lot 6**  
Gross = 7260m<sup>2</sup>  
ROW = 59m<sup>2</sup>  
Net = 7201m<sup>2</sup>

**Lot 7**  
Area = 7087m<sup>2</sup>

**Lot 5**  
Gross = 8939m<sup>2</sup>  
ROW = 148m<sup>2</sup>  
Net = 8791m<sup>2</sup>

**Lot 4**  
Gross = 7829m<sup>2</sup>  
ROW = 110m<sup>2</sup>  
Net = 7719m<sup>2</sup>

**Lot 3**  
Gross = 9105m<sup>2</sup>  
ROW = 113m<sup>2</sup>  
Net = 8992m<sup>2</sup>

**Lot 2**  
Gross = 15320m<sup>2</sup>  
ROW = 80m<sup>2</sup>  
Net = 15240m<sup>2</sup>

**Lot 1**  
Gross = 8376m<sup>2</sup>  
ROW = 668m<sup>2</sup>  
Net = 7708m<sup>2</sup>

**Lot 10**  
Area 5758m<sup>2</sup>

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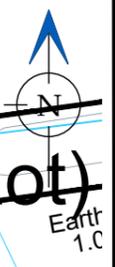
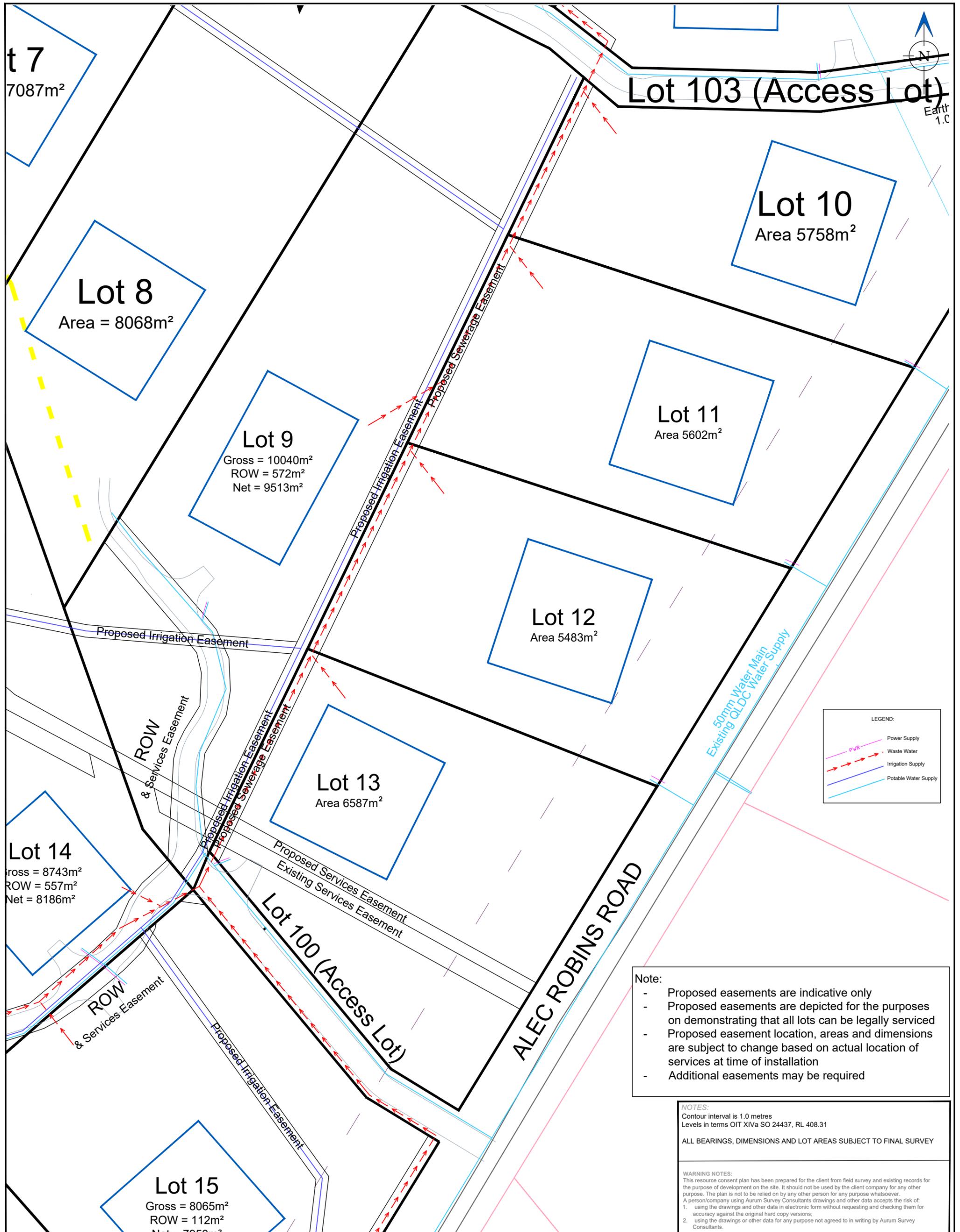
**NOTES:**  
Contour interval is 1.0 metres  
Levels in terms OIT XIVa SO 24437, RL 408.31  
ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY

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**TITLE:** SERVICING DETAIL

**PROJECT:** ROBINS DEVELOPMENT LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED:	KB	SCALE:	DATE CREATED:
DRAWN:	KB	1: 1000	30/8/22
APPROVED:	BM	Original Plan A3	
JOB No:	DRAWING No:	SHEET No:	REV:
5473	5R	19	E



LEGEND:

	Power Supply
	Waste Water
	Irrigation Supply
	Potable Water Supply

Note:

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- Additional easements may be required

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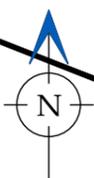
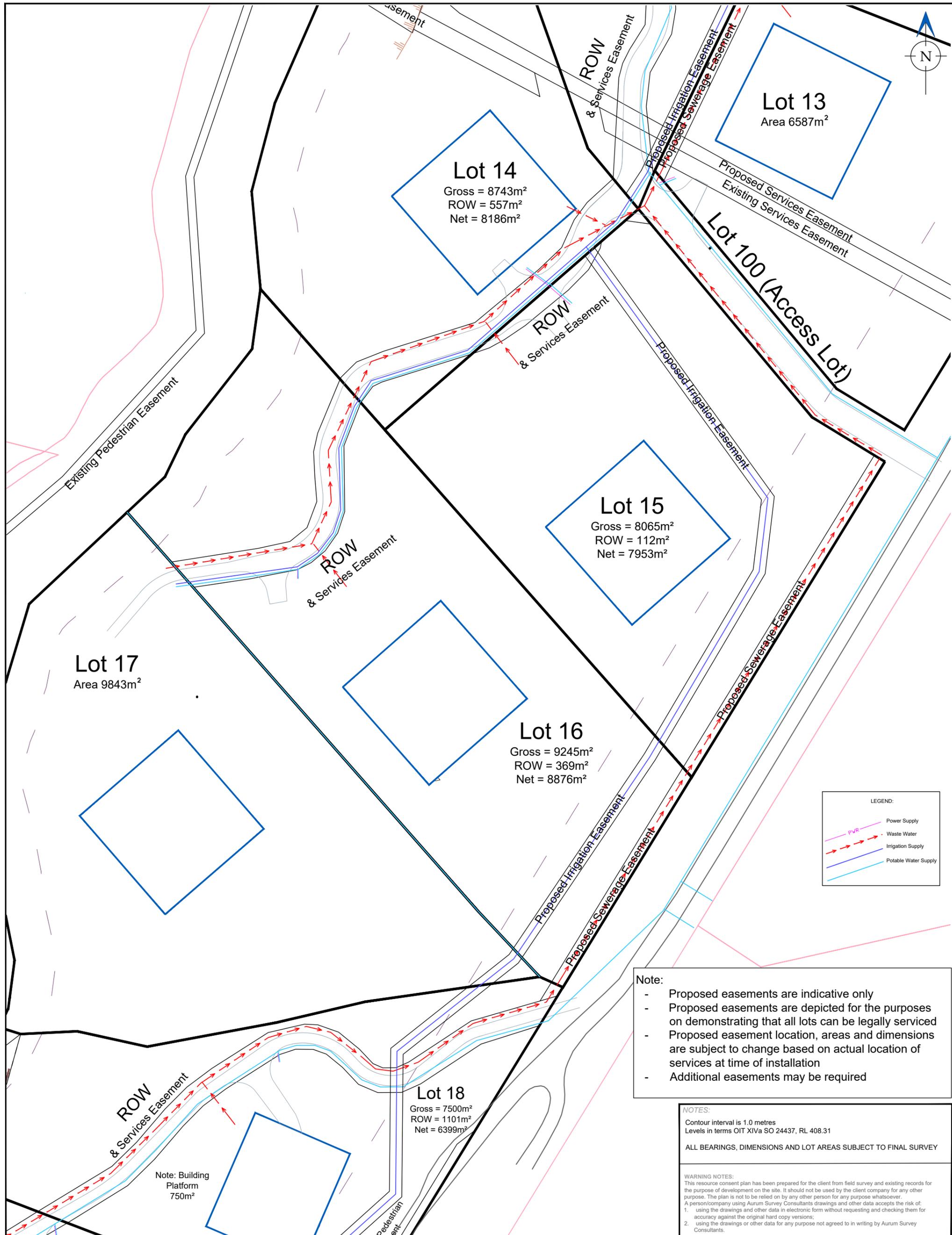
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 Email admin@ascl.co.nz  
 www.ascl.co.nz

TITLE: **SERVICING DETAIL**

PROJECT: **ROBINS DEVELOPMENT  
 LAKE HAYES**

**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1: 800	DATE CREATED: 30/8/22
DRAWN: KB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWING No. 5R	SHEET No. 20 REV. E



LEGEND:

	Power Supply
	Waste Water
	Irrigation Supply
	Potable Water Supply

Note:

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NOTES:

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Levels in terms OIT XIVa SO 24437, RL 408.31

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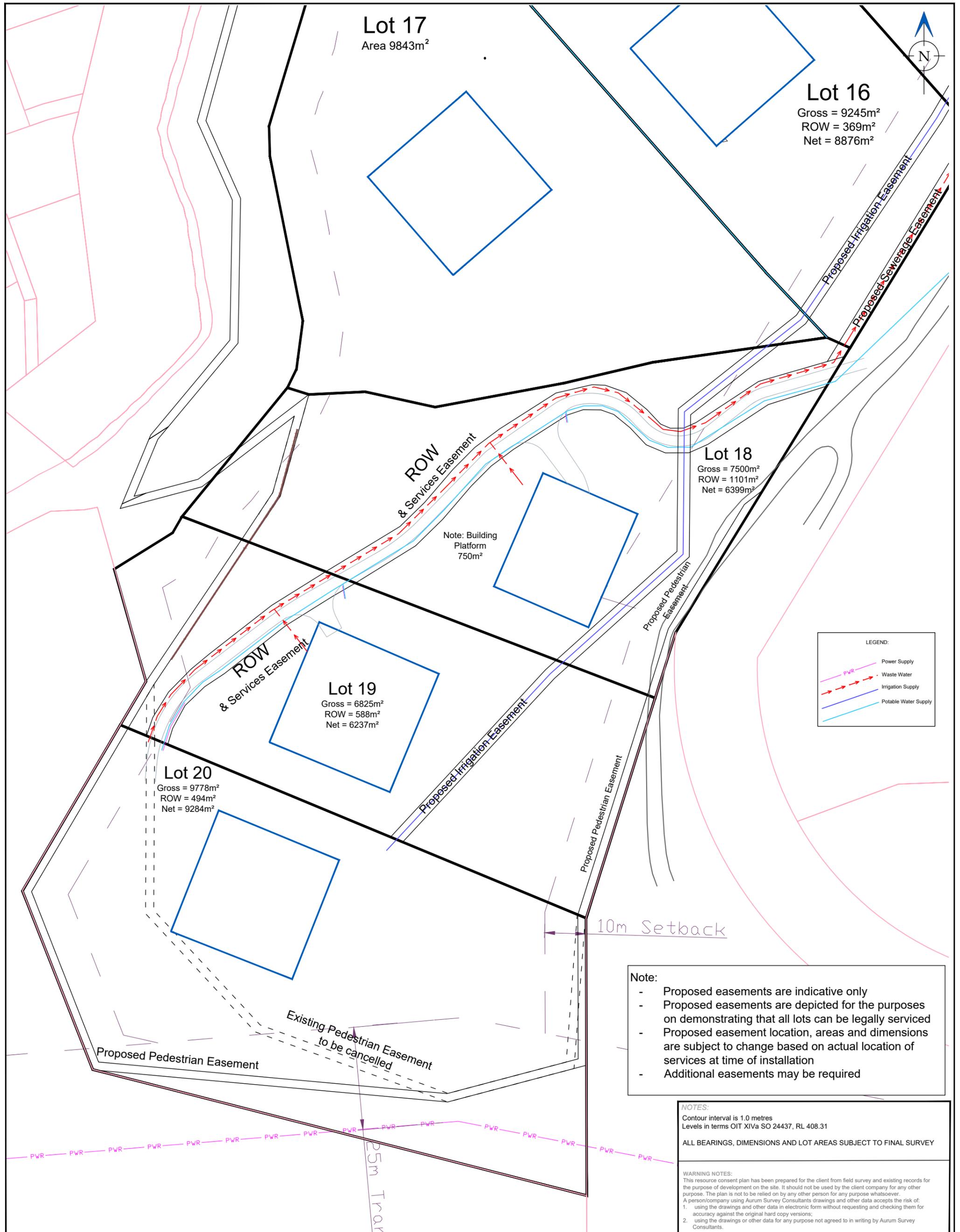
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TITLE: **SERVICING DETAIL**

PROJECT: **ROBINS DEVELOPMENT  
LAKE HAYES**

**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1: 800	DATE CREATED: 30/8/22
DRAWN: KB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWING No. 5R	SHEET No. 21 REV. E



**Lot 16**  
 Gross = 9245m<sup>2</sup>  
 ROW = 369m<sup>2</sup>  
 Net = 8876m<sup>2</sup>

**Lot 17**  
 Area 9843m<sup>2</sup>

**Lot 18**  
 Gross = 7500m<sup>2</sup>  
 ROW = 1101m<sup>2</sup>  
 Net = 6399m<sup>2</sup>

**Lot 19**  
 Gross = 6825m<sup>2</sup>  
 ROW = 588m<sup>2</sup>  
 Net = 6237m<sup>2</sup>

**Lot 20**  
 Gross = 9778m<sup>2</sup>  
 ROW = 494m<sup>2</sup>  
 Net = 9284m<sup>2</sup>

**ROW & Services Easement**

Note: Building Platform 750m<sup>2</sup>

**ROW & Services Easement**

**Proposed Irrigation Easement**

**Proposed Pedestrian Easement**

LEGEND:

	Power Supply
	Waste Water
	Irrigation Supply
	Potable Water Supply

10m Setback

Existing Pedestrian Easement to be cancelled

Proposed Pedestrian Easement

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**NOTES:**  
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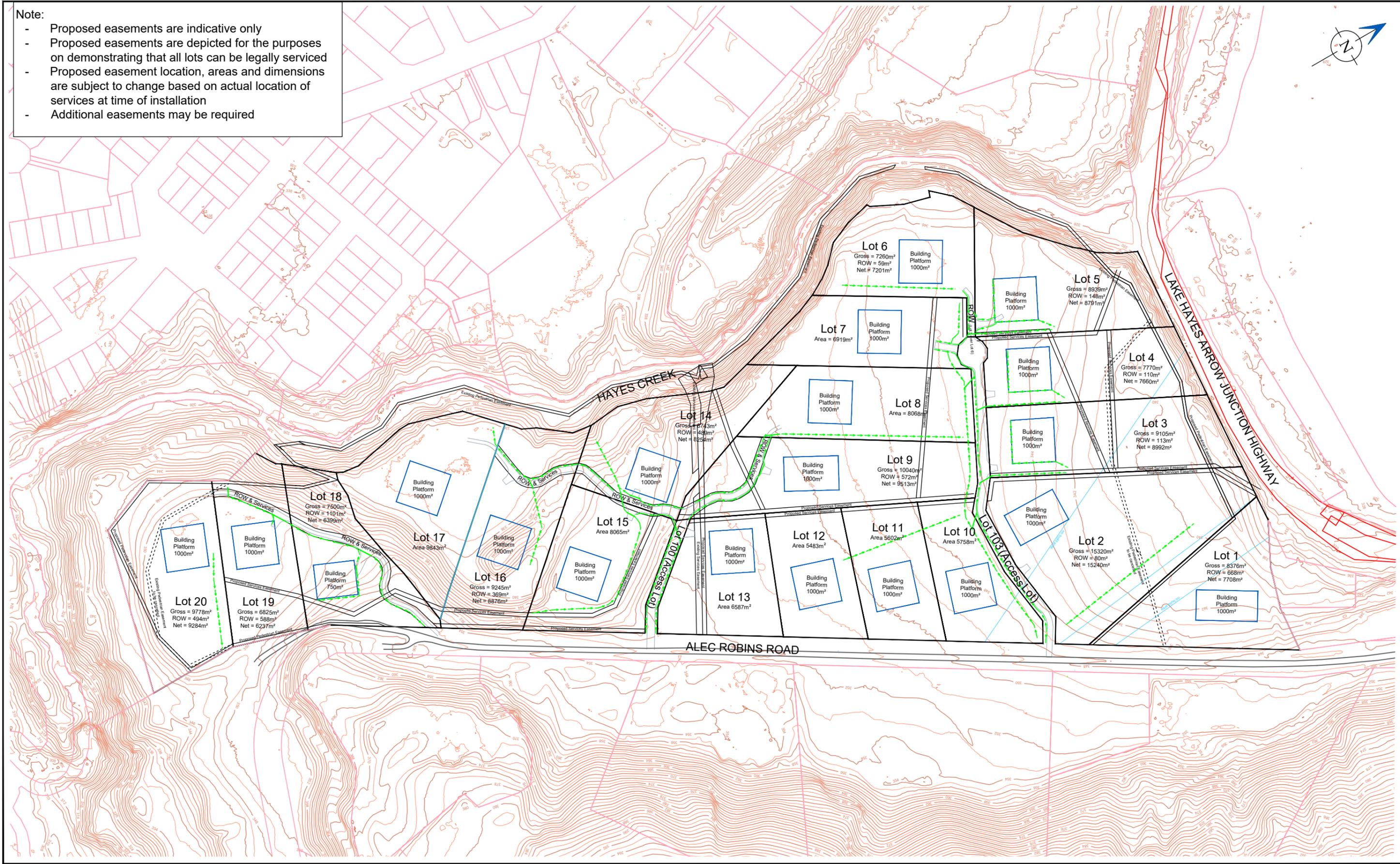
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TITLE:	SERVICING DETAIL
PROJECT:	ROBINS DEVELOPMENT LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 800	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWING No. 5R	SHEET No. 22	REV. E

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**SURVEY**  
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Document Set ID: 7359080  
 Version: 1, Version Date: 15/09/2022

**NOTES:**  
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**TITLE:**  
 DRAINAGE OVERVIEW PLAN

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED:	KB	SCALE:	DATE CREATED:
DRAWN:	KB	1: 2500	30/8/22
APPROVED:	BM	Original Plan A3	
JOB No:	DRAWING No:	SHEET No:	REV:
5473	5R	23	E

