













Anthony Hall

From: Anthony Hall
Sent: Friday, 13 June 2008 10:59 a.m.
To: 'Brett Giddens'
Subject: RM031122

Hi Brett,

This Email is to follow up the discussion I had with you this morning.

As discussed I have picked up resource consent file RM031122 to assess compliance with this aforementioned consent.

I undertook a site visit on the 11 June 2008 specifically observing the implementation of topsoil on the subject site and grassing.

As discussed with you, I have observed some areas of the subject site which require attention in regards to topsoil and grassing.

To give you some confirmation that compliance will be achieved once works to the site have been undertaken, I believe that a site visit would be appropriate where I can identify areas which I believe require attention.

At the time of the site visit I will document these specific areas giving you clarification of exactly what is required to achieve compliance.

Any time next week would suit me at this time.

Regards

Anthony Hall
Senior Planner (Compliance and Monitoring)
Lakes Environmental Limited
74 Shotover Street
Private Bag 50077
QUEENSTOWN

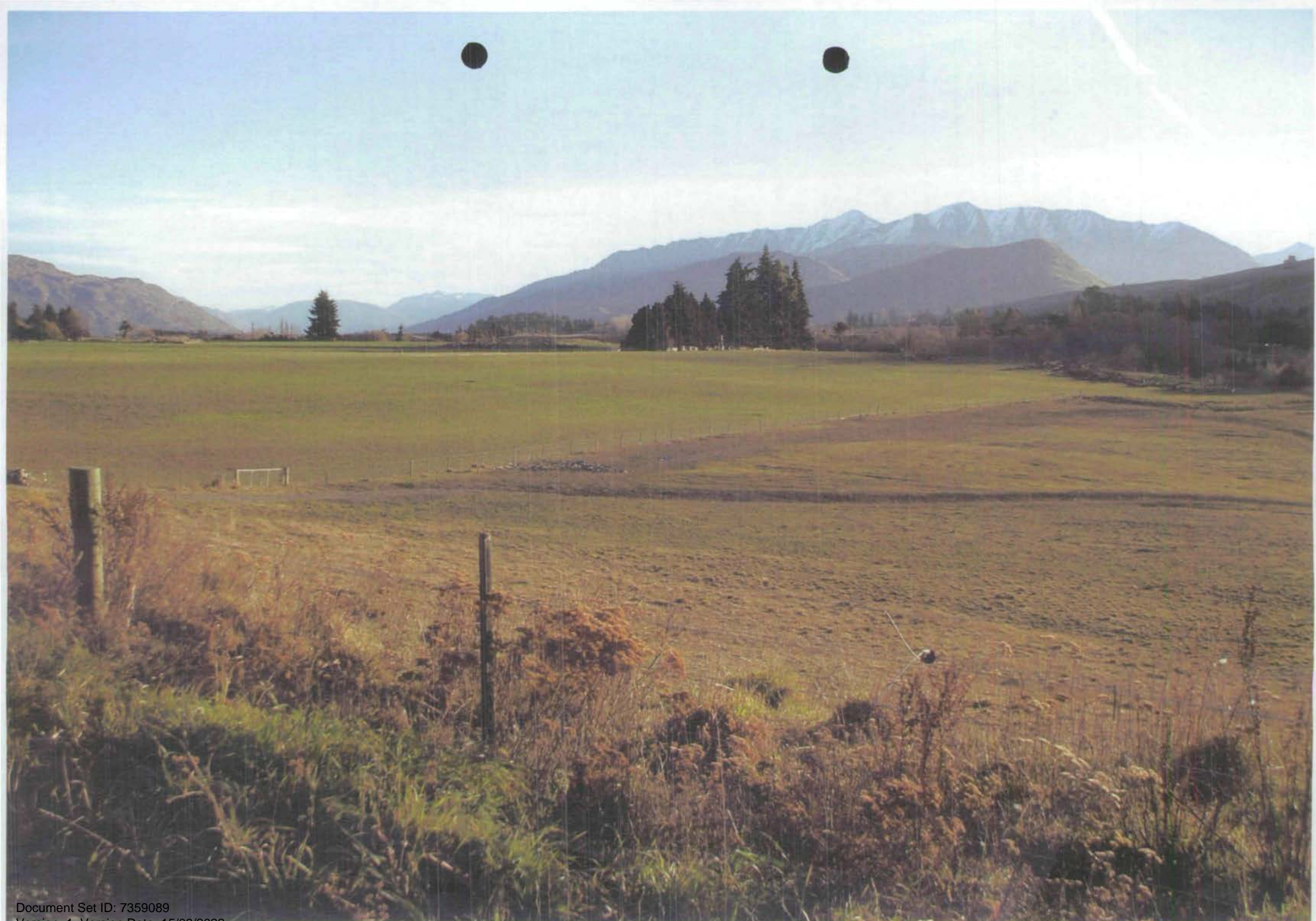
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Fax +64(03) 442 4778

anthony.hall@lakesenv.co.nz
www.lakesenvironmental.co.nz

11 June 2008



















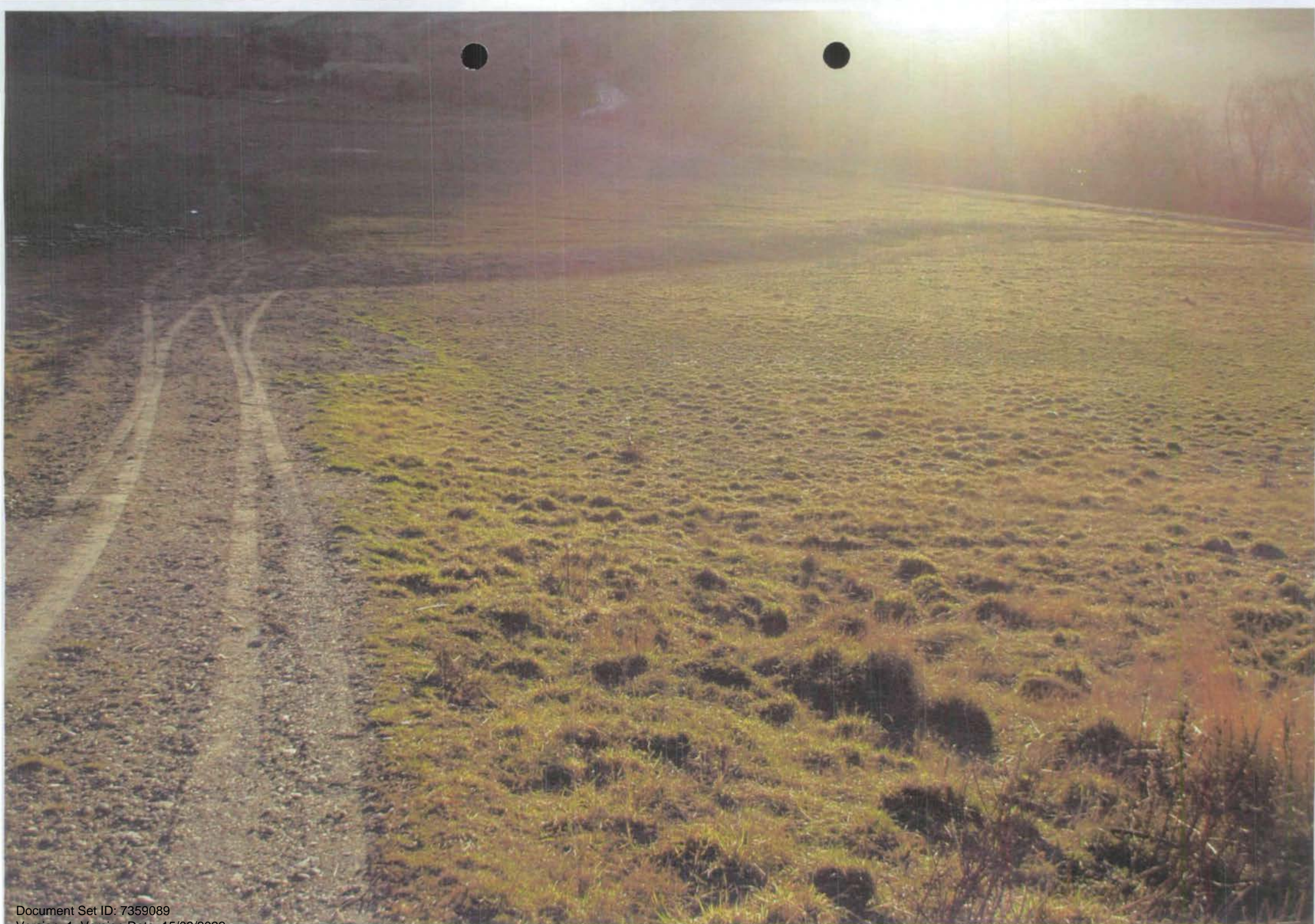












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■ Wanaka
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Fax: 64-3-443 9956
33-35 Reece Crescent, Wanaka, 9305

In reply please quote
File Ref: RM031122

4 April 2008

Horrell Contracting Limited
P O Box 2070
QUEENSTOWN

Dear Mr Horrell

RE: MONITORING OF RESOURCE CONSENT RM031122

Please find enclosed a copy of my recent site inspection report. This inspection was carried as part of the monitoring requirements of your resource consent.