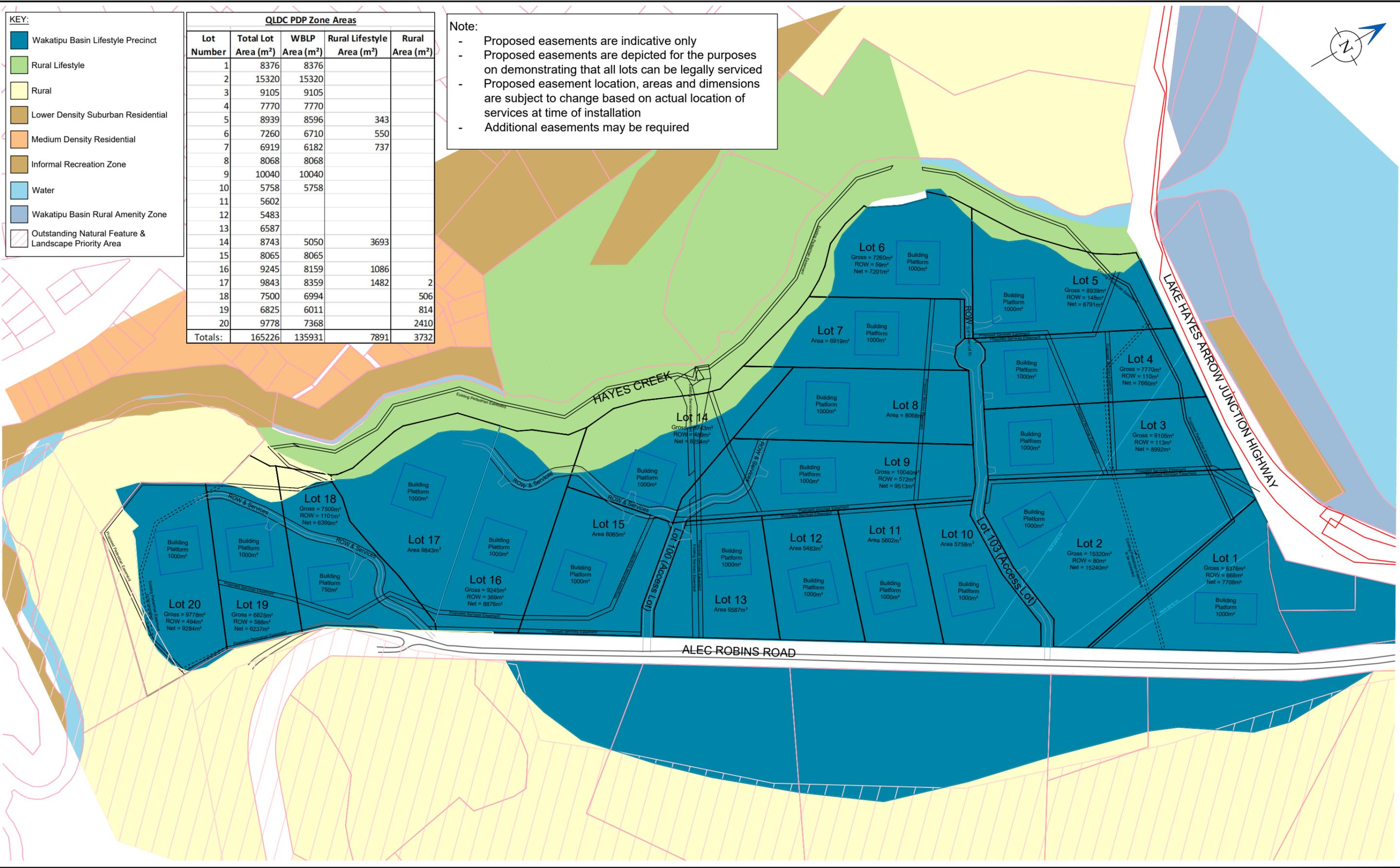
**KEY:**

- Wakatipu Basin Lifestyle Precinct
- Rural Lifestyle
- Rural
- Lower Density Suburban Residential
- Medium Density Residential
- Informal Recreation Zone
- Water
- Wakatipu Basin Rural Amenity Zone
- Outstanding Natural Feature & Landscape Priority Area

QLDC PDP Zone Areas				
Lot Number	Total Lot Area (m <sup>2</sup> )	WBLP Area (m <sup>2</sup> )	Rural Lifestyle Area (m <sup>2</sup> )	Rural Area (m <sup>2</sup> )
1	8376	8376		
2	15320	15320		
3	9105	9105		
4	7770	7770		
5	8939	8596	343	
6	7260	6710	550	
7	6919	6182	737	
8	8068	8068		
9	10040	10040		
10	5758	5758		
11	5602			
12	5483			
13	6587			
14	8743	5050	3693	
15	8065	8065		
16	9245	8159	1086	
17	9843	8359	1482	2
18	7500	6994		506
19	6825	6011		814
20	9778	7368		2410
<b>Totals:</b>	<b>165226</b>	<b>135931</b>	<b>7891</b>	<b>3732</b>

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Version: 1, Version Date: 15/09/2022

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**TITLE:**  
QLDC PDP ZONING

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 30/8/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No: 5473	DRAWING No: 5R	SHEET No: 24	REV: E

# LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

PROPOSAL TO SUBDIVIDE THE PROPERTY AT  
64 ALEC ROBINS ROAD INTO 20 RESIDENTIAL  
LOTS AND TWO ACCESS LOTS

**vivian+espie**  
resource management and landscape planning

## INTRODUCTION & DESCRIPTION OF THE PROPOSAL

- 1 This report identifies and quantifies the landscape and visual effects likely to arise from a proposal to subdivide Part Section 28 Block IX Shotover SD into 20 residential allotments and two access lots.
- 2 The site is located on the western side of Alec Robins Road in the Wakatipu Basin. The site (Part Section 28 Block IX Shotover SD, 64 Alec Robins Road) is 16 hectares in size. Pursuant to the Proposed District Plan (PDP, the site is located almost entirely within the Wakatipu Basin Rural Amenity Zone (Lifestyle Precinct Sub-Zone) (“**the Precinct**”) with small slivers on the periphery of the site in the Rural Lifestyle Zone, and the Rural Zone (including a small part of Outstanding Natural Landscape (**ONL**)). No development is proposed outside the Precinct.
- 3 The details and layout of the proposed activities are set out in the resource consent application. The plans appended to this report are also of assistance. By way of summary:
  - The proposed subdivision configuration consists of 20 rural living lots that range between 0.54ha and 1.5ha in area. The lots exceed 4,000m<sup>2</sup> and have an average area of all lots in the subdivision of more than 0.8ha per lot.
  - Each lot is to include a 1000m<sup>2</sup> residential building platform within which future built form must be contained. Several building platforms are located within the 75m road setback.
  - Structural landscaping is proposed as is shown in Appendix 2 of this report.
  - Design controls are proposed in relation to future buildings within the identified building platforms. These are:
    - Fencing/gates/accessways/paving materials – Fencing and gates within the site shall be in post and wire and post and rail only. Paving materials can be provided as part of the controlled activity consent for the residential unit.
    - The maximum building height of buildings shall be 5.5m above existing ground level.
    - Domestic infrastructure including water tanks – Firefighting water supply tanks (if required) can be located within the 1000m<sup>2</sup> platform which can only have a 500m<sup>2</sup> residence built on it.

- Table 24.2 of the PDP outlines several standards for a building in a building platform within the Precinct. As these design controls are covered in the PDP, conditions are not proposed relating to the following:
  - Building colours – In the range of browns, greens or greys with less than 20% LRV for roofs, and less than 30% LRV (excluding Schist) for all other exterior surfaces (Rule 24.5.4)
  - Building coverage – maximum 500m<sup>2</sup> (Rule 24.5.5).
  - External lighting – All fixed exterior lighting will be directed away from adjacent roads and sites and shall not result in more than a 3-lux spill. There shall be no upward light spill (Rule 24.5.17)

## METHODOLOGY

4 The methodology for this assessment has been guided by:

- The Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines<sup>1</sup>.
- The New Zealand Institute of Landscape Architects “Landscape Assessment and Sustainable Management” Practice Note<sup>2</sup>; and
- The landscape assessment guidance of the Quality Planning Resource<sup>3</sup>.
- The landscape-related provisions of the Central Otago District Plan.

5 When describing effects, we will use the hierarchy of adjectives given in the top row of the table below. The bottom row shows how the adjectives that we use can be related to specific wording within the RMA<sup>4</sup>.

very low	low	low-mod	moderate	mod-high	high	very high
less than minor	minor		more than minor		significant	

<sup>1</sup> Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture

<sup>2</sup> New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management'.

<sup>3</sup> <http://www.qualityplanning.org.nz/node/805>

<sup>4</sup> Ibid, paragraphs 6.21 and 6.36 to 6.40.

- 6 The most current amendments to the provisions of Chapters 24 of the PDP (Wakatipu Basin) are annexed to the interim decision of the ENV-2019-CHC-072. No appeals seek to change the zoning of the proposed site. We, therefore, understand that considerable weight can be placed on the PDP. Additionally, the Environment Court consent order dated 27 July 2021 effectively settles the provisions of the Precinct.

## EXISTING LANDSCAPE

### *Physical (collective natural and built components and processes)*

- 7 The site is within the Wakatipu Basin within the Lake Hayes Terrace Landscape Character Unit (**LCU14**) pursuant to Schedule 24.8 in the Proposed District Plan (**PDP**). I summarise the most relevant physical characteristics of this LCU from Schedule 24.8 as:

- *Landform patterns: Elevated alluvial terrace landform.*
- *Land use: Rural residential uses with some lifestyle / hobby farming evident.*
- *Enclosure/openness: The unit has a reasonably high degree of openness as a consequence of the landform and vegetation patterns. That said, the Morven Hill landform and Remarkables Range to the east and south respectively, provide a strong sense of containment.*
- *Complexity: Generally, the unit displays a low level of complexity as a consequence of landform and vegetative patterns*

- 8 The site itself sits on a terrace above State Highway 6 (**SH6**) between the Morven Hill Outstanding Natural Landscape (**ONL**) to the east and the Bridesdale Farm and Lake Hayes Estate subdivisions to the west. An incised gully that accommodates Hayes Creek runs along the western boundary of the site between the site and Bridesdale Farm. Alec Robins Road runs along the eastern boundary, the road and a strip of rural residential development to the east separates the site and the Morven Hill ONL.

- 9 The terrace is slightly elevated above Lake Hayes and tucked into the side of Morven Hill. The site is currently part of a working farm that comprise open pastures and vegetation including established exotic shelterbelts and amenity trees scattered throughout the site, and several swathes of native vegetation have been planted throughout the site.

### *Associative (intangible aspects that influence how places are perceived)*

- 10 We are unaware of any cultural values associated with this land. The basin generally is known for its gold mining and agricultural history. As with many landscapes in the Queenstown Lakes District, particularly the Wakatipu Basin and Lake Hayes is recognised for its aesthetic values.

**Perceptual** (both sensory experience and interpretation)

- 11 We summarise the most relevant physical characteristics of this LCU from Schedule 24.8 as:
- *Visibility/prominence* Despite its elevation, the area is relatively visually discreet as a consequence of its position tucked into the side of Morven Hill, and the low-lying position of SH6 relative to the terrace. The area is visible from Lake Hayes Estate and in more distant views from Ladies Mile Highway further to the west.
  - *Views:* Key 'external' views relate to the distant view from Ladies Mile Highway across to the terrace backdropped by Morven Hill and views from Lake Hayes (including the walkway/cycleway route) to the area. From within the unit, key views relate to the highly attractive northern views towards Lake Hayes and Slope Hill and the quite different outlook westwards to Lake Hayes Estate urban area.
  - *Naturalness:* Generally, a relatively low sense of naturalness as a consequence of the close proximity and exposure of the area to the lower lying Lake Hayes Estate urban area on the west side of Hayes Creek (despite close proximity of ONL/ONF).
  - *Sense of Place* Generally, the area reads as a relatively undeveloped small-scale plateau sandwiched between the urban area of Lake Hayes Estate and the Morven Hill ONL (WB).
  - *Capability to absorb additional development* Moderate-High.
- 12 The site reads as a flat, relatively open, productive rural landscape that sits on a plateau between ONF/ONLs and residential development. The site is relatively void of built form but is a highly modified landscape comprising cultivated exotic pastures and vegetation. The reintroduction of native planting to parts of the site goes some way to increase the degree of naturalness within the site.
- 13 It is visually separated from the ONF/ONLs of Lake Hayes and Morven Hill by topography and visual attributes. The aesthetic values of the site are not considered of value equal to the more natural, topographically interesting ONF/ONL of Morven Hill and Lake Hayes/Slope Hill.

## **GUIDANCE FROM THE DISTRICT PLAN**

- 14 As mentioned above, we understand that the decisions version of the PDP is the version of the Proposed District Plan on which most weight can be placed and that provisions that relate to the Precinct are settled.
- 15 We also understand that Environment Court interim decisions have amended the objectives and policies of chapters 3 and 6 of the PDP relating to Strategic Direction and Landscapes and Rural Character. We note the Wakatipu Basin Rural Amenity Zone is excluded from Chapter 6.
- 16 The Objective that applies to the Precinct is:
- 24.2.5 Objective – Rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced.*
- 17 The associated Policies (24.2.5.1 to 24.2.5.6) seek that the landscape character and visual amenity for each landscape character unit (LCU) of the Wakatipu Basin, as identified in Schedule 24.8 is maintained or enhanced. The Policies also promote design-led and innovative subdivision design, that lot sizes and building external appearance are appropriate and that vegetation is retained where it contributes to landscape character and visual amenity.
- 18 Schedule 24.8 places the site within LCU14 and rates the capability of LCU14 to absorb additional development as moderate-high, and hence it is included within the Precinct.
- 19 We understand the proposal is requires a discretionary resource consent pursuant to provision 27.5.20 since the proposal meets the relevant minimum and average lot size standards that apply to the Precinct (i.e., the minimum net site area is not less than 4,000m<sup>2</sup> and the average area of all lots in the subdivision is not less than 0.8ha per lot). The assessment matters of Section 27.9.3.3 of the PDP are therefore the most relevant and useful assessment matters. We address these matters in Appendix 1 of this report.
- 20 Small slivers of the site are located within the Rural Zone (approximately 3945m<sup>2</sup>) and the Rural Lifestyle Zone (approximately 7880m<sup>2</sup>). No building platforms are proposed within these zones.

## **ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS**

### ***VISUAL CATCHMENT AND VIEWING AUDIENCES***

- 21 The proposed activities will be visible from:

- Lake Hayes-Arrow Junction Highway, State Highway 6 (SH6)
- Alec Robins Road
- Bridesdale Farm
- Neighbouring Properties
- Lake Hayes including the Lake Hayes Walkway

### ***EFFECTS ON VIEWS AND VISUAL AMENITY***

22 Schedule 24.8 describes the visibility/prominence as:

- *despite its elevation, the area is relatively visually discreet as a consequence of its position tucked into the side of Morven Hill, and the low-lying position of SH6 relative to the terrace. The area is visible from Lake Hayes Estate and in more distant views from Ladies Mile Highway further to the west.'*

#### *Users of Lake Hayes-Arrow Junction Highway, State Highway 6 (SH6)*

23 SH6 runs adjacent to the northern end of the site. The site sits on a terrace above SH6, and for the most part, the steep escarpment at the northern end of the site fully screens views of the proposed development from the road. Parts of the northern section of the site are briefly visible to road users travelling in both directions before the road dips and views are obscured. The sections of the road from which the site is visible is shown in the Site and Context Map attached as Appendix 3 and photograph 9 of Appendix 4 attached to this report illustrates the degree of visibility. Glimpses of the northern platforms will be available to road users travelling towards Queenstown for approximately 300m and glimpse will be available to road users travelling away from Queenstown for approximately 100m.

24 The proposal will add additional instances of residential development to these views but in a way that is somewhat anticipated by the PDP. Views of the existing open, rural landscape are somewhat screened along this section of road by topography and existing vegetation. The proposed development will form a small part of wider views that comprise relatively dense roadside vegetation and topography in the foreground, and mountains and peaks in the distance. Some structural landscaping has been established and additional planting and mounding are proposed along the edge of the escarpment at the northern end of the site to further screen and soften views of future development.

- 25 Residential developments are currently visible in the existing views from SH6 between the Arrowtown turn off and the Shotover Bridge. Houses in the Morven Hill rural living area, the Kawarau Heights subdivision, Lake Hayes Estate and Shotover Country are clearly visible. This proposal will appear in keeping with the existing level of residential activity that is visible, essentially plugging the gap in visible residential development on the southern side of SH6 between Lake Hayes Estate and the Morven Hill rural living area. Notwithstanding this, only relatively few dwellings within the site will be seen and will be visually screened by vegetation.
- 26 Overall, the views of the proposed development will be fleeting and in keeping with the level of development in the wider landscape and that is anticipated by the PDP. As such, the degree of adverse effects on views and visual amenity from SH6 is considered to be of a very low degree at most.

#### Users of Alec Robins Road

- 27 Alec Robin follows the eastern boundary of the site. Photographs 1-4 of Appendix 4 attached to this report illustrates the degree of visibility. The eastern side of the road comprises existing rural living development and the western side of the road (the site) is currently open paddock land. Vegetation is a mix of open pastures, swathes of native planting, exotic shelterbelts and amenity trees. An existing dwelling that houses the farm manager is also visible on the western side of the road. The proposal will result in large lot residential development being visible from Alec Robins Road. The large lot size, location of building platforms, and limits on the height and bulk of buildings will ensure that the views of the open rural landscape is somewhat retained, particularly distant views towards Slope Hill, Coronet Peak and other hills and mountain ranges in the distance. Additionally, the existing and proposed structural landscaping along the road boundary will screen and soften views towards built form. Overall, taking account of what is provided for by the precinct provisions, the degree of adverse effects on views and visual amenity from Alec Robins Road is considered to be of a low degree at most initially, decreasing to a very low degree over time as structural landscaping becomes established.

#### Bridesdale Farm

- 28 The site is located across Hayes Creek from the residential development of Bridesdale Farm. Bridesdale Farm is a relatively high-density subdivision and existing two-story dwellings on its eastern edge screen the site from most residences within the boarder Bridesdale Farm area. Some residential development will be visible on the site, particularly Lots 14-20 will be visible from

some Bridesdale dwellings and public land on the eastern fringe of the Bridesdale Farm development. Photographs 10-11 of Appendix 4 attached to this report illustrates the degree of visibility. The existing topography and vegetation on the site will ensure that the built form is not stark in the landscape. Building platforms on Lots 15-16 will sit on a lower terrace, with topography providing a backdrop and existing and proposed structural landscaping screening and softening views of built form and domestication. Building platforms on Lots 18-20 are located on an upper terrace, set back from the terrace edge to ensure the topography provides considerable screening. As with above, existing and proposed structural landscaping will further screen and soften views of built form and domestication. Lots 13, 14 and 15 sit on a terrace that is elevated above Lots 16 and 17; future development will still sit relatively low in the landscape, with existing topography creating a backdrop, and existing and proposed structural landscaping softening views of the buildings.

- 29 The large lot size, location of building platforms, and limits on the height and bulk of buildings will ensure that the views of open rural landscape is somewhat retained, particularly views towards the open, natural slopes of the Morven Hill ONL. Additionally, the existing and proposed structural landscaping located on the upper slopes of the Hayes Creek bank, between the site and the Bridesdale Farm development, will screen and soften views towards built form. Again, taking into consideration the presence of the precinct, overall, the degree of adverse effects on views and visual amenity from Bridesdale Farm is considered to be of a low degree at most initially, decreasing to a very low degree over time as structural landscaping becomes established.

#### Neighbouring Properties on Alec Robins Road

- 30 We understand that affected party approval (APA) has been given by the several neighbouring properties along Alec Robins Road. Therefore, any effects on these neighbours can be disregarded. We understand that two neighbouring properties have not given APA. The properties that have not given APA are 53 Alec Robins Road and 61 Alec Robins Road, both are rural living properties on the eastern side of Alec Robins Road (opposite the site). 61 Alec Robins Road contains an existing dwelling oriented to the north and 53 Alec Robins Road is currently a vacant lot.
- 31 The site will be visible from both neighbouring properties and in these views the outlook will shift from an open rural landscape to rural living. It is important to note when considering effects that *"A landscape effect is a consequence of changes in a landscape's physical attributes on that landscape's*

*values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant.*

*Effects on landscape values are to be assessed against the existing environment, and the outcomes sought in the relevant statutory provisions (including the RMA and lower order Policy Statements and Plans). Such provisions often anticipate change – the RMA is not predicated on the status quo – and on achieving certain landscape values. Whether effects on landscape values are appropriate will therefore depend both on the nature and magnitude of effect on the existing landscape values and what is anticipated by the provisions.*

*Landscape effects are assessed against:*

- *The landscape values.*
- *The relevant provisions (what the objectives and policies say with respect to landscape values, what type and magnitude of development is anticipate. <sup>5</sup>*

- 32 The above citation from the NZILA Landscape Assessment Guidelines make it clear that changes to the landscape are not effects in themselves, as all landscapes are dynamic and ever-evolving. Also, effects are not simply to be assessed against the landscape as it exists today; they are to be assessed against what is anticipated by the relevant statutory provisions.
- 33 The standards that relate to rural living development within the Lifestyle Precinct anticipate rural living occurring to a minimum lot size of 6,000m<sup>2</sup> and a minimum average lot size of 1ha. Subdivision that meets this standard is a restricted discretionary activity and is precluded from notification or limited notification. Buildings within the Lifestyle Precinct are also anticipated to be setback 75m from road boundaries.<sup>6</sup>
- 34 Therefore, the PDP anticipates that the subject site will be developed for rural living, and a change in views and amenity is anticipated from the neighbouring properties. However, the proposed subdivision is a discretionary activity and not precluded from notification because it does not meet the abovementioned minimum net site area standards and a number of proposed building platforms are located within the 75m road setback.

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<sup>5</sup> Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture, paragraphs 6.1, 6.5 and 6.11.

<sup>6</sup> PDP provision 24.5.9, 27.5.9, 27.6.1, 27.10.

- 35 In terms of effects on views and visual amenity from 61 Alec Robins Road, that site's dwelling is slightly elevated and orientated to the north. Established vegetation to the west of the dwelling provides considerable screening (conditions of consent RM041065 require this vegetation to be retained). As such, views towards the subject site are largely screened and softened, particularly in views from the dwelling and outdoor living areas. An open area between proposed platforms on Lot 1, Lot 2 and Lot 10 allows for unobstructed views to the north from the 61 Alec Robins Road dwelling and outdoor living areas. Proposed structural landscaping along the road boundary will further screen views soften views towards any domestication within the site, allowing views of Lake Hayes, the Wakatipu Basin and mountains in the distance to prevail.
- 36 A building platform and associated structural landscaping was approved at 53 Alec Robins Road by RM120398. No dwelling has been constructed on the site, but a mix of large deciduous trees to the north and west of the platform, has been recently planted (conditions of consent RM120398 require this vegetation to be retained). Again, structural landscaping within this neighbouring property, and the existing and proposed structural landscaping within the site, will screen and soften views towards the site and ensure views of Lake Hayes, the Wakatipu Basin and mountains in the distance to prevail.
- 37 Overall, there will be a visible change in land use from rural paddock land to rural living development in views from the 53 Alec Robins Road and 61 Alec Robins Road. This change in land use is anticipated by Lifestyle Precinct zoning in the PDP, albeit that the density and proximity of the platforms do not comply with the relevant standards; thereby shifting the proposal from a restricted discretionary activity to a discretionary activity. Irrespective of the activity status, the location of the proposed platforms, structural landscaping within the neighbouring sites (that is protected by consent conditions) and the existing and proposed structural landscaping within the site, ensure that views towards the site are considerably softened and screened. Given that development is anticipated within the site, and the level of screening both existing and proposed, we consider that the degree of adverse effects on views and visual amenity experienced from the relevant neighbouring properties will be of a very low degree at most.

#### Users of Lake Hayes including the Lake Hayes Walkway

- 38 Lakes Hayes is located to the north of the site, a public walking trail circumnavigates the lake, and several public picnic and swimming areas are located around the periphery. The proposed development will be visible from several locations on and around Lakes Hayes. Photographs 5-8

of Appendix 4 attached to this report illustrates the degree of visibility from the public areas surrounding the lake. Generally, these views will be distant with intervening topography and vegetation screening views from the southern end of the lake. As such, the proposed development will be a very small part of wider panoramic views that are dominated by the lake in the foreground and mountains in the distance. Residential development is apparent to the south and the west of the lake but is subservient in views. The proposed development will appear as a virtually undisguisable extension of this existing residential development initially and will become even less visible as structural landscaping matures. As such, the degree of adverse effects on views and visual amenity from Lake Hayes is considered to be of a very low degree at most.

## **LANDSCAPE EFFECTS**

- 39 The landscape character of the Wakatipu Basin's LCUs that lie within the Precinct is such that the PDP provides for rural living subdivision and activity within them, i.e., in general terms, these LCUs have been identified as locations able to absorb rural living activity of this sort without the character being degraded (provided design is done appropriately so as to accord with the relevant assessment matters). In my understanding, Objective 24.2.5 and Policies 24.2.5.1 to 24.2.5.6 do not seek that the character of the site itself remains unchanged, but they do seek that the landscape character of LCU2 (as set out in Schedule 24.8) is maintained or enhanced.

*Policies 24.2.5.1 Provide for rural living, subdivision, development and use of land in a way that maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.*

*24.2.5.2 Ensure that any development or landscape modification occurs in a sympathetic manner in both developed and undeveloped areas, by promoting design-led and innovative patterns of subdivision and development that maintain or enhance the landscape character and visual amenity values of the Wakatipu Basin overall.*

*24.2.5.3 Provide for non-residential activities, including restaurants, visitor accommodation, commercial recreation, and recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the character and visual amenity values of the Precinct are maintained or enhanced.*

*24.2.5.4 Implement lot size and development standards that provide for subdivision and development while ensuring the landscape character and visual amenity values of the Precinct,*

*as identified in Schedule 24.8 – Landscape Character Units, are not compromised by the cumulative adverse effects of development.*

*24.2.5.5 Encourage the retention and planting of vegetation that contributes to landscape character and visual amenity values of the Precinct, particularly where vegetation is identified as an important element in Schedule 24.8, provided it does not present a high risk of wilding spread.*

*24.2.5.6 Require buildings, or building platforms identified through subdivision, or any vehicle access located within a prescribed Escarpment. Ridgeline and River Cliff Features setback as identified on the web mapping application, to maintain the values of those features, including by:*

*a. ensuring that any buildings, earthworks and landform modification are located and designed so that the values of the feature are maintained; while*

*b. recognising that for some sites compliance with the prescribed setback is not practicable due to the site size and dimensions, presence of existing buildings, or the application of other setback requirements.*

40 In broad terms, the proposal will introduce a new instance of rural living into the Precinct that has been identified as appropriate to absorb additional development. The specific site had been identified as being capable of absorbing development because of its easy topography, developed context to the west and proximity to urban infrastructure. The design controls and standards relating to lot size and building coverage ensure that open space and wider views are retained to some degree. The existing and proposed structural landscaping on the site includes retaining established amenity trees that show the colonial farming history of the site and retaining and increasing swathes of natives throughout the site.

41 The particular design that is proposed involves considerable areas of native vegetation. It places building platforms on flatter terrace areas, using natural escarpments to separate them. Considerable open space will be provided within each lot. As is anticipated by the Precinct zoning, the proposal will create a vegetated and pleasant rural living area between Morven Hill and Hayes Creek. Overall, the character of the site will change from a rural activity to rural living development in a way that is anticipated by the zoning provisions in the PDP.

## **CONCLUSIONS**

42 A 20 lot rural living subdivision is proposed on the Lake Hayes Terrace within the area of the PDP's Wakatipu Basin Lifestyle Precinct. This Precinct provides for rural living opportunities at an

average density of one dwelling per .08ha, provided landscape character and visual amenity values are maintained or enhanced.

- 43 The landscape character and visual amenity values of the relevant landscape unit (LCU14) are described in Schedule 24.8 of the PDP. In summary, the Lake Hayes Terrace is relatively visually discreet as a consequence of its position tucked into the side of Morven Hill, sits beside a developed area to the west and has easy topography. Schedule 24.8 rates the capability of the unit to absorb additional development as moderate-high.
- 44 In relation to landscape character, the proposal will continue the plug a small gap in residential development to the south of SH6, between the rural living form of landscape character on the eastern side of Alec Robins Road and the Bridesdale and Lake Hayes Estate subdivisions to the west. Views of the Morven Hill ONL and the Lake Hayes and Slope Hill ONF will be retained. Within the site, natural character will be enhanced by significant swathes of native vegetation. The southern side of SH6 will begin to take on a more continuous and coherent rural/rural living character, the northern side will remain open with views of Lake Hayes and the wider basin.

**vivian+espie**

8 September 2022

**Quality Assurance**

Report prepared by Vivian and Espie for the Ken Robins			
<b>Reviewed and Approved By</b>	Jess McKenzie	Landscape Architect	8 September 2022

**APPENDIX 1: QUEENSTOWN LAKES PROPOSED DISTRICT PLAN ASSESSMENT MATTERS RELATING TO SUBDIVISION IN THE WAKATIPU BAIN RURAL AMENITY ZONE AND THE WAKATIPU BASIN LIFESTYLE PRECINCT 27.9.3.3**

HEADING	ASSESSMENT MATTER		ASSESSED EFFECTS
<p><b>Subdivision Design and Landscape</b></p>	<p>a) The extent to which the location of future buildings, ancillary elements and landscaping responds to the identified elements set out in Schedule 24.8 - Landscape Character Units for the relevant landscape unit, and the following assessment matters:</p>	<p>i. the retention of existing vegetation and landform patterns;</p>	<p>The site is located within LCU14 (Lake Hayes Terrace) in Schedule 24.8. The vegetation patterns of this LCU are described as exotic and remnant riparian vegetation along Hayes Creek margin, exotic amenity plantings around dwellings and fragmented shelterbelt plantings and hedgerows.</p> <p>Existing planting on the site comprises mature trees associated with the farm that are a mix of largely exotic species, and several areas of native planting that have been planted more recently and range in maturity.</p> <p>Existing native planting is to be retained and additional planting is proposed in sweeps of natives that enhance the legibility and natural character of existing natural landform. This will enhance existing landform patterns.</p> <p>Existing mature exotic vegetation is useful in some parts of the site for visual softening of future development and providing some mature character. Therefore, selected existing oak, elm, alder and poplar trees are to be retained.</p>

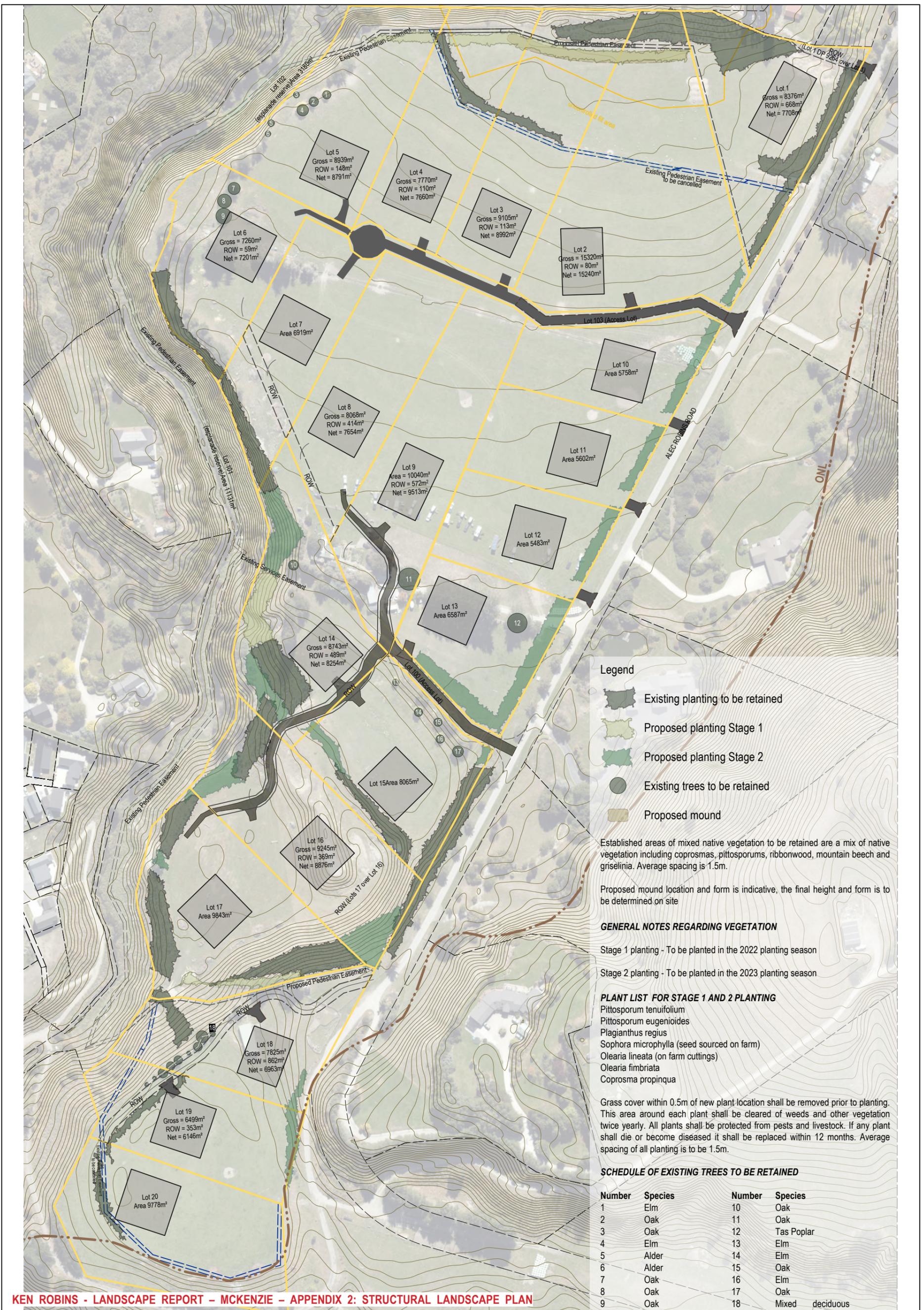
		<p>ii. the alignment of lot boundaries in relation to landform and vegetation features and neighbouring development;</p>	<p>Much of the site is broadly open and there is little opportunity to follow strong natural lines in the landscape with property boundaries. Where possible the proposed boundaries are informed by the existing contours of the site. However, boundary treatments are restricted to post-and-wire fencing only so that boundary lines will be difficult to perceive.</p>
		<p>iii. earth mounding, and framework planting to integrate buildings and vehicle access;</p>	<p>No earth mounding is proposed. Soil from accessway formation will be graded out to align with surrounding landform. Swathes of native planting is proposed and has been configured in response to existing planting, topography and boundaries so as to tie together the development while maintaining view shafts of open paddock land. The native planting is largely concentrated around the perimeter of the site. This will serve to soften views of future development and integrate future dwellings into their setting.</p>
		<p>iv. planting of appropriate species that are suited to the general area, including riparian restoration planting;</p>	<p>The proposed planting will be native species have been selected to tie in with the established native vegetation on the site.</p>
		<p>v. the retirement of steep slopes over 15° and restoration planting to promote slope stabilisation and indigenous vegetation enhancement;</p>	<p>I am not aware of any slopes on the site being over 15°. However, much of the existing and proposed planting is indigenous and located on sloping topography. The entire site will be retired from farming although some hobby farming uses may continue.</p>

		vi. the integration of controls for future development that address building height, building colours and materials, building coverage, earthworks, retaining, fencing, gates, vehicle access (including paving materials), external lighting, and domestic infrastructure (including water tanks);	Design controls are proposed as discussed in the body of this report. Building will be confined to the identified building platforms and will be restricted in appearance through conditions and standards in the PDP.
		vii. the integration of existing and provision for new public walkways and cycleways/bridlepaths;	The existing public access easements are to be reconfigured to allow for public walkways through the site linking to Hayes Creek.
		viii. whether the use of varied allotment sizes maintains a sense of spaciousness, or successfully integrates development with existing landform, vegetation or settlement patterns.	The allotment sizes are consistent with the allotment size anticipated in the Precinct. Where practical the boundaries follow the existing topography. The placement of building platforms retains areas of open space such as the northernmost part of the site and the central area of the northern open paddock.
	b) The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development.		I understand that no existing covenants or consent notices are to be retained.
	c) Where the site adjoins an ONF or ONL, the extent to which the development affects the values of that ONF or ONL.		There are two ONL/ONFs within the vicinity of the site. The Morven Hill ONF is located to the east of the site and wraps round to the south of the site to encompass part of the southernmost lot (Lot 20). The Lake Hayes and Slope Hayes ONF is located to the north of the site separated by SH6. The boundary of both ONL/ONFs is informed by

		<p>landforms and visually defined by topography and form. The site sits between the ONL that is visually distinct in that it is generally a relatively flat terraced landscape. For the most part, Alec Robins Road and the strip of rural residential development that runs along the south-eastern side of the road separates the site from the Morven Hill ONF. To north an escarpment and SH6 separate that site from the Lake Hayes/Slope Hill ONF. The site has a set of values both in topography, natural character and land use that is distinct from the surrounding ONLs. The sliver of ONF/ONL that crosses the site will not contain any proposed building platforms and will remain relatively unchanged. As such, development is not anticipated to affect the values of the nearby ONF/ONLs.</p>
	<p>d) The extent to which development affects Escarpment, Ridgeline and River Cliff Features shown on the District Plan web mapping application, and in particular whether a building platform, access or associated earthworks would be visually prominent on escarpments, river cliff features and ridgelines, as viewed from any public place, including roads.</p>	<p>The proposed development sits on a terrace and is not close to any identified escarpments, ridgelines or river cliff features. The proposed building platforms are setback from the terrace edge at the west of the site to reduce visual prominence. The proposed accessways will be off Alec Robins Road and will not affect any escarpments. As such minimal earthworks will be carried out on slopes escarpments or ridgelines within the site and there will be very little effect on views form public places.</p>
	<p>e) Where building platforms are proposed to be located within the road setback, the extent to which future development (including landscaping and mounding) will maintain views to Outstanding Natural Features and the</p>	<p>The proposed platforms adjacent to Alec Robins Road are located within the road boundary setback. Native planting is proposed to soften and screen views toward residential development.</p>

	<p>surrounding Outstanding Natural Landscape mountain context when viewed from the road.</p>	<p>Alec Robins Road runs along the base the toe of the Morven Hill ONF/ONL and is a relatively short (approximately 1km long), dead-end road that is generally only used to access the properties it services. As such, the view audience from this stretch of road is somewhat limited. The proposed building platforms and mitigation are on the western side of the road and Morven Hill is on the eastern side; as such the proposal will have no effect on views of Morven Hill when viewed from the road and exiting views will be maintained.</p> <p>In terms of the Lake Hayes/Slope Hill ONF/ONL, Lake Hayes is an incised feature and slope hill is a raised feature. The proposed mitigation planting will be setback approximately 10m from the road corridor and will reach a mature height of up to 12m and somewhat screen the lower slopes of Slope Hill and Lake Hayes, but will retain views of the upper slopes and the mountains in the distance. Gaps in planting will allow for glimpses of the lower part of Slope Hill and Lake Hayes.</p>
	<p>f) Where the site size and dimensions are such that compliance with the setback from roads, or the setback from any Escarpment, Ridgeline or River Cliff Feature is not practicable, the extent to which any adverse effects arising from the visibility of future buildings or access is mitigated or remedied, acknowledging the constraints of the site.</p>	<p>The shape and location of the site means that in several lots it is not practicable to place building platforms outside the 75m road setback from Alec Robins Road. All proposed building platforms are located at least 20m from the road boundary and significant mitigation planting is proposed to soften and screen views towards built form.</p>

		<p>No escarpments of cliff features are identified within the site on the District Plan Maps. However, an escarpment runs along the western boundary of the site, wrapping around the site to the north. The escarpment to the west follows the incised corridor of Hayes Creek and is very steep. The escarpment to the north raises form SH6 and is also relatively steep. Significant existing and proposed mitigation planting is located along the terrace edge, at the top of the escarpment, and will provide significant screening of future development. The steep nature of the escarpments, the proposed mitigation planting and the location of the proposed platforms ensures that any future built form will not be visually prominent.</p>
	<p>g) Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or consent notices.</p>	<p>It is intended that proposed planting will be required by way of conditions of consent.</p>
	<p>h) Whether the layout of reserves and accessways provides for adequate public access and use.</p>	<p>No reserves are located within the site. Public access easement run through the site providing potential future link to Hayes Creek.</p>
	<p>i) Whether the proposed subdivision provides an opportunity to maintain landscape character and visual amenity through the registration of covenants or consent notices requiring open space to be maintained.</p>	<p>I understand that proposed conditions of consent relating to building platforms, garden areas and design controls will form the basis of consent notices to the registered on the titles of future lots.</p>



**Legend**

- Existing planting to be retained
- Proposed planting Stage 1
- Proposed planting Stage 2
- Existing trees to be retained
- Proposed mound

Established areas of mixed native vegetation to be retained are a mix of native vegetation including coprosmas, pittosporums, ribbonwood, mountain beech and griselinia. Average spacing is 1.5m.

Proposed mound location and form is indicative, the final height and form is to be determined on site

**GENERAL NOTES REGARDING VEGETATION**

Stage 1 planting - To be planted in the 2022 planting season

Stage 2 planting - To be planted in the 2023 planting season

**PLANT LIST FOR STAGE 1 AND 2 PLANTING**

- Pittosporum tenuifolium
- Pittosporum eugenioides
- Plagianthus regius
- Sophora microphylla (seed sourced on farm)
- Olearia lineata (on farm cuttings)
- Olearia fimbriata
- Coprosma propinqua

Grass cover within 0.5m of new plant location shall be removed prior to planting. This area around each plant shall be cleared of weeds and other vegetation twice yearly. All plants shall be protected from pests and livestock. If any plant shall die or become diseased it shall be replaced within 12 months. Average spacing of all planting is to be 1.5m.