Further to my site visit conducted on the 4th April 2008, with both Brett Giddens and yourself, I can confirm that the remedial works undertaken on the site to ensure that appropriate drainage from the site has been carried out in accordance with the resource consent obligations. I note that pasture has been established since my last visit to a level considered appropriate for the grazing of stock.

From this site visit I am satisfied that no further monitoring of this resource consent will be required, and as a result all conditions of this resource consent appear to be complying at this time.

This site inspection note/compliance update is for your information and can be used to assist in the explanation of any invoices that you may receive with regards to the compliance monitoring costs.

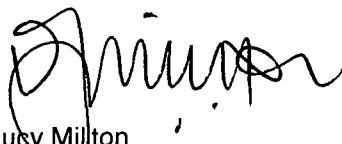
You are not required to contact us as a result of this resource consent inspection note, however, if we consider there is any action required we will contact you.

To assist you in minimising your resource consent monitoring costs, we advise that the more proactive you are in ensuring compliance with all the conditions of your resource consent, the less time will be required to monitor compliance of your resource consent.

Should you wish to discuss this matter, please do not hesitate to contact me at our Queenstown office on (03) 450 0318 or email me at lucy.millton@lakesenv.co.nz.

Yours faithfully

LAKES ENVIRONMENTAL



Lucy Millton

PLANNER: MONITORING & COMPLIANCE



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RESOURCE CONSENT



Site Inspection Note



Compliance Update

Howell Contracting Ltd

Your Resource Consent RM: 031122
 to: Undertake earthworks
 at (location in respect of this notice): Mae Robins Road.

- site visit with Kelvin Howell and Brett Giddens
 to check compliance with RC conditions

- land revegetated - pasture established
 - recently grazed.

- Swales recontoured - satisfied with remedial
 work to accommodate water flow.

- No further monitoring required at this time
 - if further washouts or situation changes
 may require further work. ie - stability of swales.

* Complying with RC conditions

<input checked="" type="checkbox"/>	The Compliance Officer inspected your property at the above address at <u>130</u> <u>am/pm</u>
(Tick if applicable)	on <u>4 April 2008</u>

- Your Resource Consent is checked for compliance under Section 35 of the Management Act 1991. (It is a legal requirement for the owner of the property to ensure that all conditions attached to a Resource Consent are complied with in full)
- Your co-operation in meeting with consent conditions is appreciated. Should you wish to discuss these matters, please contact.

Compliance Officer: Lucy Milton



Site visit 4/4/08





© 2008 MapData Sciences PtyLtd, PSMA
Image © 2008 DigitalGlobe

Google™

Pointer: 44°59'45.06" S 168°48'10.26" E elev. 338 m

Streaming [|||||] 100%

Eye alt 818 m

Alec Robins Road
RM031122.







FILE



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Email: enquiries@lakesenv.co.nz
www.lakesenvironmental.co.nz

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33-35 Reece Crescent, Wanaka, 9305

In reply please quote
File Ref: RM031122

14 January 2008

Horrell Contracting Ltd
PO Box 2070
QUEENSTOWN

Dear Kelvin,

RE: MONITORING OF RESOURCE CONSENT RM031122

Further to my site visit on the 15th November 2007 where I met with both you and Ken Robins, I have re visited the site to undertake a monitoring visit to check compliance with resource consent conditions. At the time of this site visit in November, it was agreed that the area of fill would be topsoiled and re sown to a suitable standard, and re contoured to prevent any water from overflowing onto State Highway 6.

From my site visit last week, I am satisfied that most of the contours are satisfactory to accommodate the surface water run off from Alec Robins Road, however I was concerned with the contoured channel closest to the road where part of the channel raises slightly, as water may flow over the bank and onto the road.