**SCHEDULE OF EXISTING TREES TO BE RETAINED**

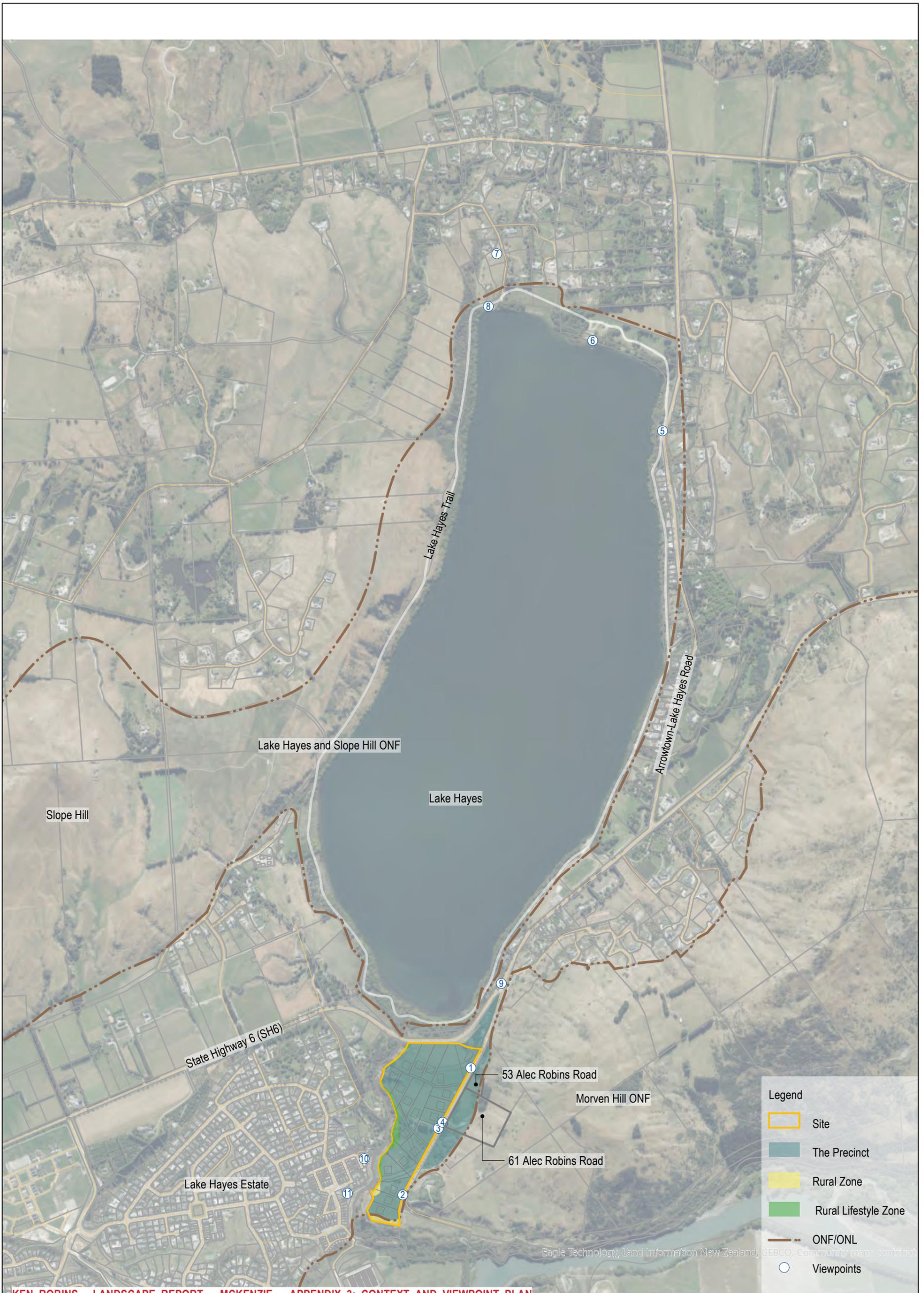
Number	Species	Number	Species
1	Elm	10	Oak
2	Oak	11	Oak
3	Oak	12	Tas Poplar
4	Elm	13	Elm
5	Alder	14	Elm
6	Alder	15	Oak
7	Oak	16	Elm
8	Oak	17	Oak
9	Oak	18	Mixed deciduous

**KEN ROBINS - LANDSCAPE REPORT - MCKENZIE - APPENDIX 2: STRUCTURAL LANDSCAPE PLAN**

REF: 1758.03  
 DATE: 08.09.2022  
 SCALE: 1: 2000 @ A3

**Structural Landscape Plan**  
 Ken Robins

**vivian+espie**  
 resource management and landscape planning  
 vivian+espie Limited Resource Management and Landscape Planning  
 PO Box 2514  
 Physical Address 1/2118 Glenda Drive Frankton, Queenstown  
 Tel +64 3 441 4189 Fax +64 3 441 4190 Web www.vivianespie.co.nz



**Legend**

- Site
- The Precinct
- Rural Zone
- Rural Lifestyle Zone
- ONF/ONL
- Viewpoints

**KEN ROBINS - LANDSCAPE REPORT - MCKENZIE - APPENDIX 3: CONTEXT AND VIEWPOINT PLAN**

REF: 1758.01  
 DATE: 08.09.2022  
 SCALE: 1: 15,000 @ A3

## Context and Viewpoint Plan

### Ken Robins

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Viewpoint 1 - Looking towards the site from Alec Robins Road adjacent to Lot 1. The proposed building platform on Lot 1 will be visible in peripheral views to the north and the proposed building platforms on Lots 2-5 in the peripheral view to the south. View shafts across the open paddock land to Slope Hill, Lake Hayes and Coronet Peak will be retained.

#### **KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye. In these photographs, the indicative area the Precinct to be subdivided is shaded in yellow.



Viewpoint 2 - Looking towards the site from Alec Robins Road adjacent to Lot 19. Building platforms on Lots 17-20 in front of the clearly visible residential development in Bridesdale Farm and Lake Hayes Estate. Existing and proposed structural landscaping will soften views of the proposed development and while retaining views of the distant peaks.

#### **KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye. In these photographs, the indicative area the Precinct to be subdivided is shaded in yellow.



Viewpoint 3 - Looking towards the site from Alec Robins Road adjacent to Lot 13. Building platforms on Lots 13-15 in front of the clearly visible residential development in Bridesdale Farm and Lake Hayes Estate. Existing and proposed structural landscaping will soften views of the proposed development and while retaining views of the distant peaks.

#### **KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye. In these photographs, the indicative area the Precinct to be subdivided is shaded in yellow.



Viewpoint 4 - Looking towards the site from Alec Robins Road adjacent to Lot 12. Several building platforms will be visible in the foreground, softened by proposed structural landscaping. Views of the peaks in the distance will be retained.

#### **KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye. In these photographs, the indicative area the Precinct to be subdivided is shaded in yellow.



Viewpoint 5 - Looking towards the site from Arrowtown-Lake Hayes Road. The site is partially visible from a distance of approximately three kilometres.

**KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye.



Viewpoint 6 - Looking towards the site from public land at the northern end of Lake Hayes. The site is partially visible from a distance of over three kilometres.

**KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye.



Viewpoint 7 - Looking towards the site from Rutherford Road at the northern end of Lake Hayes. The site is partially visible from a distance of over three kilometres.

**KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye.



Viewpoint 8 - Looking towards the site from Lake Hayes Trail at the northern end of Lake Hayes. The site is partially visible from a distance of approximately three kilometres.

**KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye.



Viewpoint 9 - Looking towards the site from SH6 to the north east of the site.

**KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye.



Viewpoint 10 - Looking towards the site from the Bridesdale Farm residential development. Building platforms on lots 15-20 will be visible.



Viewpoint 11 - Looking towards the site from the Bridesdale Farm residential development. Building platforms on lots 15-20 will be visible.

#### **KEN ROBINS - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye. In these photographs, the indicative area the Precinct to be subdivided is shaded in yellow.

Issue 2  
June 22, 2022



## Hayes Creek Trust – Lake Hayes Subdivision



Prepared by: **Civilised Ltd**



PO Box 1461  
Queenstown  
Ph 027 223 3036

# Hayes Creek Trust – Lake Hayes Subdivision

## Infrastructure Feasibility Report

**Report prepared For:** Hayes Creek Trust

**Report Prepared By:** John McCartney  
[john@civilised.nz](mailto:john@civilised.nz)

**Report Reference:** QS057  
2022-06-22 Infrastructure Report.docx

**Date:** 22<sup>nd</sup> June 2022

Issue	Details	Date
1	Draft for comment	2 <sup>nd</sup> June 2022
2	For Resource Consent	22 <sup>nd</sup> June 2022

# Executive Summary

Hayes Creek Trust propose to create a 20-lot subdivision on their land at Alec Robins Road near Lake Hayes. Civilised Ltd have assessed the necessary development infrastructure in relation to:

- Water supply
- Wastewater drainage
- Stormwater drainage
- Power Supply
- Telecommunications

We confirm that it is feasible to provide the necessary development infrastructure to service the proposed subdivision.

It is proposed to connect the allotments to Queenstown Lakes District Council's Lake Hayes water supply scheme. The ability to connect to the scheme has been confirmed by the Property and Infrastructure Department at QLDC. The water supply will be reticulated to each of the proposed allotments. The water supply will be a restricted supply and will require on site storage and domestic water pressure boosting pumps to supply appropriate water pressure to each dwelling. Firefighting water will be provided by a suitable firefighting reserve maintained in tanks near each building platform.

Wastewater drainage from each allotment will be provided by connection to the QLDC Lake Hayes wastewater scheme. The ability to connect to the scheme has been confirmed by the Property and Infrastructure Department at QLDC. Connection to the Council infrastructure will be by way of a new gravity and pressure network.

Stormwater runoff from impervious areas constructed on the site will be soaked to ground by use of roadside swales and specifically constructed soakage galleries.

Service providers for power supply and telecommunications reticulation have confirmed that they are able to provide suitable connections to the proposed subdivision.

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## 1 Introduction

Hayes Creek Trust (HCT) has engaged Civilised Limited (CL) to investigate and report on the feasibility of providing utility services and the necessary development infrastructure for their proposed subdivision development on land at Lake Hayes near Queenstown.

This report considers the nature of the proposed development, the site conditions affecting the implementation of the necessary development infrastructure and describes the proposed implementation of the following elements.

- Water supply
- Wastewater drainage
- Stormwater drainage
- Telecommunications
- Power supply

The report is to supplement and support the planning submissions made by Southern Planning Group Ltd on behalf of HCT regarding the application for consent to subdivide.

## 2 Description of Proposal

HCT proposes to subdivide their existing rural land on Alec Robins Road near Lake Hayes. The land is currently zoned Rural General under the Queenstown Lakes District Council (QLDC) Operative District Plan and is zoned Wakatipu Basin Lifestyle Precinct under the QLDC Proposed District Plan. A total of 20 new rural allotments are proposed inclusive of dedicated Building Platforms. The allotments range in size from 5,483 m<sup>2</sup> to 15,320 m<sup>2</sup>.

The new building platforms are to be created on flat to gently sloping ground within each allotment. The proposed lots are intended for rural lifestyle development with incorporation of building restriction and landscape covenant areas to preserve as much of the existing rural landscape as possible. A scheme plan showing the indicative layout of the proposed subdivision is contained in Appendix A.

HCT intend to provide and construct accesses to allotment.

The proposed subdivision is likely to be staged.

We note that this assessment of the necessary development infrastructure is limited to consideration of the scale of the subdivision as it is currently proposed.

### 3 Site Description

The proposed development is located on terrain lying east and above Hayes Creek between and are located west of Alec Robins Road. The site has frontage to Alec Robins Road.

The site consists of a large gently to moderately sloping paddocks currently used for stock grazing.

Grades in the vicinity of the building platforms on Lots 1 to 20 can be described as flat to gently sloping.

The subject site of the development is contained within one Register of Title:

- 504035 (Pt Sec 28 Blk IX Shotover SD Secs 1-2 SO 383440) – 17.9207 ha

The elevation of the proposed lots ranges from RL 337 to RL 350m Mean Sea Level (MSL).

The land within the proposed development area may be described as pasture and includes an existing dwelling, some trees, brush, and ancillary buildings.

During our site visits no evidence of large-scale land instability was identified within the boundaries of the proposed rural development. The site has been subject to separate geotechnical reporting by Geosolve.

The land receives approximately 900mm of rainfall per annum and may be subject to drought conditions during the summer months.

### 4 Water Supply

#### 4.1 Existing System

The site is partially within the scheme boundary for the QLDC water supply reticulation scheme. It is anticipated that the existing house on site has a water supply connection to the Council reticulation. The existing water main in Alec Robins Road is a 50mm diameter pipeline. The existing water main in Lakes Hayes – Arrow Junction Highway adjacent to the site is a 175mm diameter pipeline.

The existing water supply infrastructure that is affected by the proposed development is shown on the drawings included in Appendix B of this report.

#### 4.2 Water Demand Assessment

The proposed subdivision will increase demand on the water supply system. A potable water demand assessment has been undertaken and is tabulated below:

**Table 1: Potable Water Supply Demand Assessment**

Item	Number	Litres per day	Average Daily Flow	Peak Daily Flow
New Allotments	20	2,100	42,000 l/day	168,000 l/day
<b>Total</b>			42 m <sup>3</sup> /day	168 m <sup>3</sup> /day
			0.49 l/s	1.9 l/s

The potable water demand assessment has been undertaken in accordance with section 6.3.5.6 of the QLDC Code of Practice (QLDC COP). The peak daily flow figures include a peaking factor of 4.

Peak water demand would be expected during the summer holiday period when household irrigation requirements are high and seasonal populations are at their peak.

### 4.3 Reticulation Concept

It is envisaged that there will be a new water connection made to the QLDC main within the Lakes Hayes – Arrow Junction Highway to service the new development.

This connection will be on the basis that the supply to the subdivision is a restricted supply and the individual allotments will be required to install their own storage tanks and domestic water pressure boosting pumps to provide water at an appropriate pressure into the future dwellings.

The existing QLDC infrastructure and the proposed new connection concept is shown on the drawing included with this report in Appendix B

Individual allotments will be required to install their own 60,000 litre storage tanks with proprietary pressure boosting as appropriate. At the time of subdivision all allotments will be serviced with a dedicated lot connection to the Council supply.

### 4.4 Impact on Existing Infrastructure

Consultation with the Property and Infrastructure Department at QLDC has been undertaken. They have confirmed that a new connection to the existing water supply infrastructure can be made without adversely affecting the wider network. A copy of the correspondence with QLDC is included with this report in Appendix D.

### 4.5 Water Treatment

The water is sourced from the Council treated water supply scheme for Lake Hayes and it is not anticipated that any further treatment of the water will be required.

## 4.6 Fire Fighting Water

At the time that a dwelling is established on each residential allotment, new tanks near the proposed dwelling will need to be constructed to serve as a firefighting reserve. These tanks should be a minimum of 60,000 litres of which 45,000 litres is to be always maintained as a static firefighting reserve. In addition, vehicular access to the tank is to be always maintained and a hardstand area constructed adjacent to the tank to allow a fire appliance to park and pump from the tank. The ongoing requirements for the firefighting water supply should be addressed as a consent notice registered on the title of each residential allotment created.

## 4.7 Recommendations

The water supply for the development will be provided for by way of connection to the QLDC Lakes Hayes water supply scheme.

The following consent notices should be registered on the title of the new residential allotments:

- At the time a dwelling is erected on the lot, domestic water and firefighting storage is to be provided. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within two 30,000 litre tanks. Alternatively, a 7,000-litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) 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 QLDC's Land Development and Subdivision Code of Practice). 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.*

*Firefighting 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 firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.*

## 5 Wastewater Disposal

### 5.1 Existing Wastewater Drainage Reticulation

The site is within the scheme boundary for the QLDC wastewater drainage scheme. There is an existing 150mm diameter gravity pipe within the Lakes Hayes – Arrow Junction Highway adjacent to the site.

The existing wastewater infrastructure that is affected by the proposed development is shown on the drawings included in Appendix C of this report.

### 5.2 Wastewater Drainage Demand Assessment

The proposed subdivision will increase demand on the wastewater drainage system. A wastewater demand assessment has been undertaken and is tabulated below:

**Table 2: Wastewater Drainage Demand Assessment**

Item	Number	Litres per day	Average Daily Flow	Peak Flow
New Allotments	20	750	15,000 l/day	
		<b>Total</b>	15 m <sup>3</sup> /day	

Item	Number	Litres per day	Average Daily Flow	Peak Flow
			0.17 l/s	0.87 l/s

The wastewater drainage demand assessment has been undertaken in accordance with section 5.3.5.1 of the QLDC COP with the daily demand per person substituted from industry usage figures. The peak flows were calculated using a diurnal peaking factor of 2.5 and a wet weather infiltration/dilution factor of 2.

### 5.3 Proposed Wastewater Drainage

It is envisaged that a new wastewater network will be constructed for the subdivision with the final connection of the network draining to the existing Council gravity manhole within the Lakes Hayes – Arrow Junction Highway adjacent to the site.

The wastewater network will be designed during the detailed design phase and at this stage it is envisaged that this network will consist of pressure sewer and gravity drainage elements. The dwellings on the lower lying land and within the further reaches of the site will connect initially with a small domestic wastewater grinder pump station and a small bore rising main.

The individual pump stations will macerate and pump the wastewater up to a gravity manhole that will drain to the existing Council network.

A typical pressure sewer system that would be suitable for the site is the E-One Pressure Sewer system supplied in NZ by Ecoflow Ltd. Information on this system is included in Appendix C of this report.

The proposed new connection point is shown on the drawing included with this report in Appendix C.

### 5.4 Impact on Existing Infrastructure

The development will result in additional wastewater drainage demands on the QLDC wastewater drainage reticulation.

Consultation with the Property and Infrastructure Department at QLDC has been undertaken. They have commissioned modelling by Hydraulic Analysis Ltd (HAL) and a copy of their draft report is included with this report in Appendix E. QLDC has confirmed that a new connection to the existing wastewater infrastructure can be made without adversely affecting the wider network. A copy of the correspondence with QLDC is included with this report in Appendix D.

It is noted that the HAL modelling and confirmation from QLDC of the ability to connect was based on a lower number of allotments (16 lots) and a request was made to confirm the currently

proposed 20 lot subdivision can connect. QLDC has responded and confirmed that further modelling for the additional four allotments is not required and they are satisfied that the proposed development can connect to Council infrastructure. This confirmation is also included in Appendix D.

## 6 Stormwater Disposal

The intended access arrangements and the development of dwellings and associated buildings on the proposed building platforms on the site will alter the existing stormwater run-off patterns from the site catchment.

The proposed stormwater infrastructure on the site will comprise two primary elements as follows:

- 1) Roadside drainage swales to receive and dispose of the runoff from the proposed accesses for the building platforms on Lots 1 to 20.
- 2) Future soak pits to be constructed to drain runoff from buildings developed on the site.

The roadside swales will be used to convey stormwater flows either to the lower parts of the site and to provide soakage to allow runoff to drain to ground. Subject to detailed design, roadside drainage swales may include specifically constructed soak pits or may direct flows to flow attenuation features.

The future dwellings and any associated buildings will primarily reticulate roof runoff to water supply tanks. However, there will be various impermeable parts of the site that will need to direct runoff to specifically constructed soakage galleries to dispose of runoff. These areas will include paved areas and overflow provisions from water tanks to allow for rainwater runoff from rooves when the water storage tanks are full.

Subject to specific design in conjunction with the dwelling or associated building designs, the drainage of impermeable paved areas and rainwater tank overflow features will be able to be drained to ground using an appropriately design stormwater soak pit. Test pits that were excavated on site as part of the geotechnical investigations and reporting confirm that ground conditions are suitable for stormwater disposal by soakage to ground.

## 7 Power Supply & Telecommunications

### 7.1 Power Reticulation

Aurora Energy Limited has been contacted regarding the proposed subdivision development. Their response confirming their ability to make an electricity supply available for this development is included with this report in Appendix F.

## 7.2 Telecommunications Reticulation

Chorus have been contacted regarding the proposed subdivision development. Their response confirming their ability to make telecommunications connections available for this development is included with this report in Appendix G.

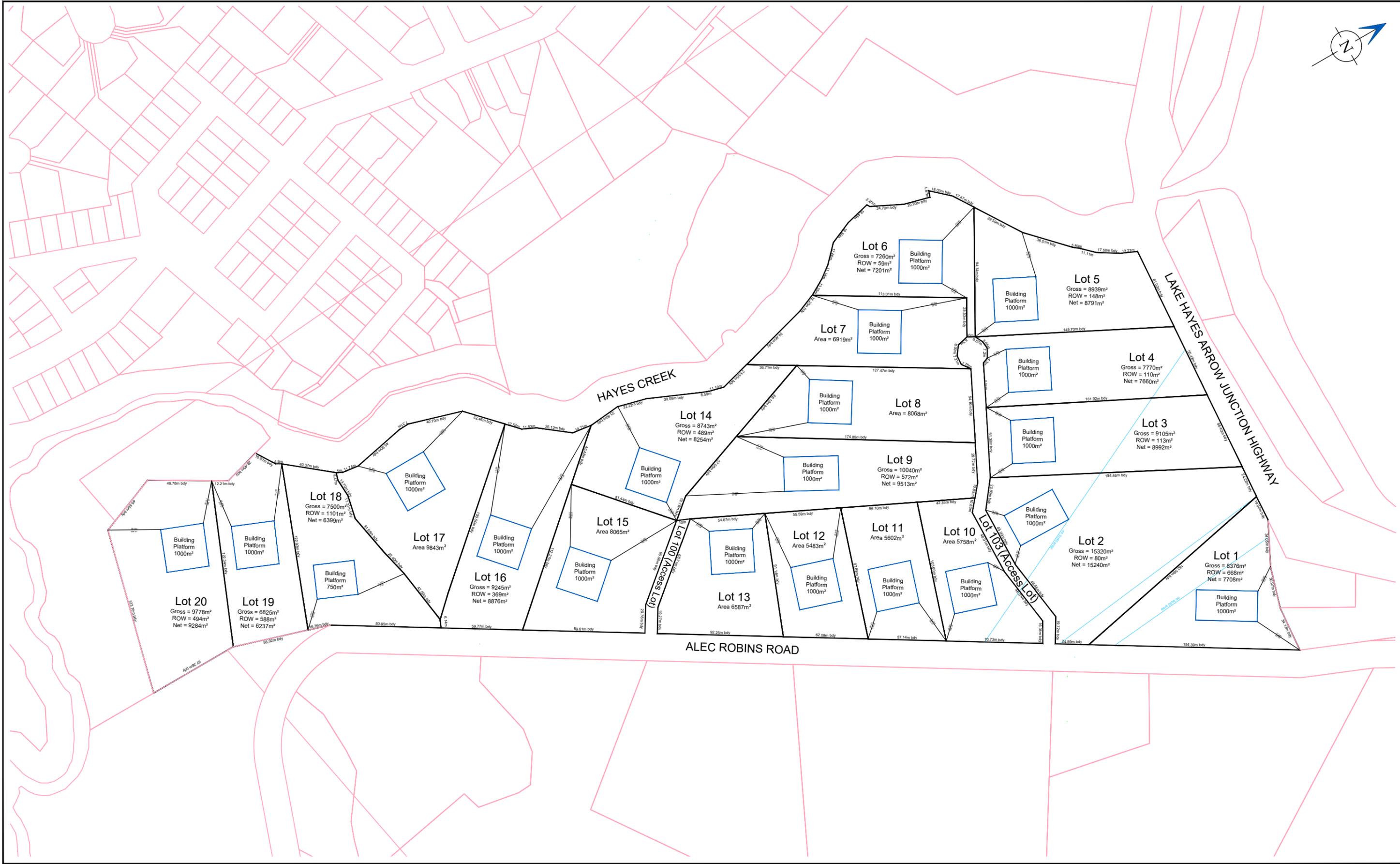
## 8 Limitations

This report has been written for the particular brief to Civilised Ltd from their client and no responsibility is accepted for the use of the report for any other purpose, or in any other context or by any third party without prior review and agreement.

In addition, this report contains information and recommendations based on information obtained from a variety of methods and sources including inspection, sampling, or testing at specific times and locations with limited site coverage and by third parties as outlined in this report. This report does not purport to completely describe all site characteristics and properties and it must be appreciated that the actual conditions encountered throughout the site may vary, particularly where ground conditions and continuity have been inferred between test locations. If conditions at the site are subsequently found to differ significantly from those described and/or anticipated in this report, Civilised Ltd must be notified to advise and provide further interpretation.

# Appendix A

## Proposed Subdivision Drawing



**AURUM**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 LAND DEVELOPMENT

PO Box 2493  
 Wakatipu 9349  
 Ph 03 442 3466  
 Email admin@ascl.co.nz  
 www.ascl.co.nz

**SURVEY**  
 CONSULTANTS

Document Set ID: 7359078  
 Version: 1, Version Date: 15/09/2022

**NOTES:**  
 Contour interval is 1.0 metres  
 Levels in terms OIT XIVa SO 24437, RL 408.31

ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY

**WARNING NOTES:**  
 This resource consent plan has been prepared for the client from field survey and existing records for the purpose of development on the site. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever. A person/company using Aurum Survey Consultants drawings and other data accepts the risk of:  
 1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;  
 2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

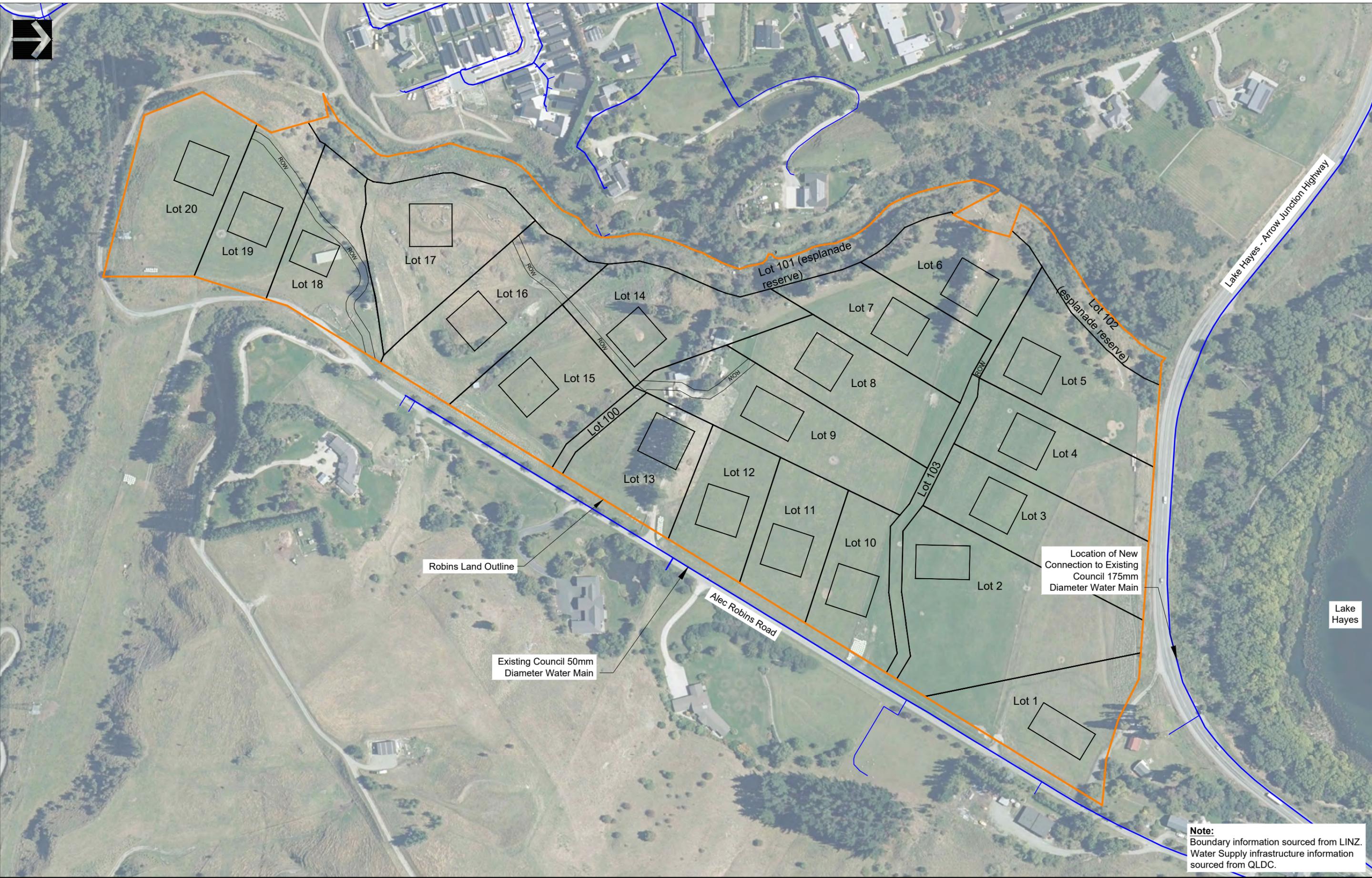
**TITLE:**  
 SUBDIVISION SCHEME PLAN

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 17/6/22	
DRAWN: KB	Original Plan A3		
APPROVED: BM			
JOB No: 5473	DRAWING No: 5R	SHEET No: 01	REV: B

# Appendix B

## Water Supply Information



**Note:**  
Boundary information sourced from LINZ.  
Water Supply infrastructure information sourced from QLDC.

REV	DATE	DESCRIPTION	APPROVED
B	02/06/2022	Updated lot layout	JFM
A	07/07/2021	Initial Issue	JFM

CONSULTANT



CIVILISED LTD  
PO BOX 1461  
QUEENSTOWN 9348  
T: 027 223 3036  
E: john@mccartneys.nz

JFM	07/07/2021
DESIGN	DATE
JFM	07/07/2021
DRAWN	DATE
JFM	07/07/2021
CHECKED	DATE

CLIENT

**KEN  
ROBINS**

PROJECT/LOCATION

**ALEC ROBINS ROAD  
PROPOSED LIFESTYLE SUBDIVISION**

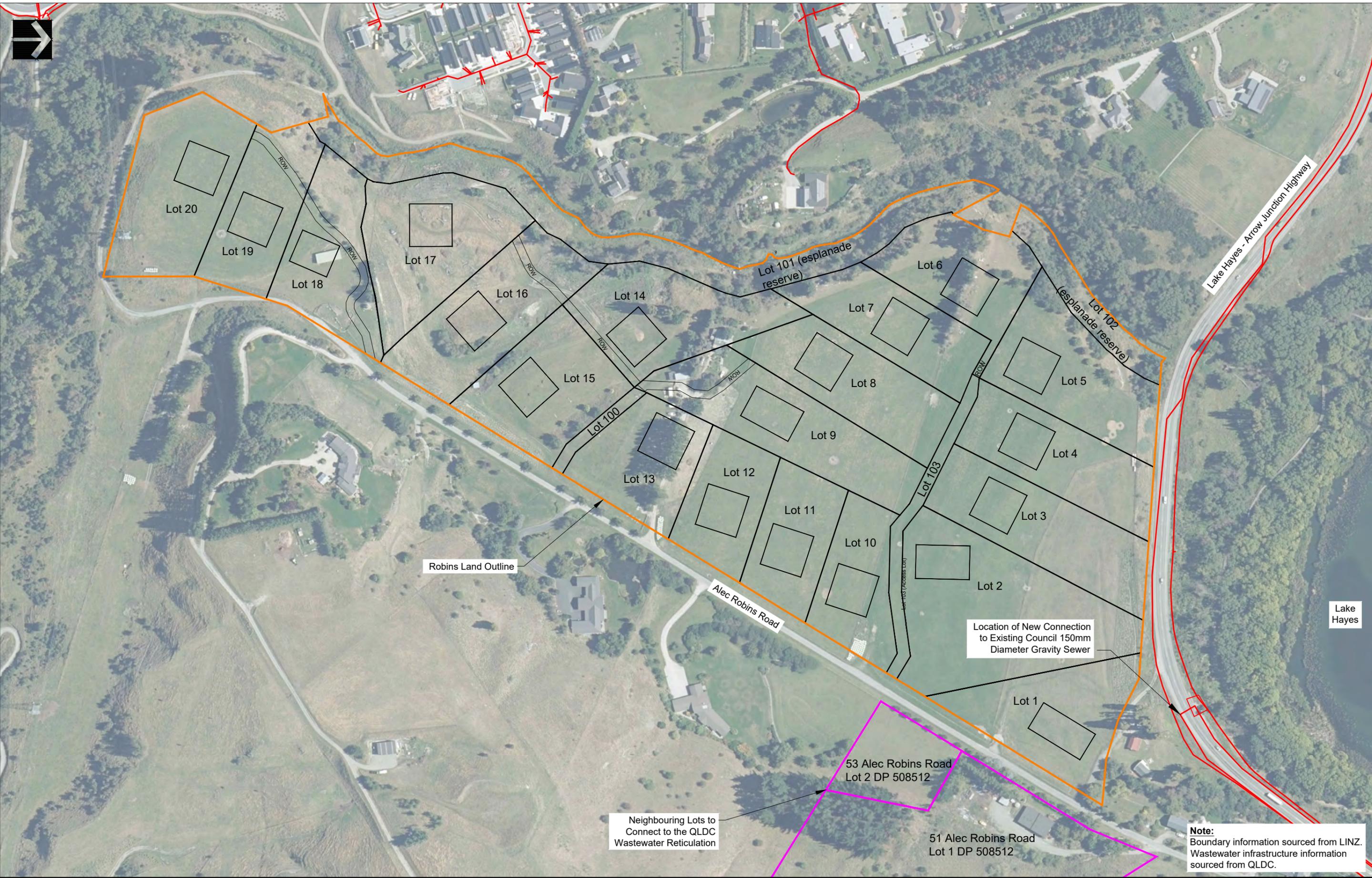
TITLE

**WATER SUPPLY RETICULATION  
EXISTING INFRASTRUCTURE**

CONTRACT NUMBER	-
SCALE (AT A3)	1:2,500
DRAWING NUMBER	QS057-F-410
REVISION	B

# Appendix C

## Wastewater Information



REV	DATE	DESCRIPTION	APPROVED
C	02/06/2022	Updated the lot layout	JFM
B	23/08/2021	Updated the lot layout	JFM
A	07/07/2021	Initial Issue	JFM

CONSULTANT



CIVILISED LTD  
PO BOX 1461  
QUEENSTOWN 9348

T: 027 223 3036  
E: john@mccartneys.nz

JFM	07/07/2021
DESIGN	DATE
JFM	07/07/2021
DRAWN	DATE
JFM	07/07/2021
CHECKED	DATE

CLIENT

**KEN  
ROBINS**

PROJECT/LOCATION

**ALEC ROBINS ROAD  
PROPOSED LIFESTYLE SUBDIVISION**

TITLE

**WASTEWATER DRAINAGE RETICULATION  
EXISTING INFRASTRUCTURE**

CONTRACT NUMBER		-
SCALE (AT A3)		1:2,500
DRAWING NUMBER	REVISION	
QS057-F-510	C	

**Note:**  
Boundary information sourced from LINZ.  
Wastewater infrastructure information sourced from QLDC.



# ecoflow

Pressure Sewer Specialists



OVER 10,000 INSTALLATIONS NATIONWIDE



## ABOUT ECOFLOW

Ecoflow is New Zealand's largest pressurised sewer supplier. Founded in 2007 by two wastewater engineers, with their goal to become New Zealand's leading pressurised sewer system specialist.

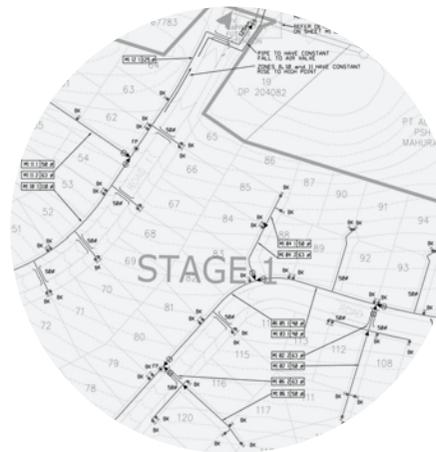
We are proud distributors of the Environment One (E/One) system, E/One are world leaders in low pressure sewer systems having over 600,000 grinder pumps operating globally in 42 countries.

Ecoflow have installed over 10,000 E/One pressure sewer systems throughout New Zealand in both council projects as well as green-field subdivisions.

Our success is simple, we are the most knowledgeable in our field using market leading equipment. We are focused on building strong relationships with our clients offering exceptional service and support.

## WHY COUNCILS AND DEVELOPERS ARE CHOOSING E/ONE PRESSURE SEWER SYSTEMS

- Better for New Zealand's environment
- Minimal impact on councils existing sewer networks
- Ideal alternative to deep gravity sewer mains
- More resilient to seismic activity – earth quakes.
- Eliminates large public sewer pump stations



**ecoflow**  
Pressure Sewer Specialists

RESPONSIBLE FOR 95% OF NZ'S PRESSURE SEWER SYSTEMS

## E/ONE QUALITY

For over 50 years the E/One name is synonymous with reliable, maintenance free grinder pump systems, designed with longevity in mind. Before a product is released it is subjected to meticulous performance tests. The heavy duty cast iron grinder pump is ANSI/NFS 46 Certified. It's an industrial grade pump for residential use. E/One's tank is manufactured in New Zealand and is designed and certified to AS/NZS1546 specifications. It features an integrated stainless steel ball valve with pressure relief.

## SERVICE CAPABILITIES

Ecoflow is known for offering end-to-end service. We have close relationships with architects, housing companies, builders, plumbers, drain layers and electricians to achieve a superior level of customer service.

### SERVICES INCLUDE:

- Network Design
- Project Management
- Supply of Quality E/One Equipment
- On-Site Delivery
- On-site Installation Training – Approved Drain layers
- Pump Installation and Commissioning
- Supply of Warranty/Consent Documentation
- On-going 24/7 Service



## E/ONE ALARM PANEL

To maximise reliability and convenience, the E/One installation includes an IP65 weather proof alarm panel which also protects the pump from low voltage, running dry, and over pressure situations.

## PRESSURE SWITCH HOUSING

Pressure switches in the head of the pump for starting and stopping are similar to washing machine controls, eliminating the need for float switches which commonly fail due to fats, hair and rags.

## INTEGRATED VALVES

The integral non-return valve protects against system back pressure and the anti-siphon valve facilitates downhill pumping applications.

## PROGRESSING CAVITY PUMP

This deceptively simple design produces a nearly constant flow under a wide range of continuously varying conditions.

## GRINDER WHEEL AND SHREDDER RING

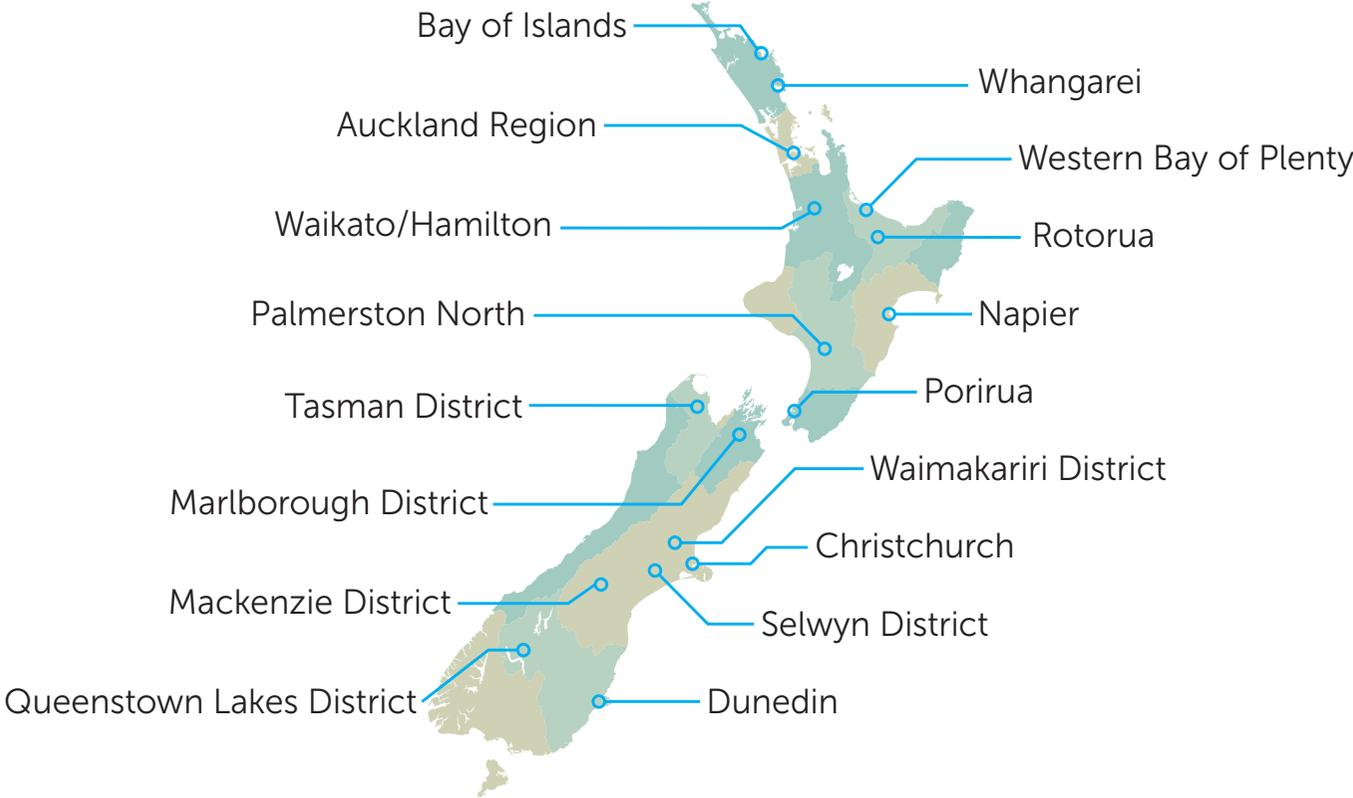
Hardened forged alloy steel cutter bars and teeth create a shearing action coupled with the high torque pump to help eliminate blockages.