I am however not satisfied that the soil used to drill grass seed into is suitable topsoil. I note from my visit that there is a large amount of debris, including broken concrete and waste materials/rubbish included in this soil. From your original application you state that on completion of the fill, your intention of the land is for it to be used for stock grazing, and that the ground shall be reinstated to a level matching surrounding pastoral land. This I believe has not been fulfilled.

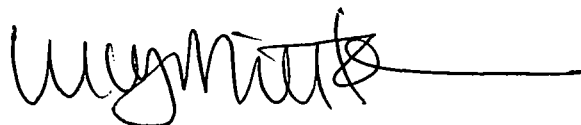
Therefore, you are required to re top soil the completed area of fill, whilst removing debris/rubbish from the site so that the land is fit for pastoral grazing. It is unlikely that you will need to re sow any grass seed. I would be more than happy to discuss this with you either on site, or via telephone should you wish to contact me.

To assist you in minimising your resource consent monitoring costs, we advise that the more proactive you are in ensuring compliance with all the conditions of your resource consent, the less time will be required to monitor compliance of your resource consent.

Should you wish to discuss this matter, please do not hesitate to contact me at our Queenstown office on (03) 450 0318 or email me at lucy.millton@lakesenv.co.nz.

Yours faithfully

LAKES ENVIRONMENTAL



Lucy Millton

PLANNER: MONITORING & COMPLIANCE



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RESOURCE CONSENT



Site Inspection Note



Compliance Update

Howell Contracting

Your Resource Consent RM: 031122
 to: earthworks - fill site
 at (location in respect of this notice): at Alec Robins Road.

- Site visit to check compliance with consent.
- Site re sown (direct drill grass seed)
- No topsoil - rubbish/debris & not suitable as pastoral land.
- Re contoured. Areas to be dug deeper to allow for natural flow of water.
- Dust issue? re topsoil when conditions allow. Work to be completed before May?
- Follow up letter.

The Compliance Officer inspected your property at the above address at 2:00 am/pm
 (Tick if applicable) on 7th Jan 2008

- Your Resource Consent is checked for compliance under Section 35 of the Management Act 1991. (It is a legal requirement for the owner of the property to ensure that all conditions attached to a Resource Consent are complied with in full)
- Your co-operation in meeting with consent conditions is appreciated. Should you wish to discuss these matters, please contact.

Compliance Officer: Lucy Milton

Signature: [Signature] Date: 07/01/08

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33-35 Reece Crescent, Wanaka, 9305

In reply please quote
File Ref: RM31122

10 December 2007

Horrell Contracting Ltd
C/- McLeod Land Surveying Ltd
43 Riverside Road
QUEENSTOWN

Dear Mr Horrell,

RE: MONITORING OF RESOURCE CONSENT RM031122

Please find enclosed a copy of our recent site inspection report. This inspection was carried out on the 15th November 2007 as part of the monitoring requirements of your resource consent.

Following our meeting on site, which was attended by Kelvin Horrell, Ken Robins and myself, I can confirm that it was agreed on by all parties that further development at the site at Alec Robins Road was to occur. This area of fill was to be regrassed and re contoured to create undulating contours, with swales to prevent water running down onto State Highway 6. This work is to be completed over the next few months to a standard as approved by this resource consent.

On completion of this work, please arrange a suitable time for me to carry out a final compliance check. If at this time, it is considered that the earthworks sufficiently meet the objectives of this resource consent, then no further monitoring will be required.

This site inspection note/compliance update is for your information and can be used to assist in the explanation of any invoices that you may receive with regards to the compliance monitoring costs.

You are not required to contact us as a result of this resource consent inspection note, however, if we consider there is any action required we will contact you.

To assist you in minimising your resource consent monitoring costs, we advise that the more proactive you are in ensuring compliance with all the conditions of your resource consent, the less time will be required to monitor compliance of your resource consent.

Should you wish to discuss this matter, please do not hesitate to contact me at our Queenstown office on (03) 450 0318 or email me at lucy.millton@lakesenv.co.nz.

Yours faithfully

LAKES ENVIRONMENTAL

Lucy Millton

PLANNER: MONITORING & COMPLIANCE



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RESOURCE CONSENT

Site Inspection Note

Compliance Update

Howell Contracting

Your Resource Consent RM: 031122
 to: Undertake earthworks
 at (location in respect of this notice): Alec Robins Road.