- Environmentally friendly
- No preventative maintenance

- Unobtrusive, low profile installation
- Extremely low noise and odour levels

- 24 Hour emergency storage capacity
- Low power consumption \$20 to \$30 per annum

# NEW ZEALAND'S LEADER IN PRESSURE SEWER



**10,000**  
NEW ZEALAND  
INSTALLATIONS

**2**  
YEAR  
WARRANTY

**24**  
SEVEN  
SERVICE LINE

**ecoflow**  
Pressure Sewer Specialists

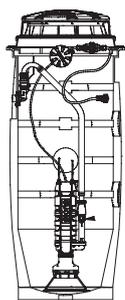
**AUCKLAND (HEAD OFFICE)**  
16 Piermark Drive, Albany, Auckland  
PO Box 300 249, Albany, Auckland 0752  
Phone: 09 447 1793

**CHRISTCHURCH**  
15 Anchorage Road,  
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**Email:** [info@ecoflow.co.nz](mailto:info@ecoflow.co.nz)  
**Website:** [www.ecoflow.co.nz](http://www.ecoflow.co.nz)  
**24/hr Service:** 0508 528 3725

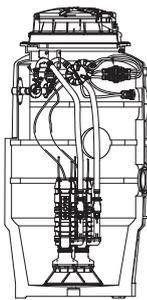
# PRESSURE SEWER SYSTEMS

## SYSTEMS



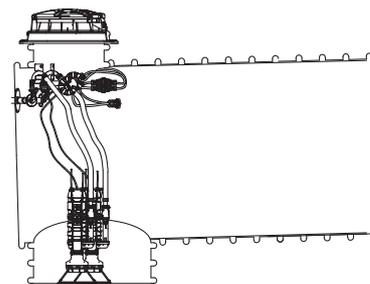
### E/One Simplex 2010iP - single pump

designed for residential market  
Standard storage/flows



### E/One Duplex 2014iP - dual pump

designed for commercial or industrial areas  
Greater storage/flows



### Custom - multiple pump systems

designed for commercial or industrial areas  
Custom design storage/flows

## TANK SPECS

### Simplex 2010iP

Diameter (mm)	815
Height (mm)	2130
Weight (kg)	74
Total Capacity (L)	718

### Duplex 2014iP

Diameter (mm)	1140
Height (mm)	2030
Weight (kg)	132
Total Capacity (L)	1337

### Custom Tank

Ecoflow can design a system solution that meets your storage/flow rate needs

## CONSTRUCTION

E/Ones tanks are a purpose built 'wetwell' design made of high quality polyethylene (PE), a material that's fit for purpose. The E/One tanks have been certified to AS/NZS 1546.1:2008 and have been tested to twice the hydrostatic load required. Simply put, these are the most robust tanks on the market. Ecoflow also supply riser necks where deeper invert levels are required.

## OTHER E/ONE FEATURES INCLUDE

- Small 600mm Lid Rated to 510kg
- Integrated 'Stainless Steel' Isolation Valve
- Tapered Sump to Reduce Retained Volume
- Integrated Ballast Flange
- Factory Assembled and Tested to Ensure Water Tightness

## PUMP

### E/One Extreme - Grinder Pump

The E/One Extreme grinder pump is the only purpose built grinder pump for pressure sewer systems. The unique larger diameter, low velocity, high torque grinder makes light work of solids and never requires sharpening. The vertical rotor progressive cavity pump generates the pressure to overcome the challenges of flat or hilly terrain. The pump rotor is through-hardened stainless steel while the pump stator is a proprietary compounded synthetic elastomer designed for the sewerage application

and offers market leading wear resistance. The pump housing castings are fully epoxy coated to resist corrosion and designed to last for decades.

<b>Motor Type</b>	Single Phase, 240V, 50Hz, 0.75kW
<b>Standards</b>	NSF46, AS/NZS 60335.2.41:2004
<b>Design Head</b>	56m
<b>Pump Flow</b>	0.4l/s @ 55m TDH 0.75l/s @ 1m TDH
<b>Speed</b>	1450 rpm
<b>Start Current</b>	26.4 Amps
<b>Starting Torque</b>	15.6 Nm
<b>Check Valve</b>	Swing Check Valve
<b>Anti-siphon Valve</b>	Integral anti-siphon/Check Valve



## CONTROL PANELS

### E/One Simplex/Duplex Protect Plus Panel

Alarm/Monitor panel. The Sentry Protect Plus panel monitors for the following operating conditions:

1. Pump Run Dry Condition – Pump running continuously
2. Pump Overpressure Condition – Pump operating at abnormally high wattage level
3. Brownout Condition
4. Overvoltage Condition – Mains voltage above 12% of nameplate rating
5. High Level Alarm Condition
6. Real time pump performance on LED screen

Note: 'Duplex Alternating Pump Duration' - This field allows selecting the time-based alternating pump duration mode. The default setting for this option is 24 hours.

### OneBox® Panel

The OneBox® telemetry system gives complete control of your fleet of pressure sewer pumps from your office desktop or smartphone. Improve your customer service, identify issues as they arise, and dramatically improve waste water efficiency.

With OneBox® you can:

1. Monitor and control individual sewer pumps in real-time, remotely
2. Receive email/txt notifications even before the customer becomes aware of any issue
3. Analyse trends, generate reports and determine your peak flow demand
4. Optimise maintenance response
5. Smooth out peak flows and maximise capacity & performance of the downstream infrastructure
6. Real-time information at your finger tips.



# Appendix D

## Correspondence with QLDC



John McCartney <[john@civilised.nz](mailto:john@civilised.nz)>

---

## New Project - Alec Robins Road

3 messages

---

**John McCartney** <[john@civilised.nz](mailto:john@civilised.nz)>

8 July 2021 at 17:34

Reply-To: [john@civilised.nz](mailto:john@civilised.nz)

To: Richard Powell - External <[richard.powell@qldc.govt.nz](mailto:richard.powell@qldc.govt.nz)>

Hi Richard,

I have just submitted a DIA request via the website. A further copy of the letter is attached.

Before getting water supply modelling undertaken, it would be good to discuss with you whether it is absolutely necessary. The proposed development is within the foreseen density of the zone and the demand will be relatively low as the lots will be on a restricted supply. This means that the lots will receive the water on a trickle supply basis that keeps tanks by each future dwelling topped up and will be responsible for their own fire fighting, so no hydrants.

I think that wastewater modelling is probably required unless you know that there is capacity from the Lake Hayes No 3 pump station through to the treatment plant.

Have a look over the attached and let me know your thoughts.

Regards,

John McCartney  
Civilised Ltd  
Email: [john@civilised.nz](mailto:john@civilised.nz)  
Phone: 027 2233036

---

 **2021-07-07.le.a.pdf**  
2586K

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**Richard Powell** <[richard.powell@qldc.govt.nz](mailto:richard.powell@qldc.govt.nz)>

14 July 2021 at 16:48

To: "john@civilised.nz" <[john@civilised.nz](mailto:john@civilised.nz)>

Hi John,

I agree that modelling for water is not required in this case based on the number of connections, that they are restricted connections and the pressures we have at the proposed connection point.

We will still want the WW modelled so I will get their proposal back to you as soon as I get it.

Thanks

Richard

---

**Richard Powell** | Infrastructure Development Engineer

Queenstown Lakes District Council

M: 027 678 2004

E: [richard.powell@qldc.govt.nz](mailto:richard.powell@qldc.govt.nz)

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**John McCartney** <[john@civilised.nz](mailto:john@civilised.nz)>  
Reply-To: [john@civilised.nz](mailto:john@civilised.nz)  
To: Richard Powell <[richard.powell@qldc.govt.nz](mailto:richard.powell@qldc.govt.nz)>

14 July 2021 at 18:02

Hi Richard,

That all sounds good to me. Hear from you soon.

Regards,

John McCartney  
Civilised Ltd  
Email: [john@civilised.nz](mailto:john@civilised.nz)  
Phone: 027 2233036

[Quoted text hidden]



John McCartney <[john@civilised.nz](mailto:john@civilised.nz)>

---

## Modelling request - Alec Robins Road

---

**Richard Powell** <[richard.powell@qldc.govt.nz](mailto:richard.powell@qldc.govt.nz)>  
To: "john@civilised.nz" <[john@civilised.nz](mailto:john@civilised.nz)>

4 October 2021 at 16:12

Hi John,

Please see attached for the wastewater modelling report as requested, P&I agree with the conclusion that there is sufficient capacity within the network for this development.

Let me know if you need anything further on this.

Thanks

Richard

---

**Richard Powell** | Infrastructure Development Engineer

Queenstown Lakes District Council

M: 027 678 2004

E: [richard.powell@qldc.govt.nz](mailto:richard.powell@qldc.govt.nz)



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 **Alec Robins Road.pdf**  
2431K



John McCartney <john@civilised.nz>

---

## Modelling request - Alec Robins Road

---

**Richard Powell** <richard.powell@qldc.govt.nz>  
To: "john@civilised.nz" <john@civilised.nz>

3 June 2022 at 09:18

Hi John,

I spoke to the modellers and there is little benefit in remodelling for an additional 4 properties.

Please submit this email as part of any application confirming that there is sufficient capacity within the existing infrastructure for the 22 additional properties.

Let me know if you need anything further on this.

Thanks

Richard

---

**Richard Powell** | Infrastructure Development Engineer

Queenstown Lakes District Council

M: 027 678 2004

E: [richard.powell@qldc.govt.nz](mailto:richard.powell@qldc.govt.nz)



[Quoted text hidden]

---

**Richard Powell** | Infrastructure Development Engineer

Queenstown Lakes District Council

M: 027 678 2004

E: [richard.powell@qldc.govt.nz](mailto:richard.powell@qldc.govt.nz)





CIVILISED LTD

PO Box 1461

Queenstown, 9348

027 223 3036 | [john@mccartneys.nz](mailto:john@mccartneys.nz)

7<sup>th</sup> July 2021

Queenstown Lakes District Council  
Private Bag 50072  
Queenstown 9348  
By email to: [richard.powell@qldc.govt.nz](mailto:richard.powell@qldc.govt.nz)

Attention: Richard Powell

Dear Richard,

## **PROPOSED WASTEWATER AND WATER SUPPLY CONNECTIONS FOR AN OUT OF SCHEME PROPERTY – ALEC ROBINS ROAD**

We act for Ken Robins who is currently assessing the feasibility of subdividing his land. The land is located on Alec Robins Road near Lake Hayes.

As part of the infrastructure feasibility phase, we are seeking feedback from Council as to whether they would consider supplying water and wastewater services to an area outside the current scheme boundaries.

### **INTRODUCTION**

As stated above, Ken Robins is assessing the servicing options for land on Alec Robins Road near Lake Hayes. It is currently proposed that the land is subdivided into 16 allotments with identified rural residential building platforms on each new lot. The land is currently zoned Rural General under the Operative District Plan and Wakatipu Basin Lifestyle Precinct Zone under the Proposed District Plan. The land is held in various parcels and is shown on the drawings attached to this letter. In total the land area is approximately 18.3 hectares.

Attached are drawings showing the location of the area being considered for development and its proximity to the current Wastewater and Water Supply Scheme Boundaries.

### **DEMAND ASSESSMENT**

In accordance with the QLDC Code of Practice, the future dwellings will require 2,100 litres per day of potable water.

The total water demand figure for the rezoning is conservatively calculated to be 33,600 litres per day. This would be a restricted supply and it is expected that the properties will all have their own tanks for emergency storage, pressure boosting and firefighting purposes. The connection for each lot would be a trickle supply through a flow restrictor that allows only 2,100 litres per day per lot. The peak flow demand on the Council water supply for this arrangement would be approximately 0.4 litres per second.

In accordance with the QLDC Code of Practice, the future dwellings will generate 750 litres per day of wastewater. This figure is considered low and a more reasonable figure would be 1,000 litres per dwelling per day.

The total wastewater generation figure for the rezoning is conservatively calculated to be 16,000 litres per day.

## WATER SUPPLY CONNECTION

There is an existing QLDC 175mm diameter water main in the northern verge of the Lake Hayes – Arrow Junction Highway as it runs adjacent to the subject site. It is proposed that a new connection is made into this line and connected to the subject site through yet to be designed gravity reticulation. This would be a restricted supply with a trickle flow to each new allotment. Future dwellings would be required to install their own firefighting water tanks with domestic water pressure boosting pumps at the time a new dwelling was constructed.

The proposed connection point is shown on the drawing included as Attachment A with this letter.

I note that the QLDC GIS shows that part of the site is currently within the scheme boundary for water supply reticulation. The GIS shows that this is for a restricted supply.

## WASTEWATER DRAINAGE CONNECTION

It is proposed that the wastewater from the future dwellings would be collected and pumped to the existing gravity wastewater reticulation within the Lake Hayes – Arrow Junction Highway Road Reserve using a combination of gravity reticulation and a new macerating pump station and rising main.

There is an existing QLDC 150mm diameter PVC wastewater gravity main in the southern verge of Lake Hayes – Arrow Junction Highway north of the subject site. A new connection into a manhole will be made for the reticulation from the subject site.

The proposed connection point is shown on the drawing included as Attachment B with this letter.

## OUT OF ZONE CONNECTIONS

The site lies outside the scheme boundaries for the Lake Hayes water supply and wastewater drainage networks. The applicant requests approval to connect to the water supply and wastewater schemes. This request is made on the following basis:

1. There is an existing water main and wastewater gravity main adjacent to the property boundary in Lake Hayes – Arrow Junction Highway. These existing services are shown on the attached drawings.
2. The owner confirms that they are prepared to pay for all necessary costs associated with extending the water supply and wastewater infrastructure onto their land. They also understand that they will be required to pay the relevant Development Contributions and ongoing rates once the site is connected.
3. This request is made on the basis that modelling may be required to ensure that these connections do not have an adverse effect on the Level of Service for other users. It is anticipated that the water supply connection will require a water meter to be installed.
4. Due to the low demand from the proposed development, the water supply and wastewater demands on the Council networks should be able to be accommodated.
5. All works required will be designed and constructed in accordance with QLDC standards and will be subject to QLDC staff approval prior to construction, inspections during construction and post construction prior to acceptance by QLDC.
6. We anticipate that all services outside the road reserve will remain in Private ownership.
7. It is intended that the future dwellings will utilise their own water supply storage tanks to provide dwellings with a FW2 firefighting water supply. This will be provided by 45,000 litres of static firefighting water reserve located near the dwellings with appropriate connection points for Fire and Emergency New Zealand.
8. No irrigation using Council supply is envisaged.

9. The proposed rezoning is subject to Resource Consent processes. If the resource consent process is not successful, then future water supply and wastewater drainage connection to Council reticulation would not be required.

### SUMMARY

Ken Robins is currently assessing feasibility of servicing a future subdivision with water and wastewater services on Alec Robins Road. Mr Robins would like to get approval from Council on their willingness to extend the water supply and wastewater scheme boundaries to the proposed site.

We believe that all issues arising from these connections can be carried out to Council's satisfaction and acknowledge that the water and wastewater connections are only required if a successful outcome to the resource consent process is achieved.

Should you have any questions please contact the undersigned in the first instance.

Yours faithfully,



**John McCartney**

Director

Civilised Ltd

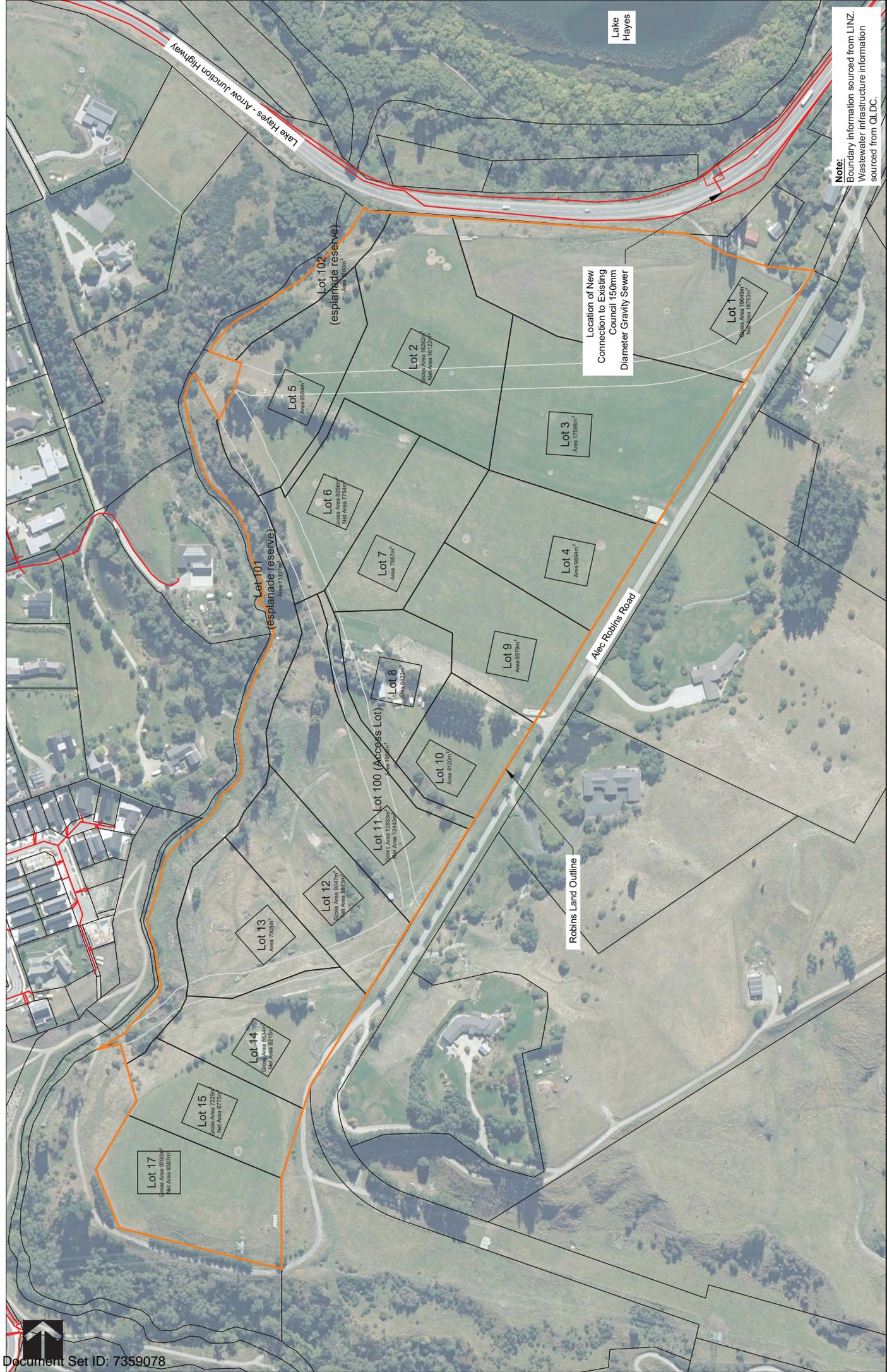
Attachment A: Water Supply Connection Concept Drawing

Attachment B: Wastewater Drainage Connection Concept Drawing



**Note:**  
Boundary information sourced from LINZ.  
Water Supply Infrastructure information sourced from QLDCC.

CONSULTANT		CLIENT		PROJECT LOCATION		CONTRACT NUMBER	
 <b>Civildes Ltd</b> CIVILDES LTD QUEENSTOWN 9348 T: 027 223 3036 E: jiang@civildes.co.nz		<b>KEN ROBINS</b>		<b>ALEC ROBINS ROAD</b> <b>PROPOSED LIFESTYLE SUBDIVISION</b>		SCALE (AT A3) <b>1:2,500</b>	
JFM DESIGN DATE 07/07/2021		JFM DRAWN DATE 07/07/2021		TITLE <b>WATER SUPPLY RETICULATION EXISTING INFRASTRUCTURE</b>		DRAWING NUMBER <b>QS057-F-410</b>	
JFM CHECKED DATE 07/07/2021						REVISION <b>A</b>	
REV	DATE	BY	DESCRIPTION				
A	07/07/2021	JFM	Issue				



**Note:**  
 Boundary information sourced from LINZ.  
 Wastewater infrastructure information sourced from Q.L.D.C.

PROJECT LOCATION		ALEC ROBINS ROAD	
CLIENT		KEN ROBINS	
CONTRACT NUMBER		1:2,500	
SCALE (AT A3)		DRAWING NUMBER	
TITLE		PROPOSED LIFESTYLE SUBDIVISION	
REVISION		WASTEWATER DRAINAGE RETICULATION EXISTING INFRASTRUCTURE	
DRAWING NUMBER		QS057-F-510	
REVISION		A	
JFM	DATE	JFM	DATE
JFM	07/07/2021	JFM	07/07/2021
JFM	DATE	JFM	DATE
JFM	07/07/2021	JFM	07/07/2021
JFM	DATE	JFM	DATE
JFM	07/07/2021	JFM	07/07/2021
CONSULTANT		CIVILISED LTD	
DESIGN		QUEENSTOWN 9348	
DRAWN		T: 027 223 3036	
CHECKED		E: jiang@civillised.co.nz	
REV	DATE	DESCRIPTION	APPROVED
A	07/07/2021	Final Issue	JFM

# Appendix E

## Wastewater Modelling Report

# QUEENSTOWN LAKES DISTRICT COUNCIL

## ALEC ROBINS ROAD DEVELOPMENT IMPACT ASSESSMENT

SEPTEMBER 2021



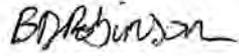
HYDRAULIC  
ANALYSIS  
LIMITED

## QUALITY SECTION

### AUTHOR

Name	Title	Organisation	Signature
Sherine Sathiasothy	Experienced 3-Waters Engineer	Hydraulic Analysis Ltd	

### REVIEWED

Name	Title	Organisation	Signature
Brian Robinson	Director	Hydraulic Analysis Ltd	

### REVISION HISTORY

Revision	Publication Date
Draft	27 September 2021

DISCLAIMER This report has been prepared solely for the benefit of Queenstown Lakes District Council with respect of the particular brief and it may not be relied upon in other contexts for any other purpose without Hydraulic Analysis Limited's prior review and agreement. Hydraulic Analysis Limited accepts no responsibility with respect to its use, either in full or in part, by any other person or entity.



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## 1. INTRODUCTION

### 1.1. OBJECTIVE

The objective of this study is to utilise the existing hydraulic model (Wakatipu Wastewater Model with HAL updates, 2018) of the Queenstown wastewater network to assess the impact of the proposed Alec Robins Road development on the wastewater network. The current population (2015) scenario has been used for this assessment.

### 1.2. BACKGROUND

The Alec Robins site is located at the northern end of Alec Robins Road, adjacent to Lake Hayes and is currently zoned as Wakatipu Basin Lifestyle Precinct for residential activities. The development infrastructure assessment request seeks approval for subdivision and development of the existing vacant site into 16 dwellings/lots, together with two neighbouring lots at 51 and 53 Alex Robins Road, totalling to 18 dwellings.

It is proposed that the new development could be connected to the existing 150mm gravity sewer located along Lakes Hayes – Arrow Junction Highway, just upstream of the Lake Hayes wastewater pumpstation #3, from where the flows are pumped to a gravity network draining to Lake Hayes wastewater pumpstation #2 which in-turn pumps to Arrowtown - Lake Hayes pump station and eventually to the wastewater treatment plant at Shotover Delta Road.

## 2. SCOPE

The following tasks have been undertaken as part of this assessment:

- Calculation of design flows for the Alec Robins Road development
- Assessment of the Alec Robins Road - development impact on the existing network for the current (2015) development scenario

Each of these tasks is discussed in more detail in the following sections.

### 3. ALEC ROBINS ROAD – DESIGN FLOWS

#### 3.1. OVERVIEW

The Alec Robins Road development proposal seeks approval for subdivision of an existing vacant site into 18 dwellings (including the two neighbouring lots). The location of the proposed development is shown in Figure 3-1 below.

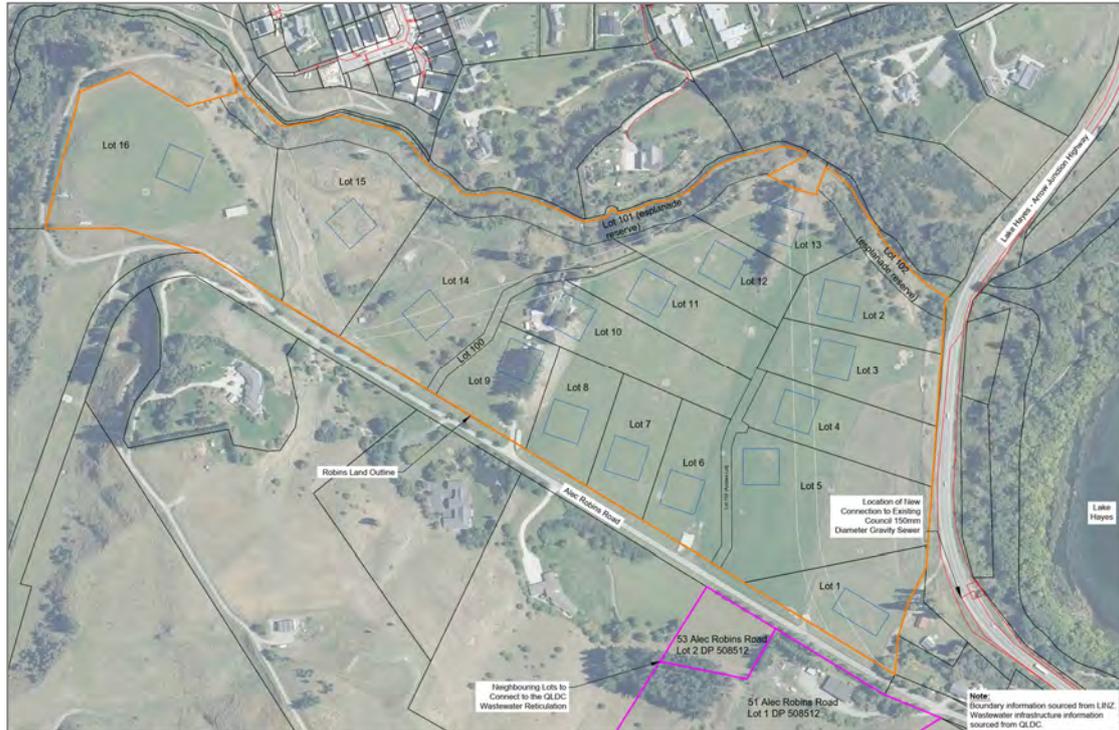


Figure 3-1 Alec Robins Road Development Site location

The developer proposes to connect to manhole SM12059 (Node ID 103157) which is on the 150mm MPVC sewer line along Lake Hayes – Arrow Junction Highway, just upstream of Lake Hayes # 3 wastewater pumpstation, from where flows are pumped north east to a gravity network draining to Lake Hayes # 2 wastewater pumpstation which in-turn pumps to Arrows town – Lake Hayes pumpstation and eventually to the wastewater treatment plant at Shotover Delta Road.

This assessment is based on expected flows resulting from a traditional gravity system servicing the development.

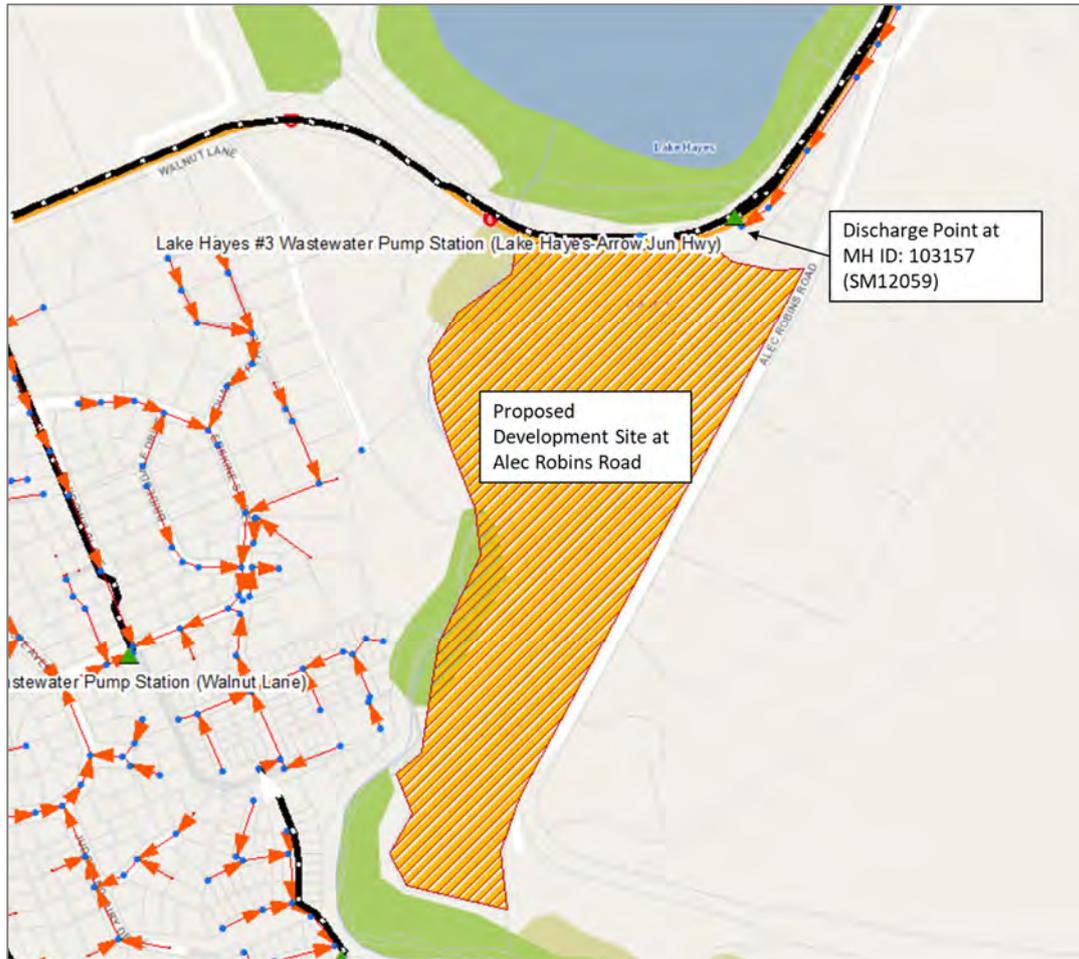


FIGURE 3-2 ALEC ROBINS ROAD PROPOSED WASTEWATER CONNECTION

### 3.2. DEVELOPMENT DESIGN FLOWS

The design wastewater flows have been calculated using the QLDC 'Land Development and Subdivision Code of Practice', which assumes an average dry weather flow of 250 litres/person/day, a dry weather diurnal peaking factor of 2.5, and a wet weather dilution/infiltration factor of 2 (i.e. a peak wet weather flow (PWWF) of 5x average dry weather flow (ADWF)).

The Alec Robins Road proposal seeks to develop 16 residential dwellings, together with two neighbouring lots, totalling to 18 dwellings and with an assumed occupancy of 3 people per dwelling. The design PWWF equates to 0.78 l/s and the details of the calculation are shown in



Table 3-1 below.

TABLE 3-1: ALEC ROBINS ROAD DEVELOPMENT DESIGN FLOWS

	Residential Lots
No. of Units	18
Occupancy	3
Population	54
<i>ADWF (l/p/day)</i>	<i>250</i>
ADWF (l/s)	0.16 l/s
<i>DWF Peaking Factor</i>	<i>x2.5</i>
PDWF (l/s)	0.39 l/s
<i>WWF Peaking Factor</i>	<i>x2</i>
PWWF (l/s)	0.78 l/s

## 4. ALEC ROBINS ROAD DEVELOPMENT IMPACT ASSESSMENT

### 4.1. PRE-DEVELOPMENT SCENARIO

The existing Wakatipu wastewater model (with 2018 HAL updates) was run under the current (2015) population scenario, without the proposed Alec Robins Road development. A monthly seasonal DWF profile was applied to the model to represent increased visitor numbers during peak periods, with a maximum peaking factor of 1.1x calibrated DWF over the Dec/Jan period. The network was assessed against a 5-year ARI design storm.



As shown in the Figure 4-1 long section below, the existing 150mm local wastewater pipeline immediately downstream of the discharge point shows evidence of minor surcharge due to back up from the pump station, but there is no evidence of surcharge or uncontrolled manhole overflows within the wastewater network downstream of Lake Hayes #3 pumpstation.

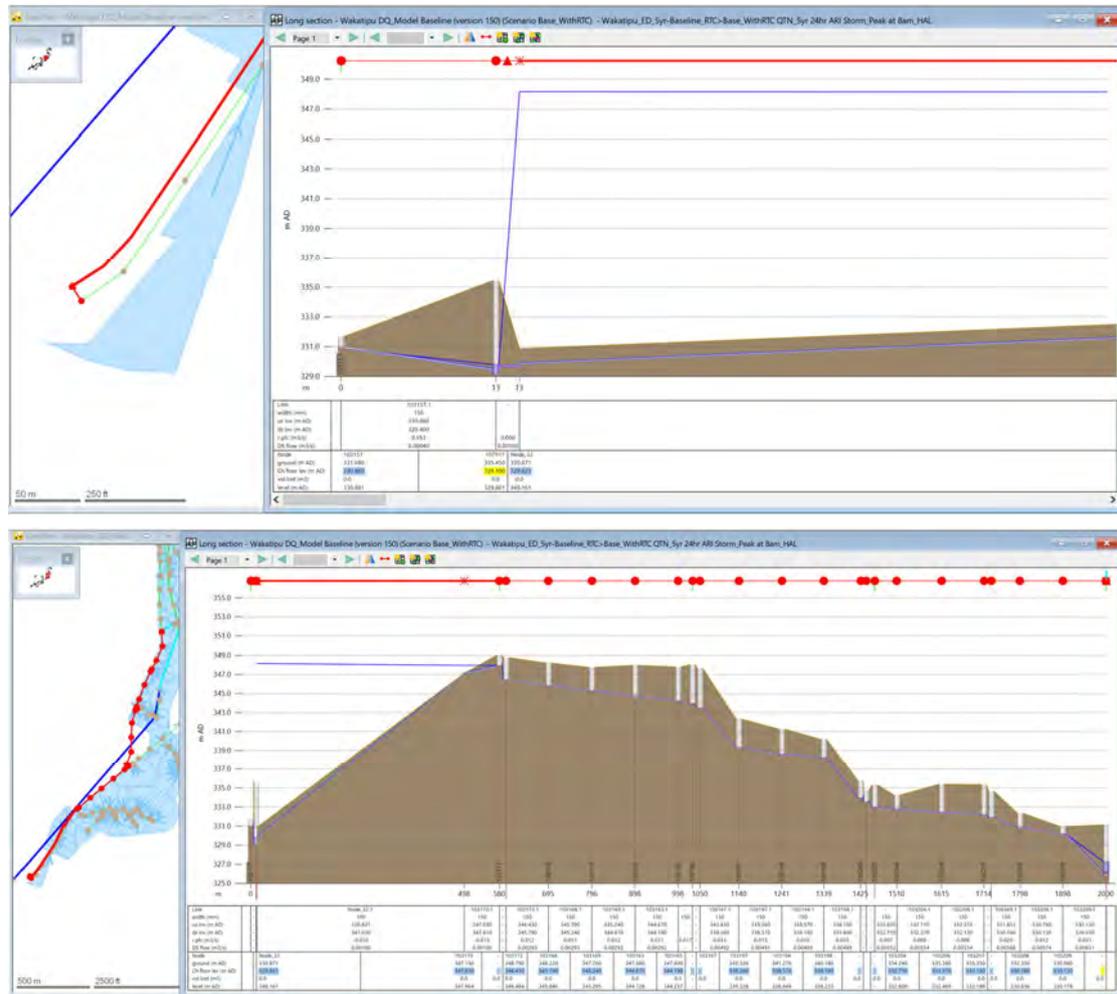


FIGURE 4-1 EXISTING (2015) LONG-SECTION – 5 YEAR ARI DESIGN STORM

## 4.2. POST-DEVELOPMENT SCENARIO

The Wakatipu wastewater model (with 2018 HAL updates) was run under the current (2015) population scenario, with the additional peak wet weather flow of 0.78 l/s from the proposed Alec Robins Road development. The flow was added in as a direct gravity connection to Manhole ID:223140 on the existing 150mm UPVC wastewater line along Alec Robins Road. The development impact was assessed against a 5-year ARI design storm to understand the performance of the network.

As shown in the Figure 4-2 long section below, in the post-development scenario, the existing 150mm local wastewater pipeline immediately downstream of the discharge point shows evidence of slightly increased pipe surcharge (again due to back up from the pump station) but

there is no evidence of pipe surcharge or uncontrolled manhole overflows within the wastewater network downstream of Lake Hayes #3 pumpstation.

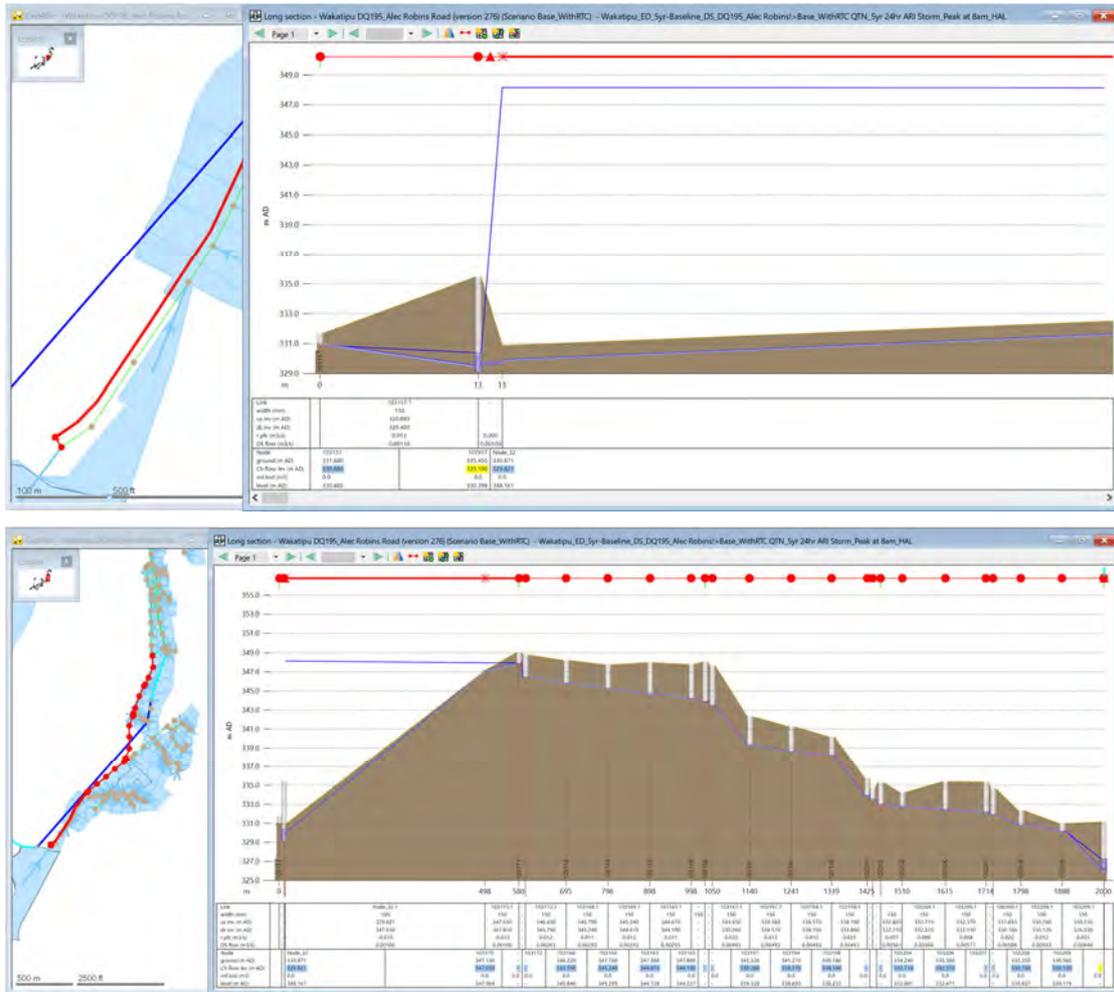


FIGURE 4-2 ALEC ROBINS ROAD (0.78 L/S) LONG-SECTION – 5 YEAR ARI DESIGN STORM

### 4.3. REPORTED OVERFLOWS ALONG ALEC ROBINS ROAD

QLDC’s reported overflow database has been reviewed for evidence of existing capacity issues. The database shows three dry weather events in the downstream network of the proposed development site but no wet weather overflow incidents reported, except at the location along Lower Shotover road, just upstream of the wastewater treatment plant, which is a repeat incident. The detailed locations of the reported dry and wet weather incidents are shown in the figure below:

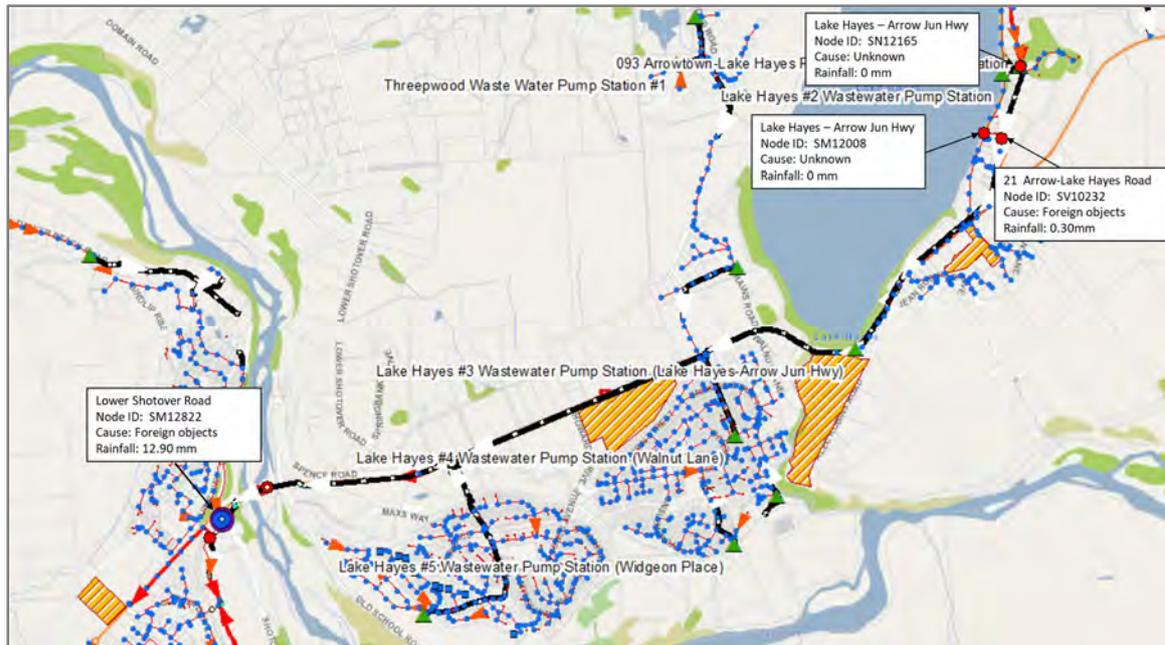


FIGURE 4-3 OVERVIEW OF REPORTED OVERFLOW INCIDENT LOCATIONS

#### 4.4. LAKE HAYES #3 WASTEWATER PUMP STATION ASSESSMENT

The local 150mm MPVC wastewater pipeline flows north-west, from the loading point at MH ID SM12059 (Node ID 103157), discharging via gravity to the Lake Hayes #3 WWPS which is located about 15m from the proposed development site. The Lake Hayes #3 WWPS has a maximum capacity of 1.0 l/s (based on QLDC records) however it should be noted that this is an estimate, and it is recommended that the pump station capacity is confirmed through a drawdown test.

The pre-development scenario simulates a peak inflow rate of approximately 0.40 l/s during the 5-year design storm indicating that the pump station and the associated rising main, as modelled, has sufficient pass forward capacity for the existing flows. With the proposed Alec Robins Road development PWWF of 0.78 l/s added into the model, in the post development scenario a peak inflow rate of approximately 1.18 l/s is simulated in the 5-year design storm.

Therefore, the pump station as modelled is considered to have insufficient capacity to pass forward the additional Alec Robins Road development flows. However as mentioned above, the pump capacity is an estimate, and a drawdown test is recommended to confirm the actual capacity of the pump station.

Given the low reliability of the pumpstation capacity data in the model, the pump station flow rate, based on the MPVC rising main diameter of 100mm (and a minimum self-cleansing velocity of 0.60 m/s (as per the QLDC CoP) was calculated to be 4.7 l/s, indicating the current pump capacity in the model being underestimated.

It should also be noted that the scenario modelled is conservative, as it assumes a 5-year ARI storm in conjunction with a peak occupancy scenario, which in reality is unlikely to occur every

5 years (on average) due to the short duration of the peak occupancy reducing the likelihood on coinciding with a 5 year ARI storm.

Modelled inflows and outflows for the pre-development and post-development scenarios are shown in Figure 4-3 below.

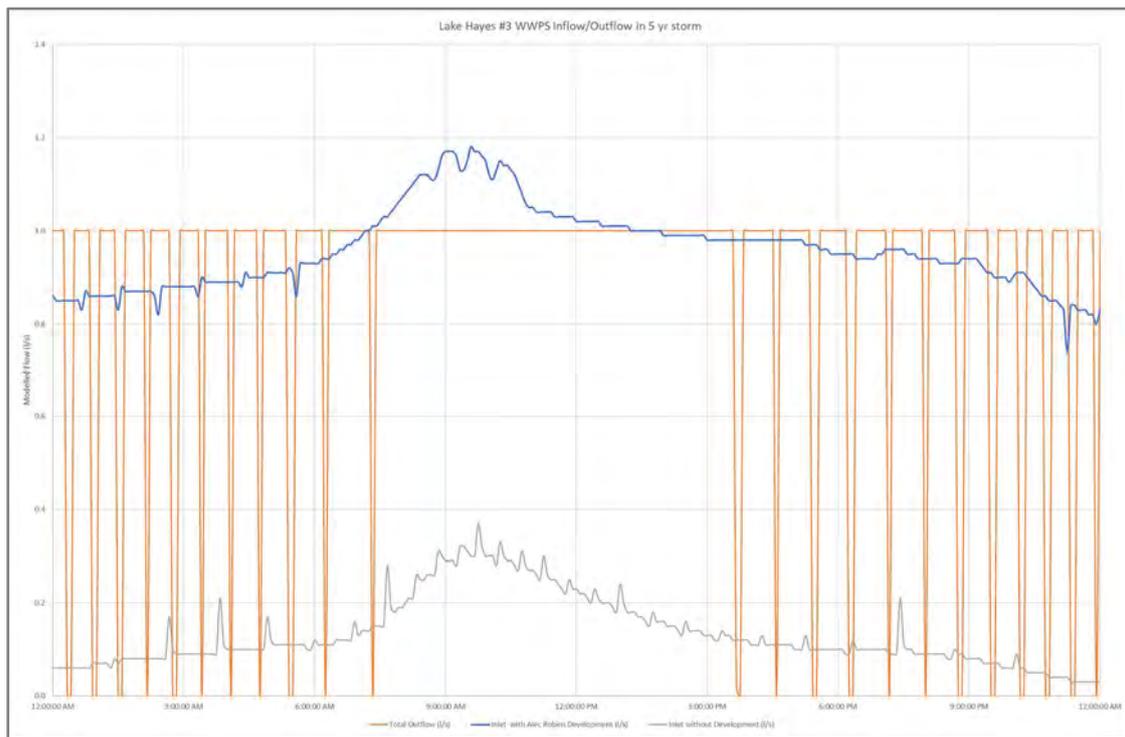


FIGURE 4-4 MODELLED LAKE HAYES #3 WWPS FLOWS – 5 YEAR ARI DESIGN STORM

#### 4.5. LAKE HAYES #2 WASTEWATER PUMP STATION ASSESSMENT

The local 150mm MPVC wastewater pipeline, downstream of Lake Hayes #3 WWPS, flows north-east, discharging via gravity to the Lake Hayes #2 WWPS which is located between 57 and 61 Arrowtown – Lake Hayes Road. The Lake Hayes #2 WWPS has a maximum capacity of 16 l/s (based on QLDC records) however it should be noted that this is an estimate.

The pre-development scenario simulates a peak inflow rate of approximately 11.3 l/s during the 5-year design storm indicating that the pump station and the associated rising main, as modelled, has sufficient pass forward capacity for the existing flows. With the proposed Alec Robins Road development PWWF of 0.78 l/s added into the model, in the post development scenario a peak inflow rate of approximately 11.7 l/s is simulated in the 5-year design storm.

Hence, the pump station as modelled is considered to have sufficient capacity to pass forward the additional Alec Robins Road development flows. Modelled inflows and outflows for the pre-development and post-development scenarios are shown in Figure 4-4 below.

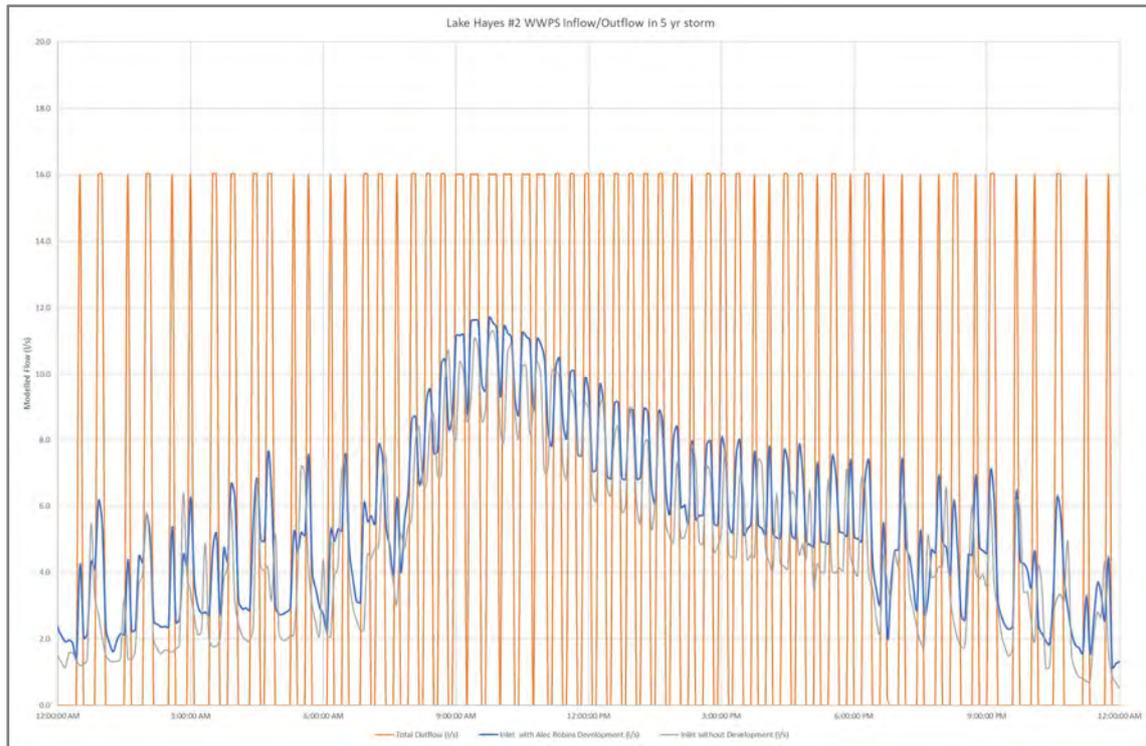


FIGURE 4-5 MODELLED LAKE HAYES #2 WWPS FLOWS – 5 YEAR ARI DESIGN STORM

#### 4.6. THEORITICAL VS. MODELLED WASTEWATER FLOWS FOR EXISTING SCENARIO

Theoretical assessment of the downstream wastewater pipeline was undertaken as per QLDC ‘Land Development and Subdivision Code of Practice’ to ensure there are no discrepancies between the modelled and theoretical peak wet weather flows within the wastewater network discharging to the Lake Hayes #3 WWPS.

The following observations are made based on the theoretical calculations and the predicted model results:

- The Lake Hayes #3 WWPS as modelled is considered to have sufficient pass forward capacity to convey the pre-development flow of approximately 0.40 l/s, however, the pumpstation does not have sufficient capacity to pass forward the incoming post-development peak flow of approximately 1.18 l/s, which is slightly more than the pump capacity of 1.0 l/s.
- The theoretical pre-development peak inflow rate to the Lake Hayes #3 WWPS is calculated to be 0.26 l/s, in which case the pumpstation will have just enough capacity to pass forward the additional flows from the proposed development as well.

The area under consideration for the theoretical assessment is highlighted in Figure 4-3 below.

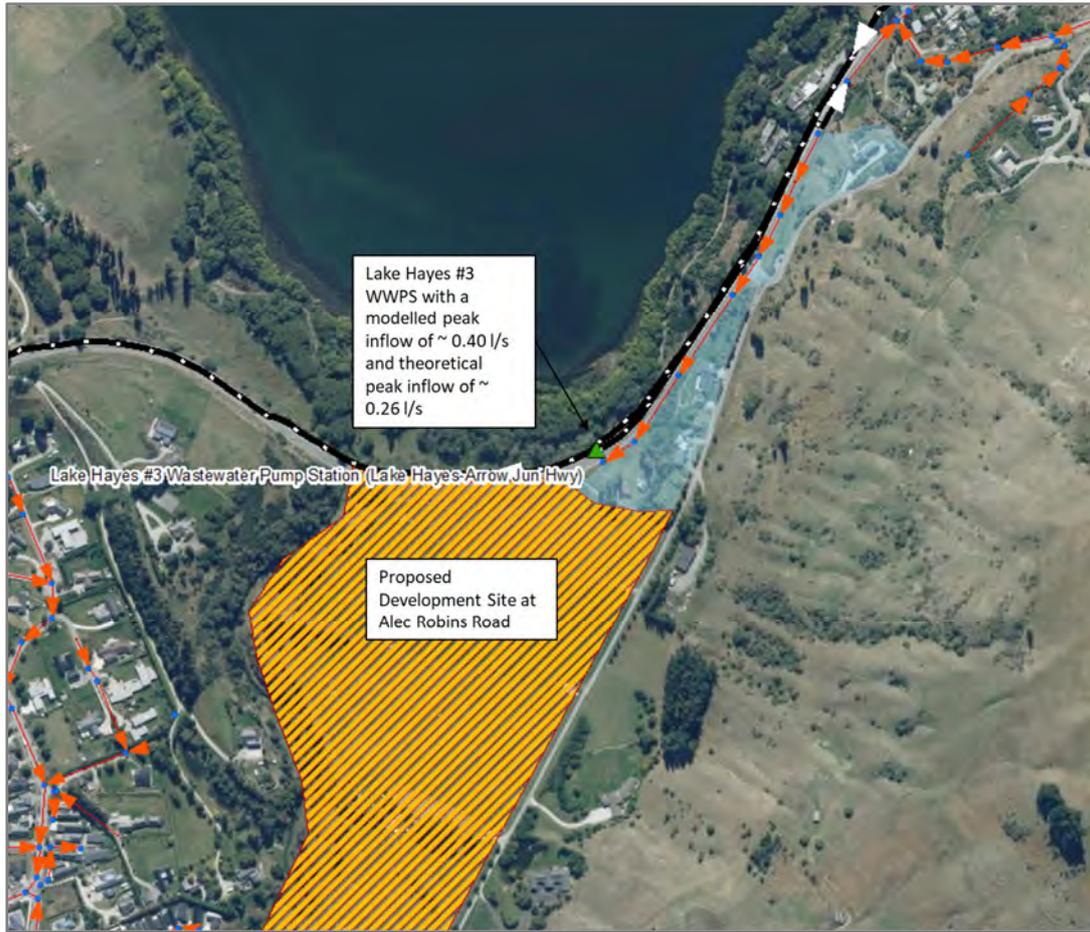


FIGURE 4-6 OVERVIEW OF AREA CONSIDERED FOR EXISTING DESIGN FLOW CALCULATION

## 5. MODEL ASSUMPTIONS AND LIMITATIONS

The model assumptions should be read in conjunction with the following reports.

- 'Wakatipu Wastewater Model Build & Calibration Report' (Beca, August 2016)
- 'Wakatipu Wastewater Network Future System Performance Report' (Beca, August 2017)
- 'Wakatipu Wastewater Model Review & Update – High & Medium Priority Fixes Memo' (HAL, 2018)
- Wastewater Master Plan report (Morphum, 2020)

The following limitations apply to the modelling undertaken as part of these studies:

- The model was originally calibrated against flows developed from field data collected in 2015 and supplemented by QLDC pump station SCADA data. The 2018 model review undertaken by HAL has determined only a medium degree of confidence in the accuracy of the model. Additional flow gauging is currently underway and model re-calibration is proposed to follow.
- The distribution of the modelled population is an approximation based on the 2013 census residential population, factored up for a high population scenario. No allowance has been made for additional growth since 2013, other than known development areas.
- Modelled network asset data for manholes and pipes is generally as provided in the BECA calibration model, and its origin is not clear. Manhole and pipe level data has not been validated against QLDC's GIS, as-builts or survey data as part of this assessment, or as part of the HAL model review/update. Where potential network constraints are identified, it is recommended asset data in these areas is confirmed through manhole survey.
- Pump station model parameters have been determined based on information provided by the QLDC planning team, SCADA data (where available) and pump station manuals, and the accuracy has not been validated as part of these studies. In particular, it should be noted that the capacity of the Alec Robins wastewater pump station is an estimate from QLDC operations staff.
- This assessment excludes information on any additional recently consented neighbouring developments in the contributing catchment.
- This assessment focuses on the wastewater network downstream of the site, and does not consider sizing of infrastructure within the proposed site to service future development upstream of the site.
- It has been assumed that no existing overarching structure plan has been developed by QLDC for servicing this area.

## 6. CONCLUSION

The objective of this study was to utilise the existing hydraulic model of the Wakatipu wastewater network to assess the impact of the proposed Alec Robins Road development.

The model was run under the current (2015) scenario, with the additional peak wet weather flows of 0.78 l/s from the Alec Robins Road development added into the model at MH ID: SM12059 on Arrowtown–Lake Hayes Road. The development impact on the wastewater network was assessed against a 5-year ARI design storm to understand the performance of the local network with the development flows.

The existing 150mm local wastewater pipeline immediately downstream of the discharge point shows evidence of minor surcharge (due to back up from the pump station) but there is no evidence of surcharge or uncontrolled manhole overflows within the wastewater network downstream of Lake Hayes #3 pumpstation.

During the post-development scenario, the existing 150mm local wastewater pipeline immediately downstream of the discharge point shows evidence of slightly increased pipe surcharge but there is no evidence of pipe surcharge or uncontrolled manhole overflows within the wastewater network downstream of Lake Hayes #3 pumpstation.

The Lake Hayes #3 WWPS has a maximum capacity of 1.0 l/s (based on QLDC records) and according to the modelled results, the pumpstation and the associated rising main have sufficient pass forward capacity for the existing flows. With the proposed Alec Robins Road development PWWF of 0.78 l/s added into the model, in the post development scenario a peak inflow rate of approximately 1.18 l/s is simulated in the 5-year design storm. Hence the pumpstation as modelled is shown to have insufficient capacity to pass forward the additional flows.

However, it's been noted that the pumpstation capacity is an estimate and given the low reliability of the pumpstation capacity data in the model, the pump station flow rate, based on the MPVC rising main diameter of 100mm and a minimum self-cleansing velocity of 0.60 m/s (as per the QLDC CoP) was calculated to be 4.7 l/s, indicating the current pump capacity in the model is underestimated.

Hence, it is recommended that the development is approved and QLDC undertake a drawdown test to confirm the capacity of Lake Hayes #3 WWPS.



# Appendix F

## Aurora Confirmation

AURORA ENERGY LIMITED  
PO Box 5140, Dunedin 9058  
PH 0800 22 00 05  
WEB [www.auroraenergy.co.nz](http://www.auroraenergy.co.nz)



7 December 2021

John McCartney  
Civilised Ltd

Sent via email only: [john@civilised.nz](mailto:john@civilised.nz)

Dear John,

ELECTRICITY SUPPLY AVAILABILITY FOR A PROPOSED TWENTY LOT SUBDIVISION.  
ALEC ROBINS ROAD, LAKE HAYES. PT SEC 28 BLK IX SHOTOVER SD AND SECS 1-2 SO 383440.

Thank you for your inquiry outlining the above proposed development.

Subject to technical, legal and commercial requirements, Aurora Energy can make a Point of Supply<sup>1</sup> (PoS) available for this development.

Disclaimer

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

Next Steps

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

Yours sincerely

A handwritten signature in black ink that reads "Niel Frear".

Niel Frear

CUSTOMER INITIATED WORKS MANAGER

---

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

# Appendix G

## Chorus Confirmation

# Chorus New Zealand Limited

22 June 2022

Chorus reference: 10285838

Your reference: QS057



CHORUS

**Attention:** John McCartney

## **Quote: New Property Development**

**20 connections at 64 Alec Robins Road , Lake Hayes, Queenstown-Lakes District, 9371**

**Your project: 64 Alec Robins Road, Lake Hayes 9371**

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$189,566.00
---------------	--------------

The total contribution we would require from you is **\$218,000.90 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 21 June 2022. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website [www.chorus.co.nz/develop-with-chorus](http://www.chorus.co.nz/develop-with-chorus)

Kind Regards

Chorus New Property Development Team



# Geotechnical Report for Resource Consent

Subdivision Development,  
Alec Robins Road, Queenstown

Report prepared for:  
Hays Creek Trust

Report prepared by:  
GeoSolve Limited

Distribution:  
Hays Creek Trust  
Ken Robins  
GeoSolve Limited (File)

January 2022  
GeoSolve Ref: 210362



**GEOTECHNICAL**



**WATER  
RESOURCES**



**PAVEMENTS**



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