- Site visit with Kelvin Howell and Ken Robins to access stage of development as per resource consent.
- Land to be re contoured, to create swales to prevent water from flowing onto highway. Existing road adjacent to SH6 no longer used, will create swale in its place, and follow drain/contour in newly created area which drains to from Alec Robins Road.
- Dunstan Spray contractors to spray/work area within week? Follow up once area has been regressed. Buffer to be kept along roadside

The Compliance Officer inspected your property at the above address at 9/30 am/pm
 (Tick if applicable) on 15 November 2007

- Your Resource Consent is checked for compliance under Section 35 of the Management Act 1991. (It is a legal requirement for the owner of the property to ensure that all conditions attached to a Resource Consent are complied with in full)
- Your co-operation in meeting with consent conditions is appreciated. Should you wish to discuss these matters, please contact.

Compliance Officer: Lucy Millton

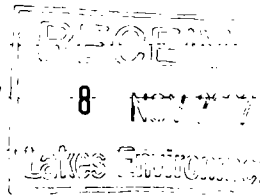
Signature: [Signature] Date: 15/11/07

Roxburgh East
VIRD

Roxburgh.

Nov. 8. 2007.

Lea Ann Withingham
Environment Walketipua



Dear Madam.

Re The matter of Resource Consent No. R.M. 031122 Horrell Contracting Ltd - filling in of disused quarry at Alee Robins Road.

Further to meeting with consent officer 23/11/07 and subsequent site visit and report.

Problem 1. The problem of drainage water coming off Alee Robins Road onto the quarry site. I feel that proper land forming should be carried out to take this water out along the temporary course established by Horrell Contracting. This problem should really have been foreseen by Civic Corp Engineer when the site was originally assessed.

2. My main area of concern is that area of quarry immediately above S.H. 6. that has been over filled. The McLeod Land Surveying Ltd - proposed finished levels - clearly shows the access track remains in place which would have allowed all excess water to drain out into the gully on lot 1, D.P. 9264 then onto the highway drainage system - which was the case before quarry filling. Because this has been over filled it has allowed water to run over the bank above S.H. 6, and led to the collapse of this bank. This bank is basically just a very soft lime structure and is very prone to collapse and

8 NOV 2022

washout when water is allowed to run through it. It is of concern that you haven't mentioned this area of concern in your report as I feel there is a very real danger of spoil from this bank sliding onto S. H. 6 in a major rain event.

3 I have concern that care must be taken to avoid major soil run off when the area is being regrassed - especially in the area where the run off water from Alex Robins road flows through.

4 I feel that some attention should be given to the lime bank and fill join on the interior boundary where water has caused washing out of lime bank.

Horrell Contracting have indicated to me that they are about to do the topsoiling and regrassing of the site.

Because of my concerns I have told them not to proceed until I have discussion with Environment Waikato.

I intend contacting you and making an appointment to discuss these concerns.

Yours faithfully

Ken Robone
for Hays Lake Trust.



Civic Corporation Limited
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Queenstown, New Zealand
Tel. 64-3-450 0300
Fax. 64-3-442 4778
e-mail: enquiries@civicc corp.co.nz
site: <http://www.civicc corp.co.nz>

In reply please quote
File Ref: RM031122

14 July 2005

Anderson Lloyd Trustee Company Ltd
C/- Mr R B Robins
The Key 1 R D
TE ANAU

Dear Sir/Madam,

RE: MONITORING OF RESOURCE CONSENT RM031122

Please find enclosed a copy of our recent site inspection report. This inspection was carried out as part of the monitoring requirements of your resource consent on 13 July 2005.

This site inspection note/compliance update is for your information and can be used to assist in the explanation of any invoices that you may receive with regards to the compliance monitoring costs.

While on site I noticed that there were no silt or dust issues on site and the fill appears to be deposited in accordance with the contours of the original site. It seems that topsoiling and natural re-grassing is occurring as per the consent also. You appear to be on track but well away from completion so a further site visit will be scheduled for late next year.

You are not required to contact us as a result of this resource consent inspection note, however, if we consider there is any action required we will contact you.

To assist you in minimising your resource consent monitoring costs, we advise that the more proactive you are in ensuring compliance with all the conditions of your resource consent, the less time will be required to monitor compliance of your resource consent.

Should you wish to discuss this matter, please do not hesitate to contact me at our Queenstown office on (03) 450 0362 or email me at nic.anderson@civicc corp.co.nz.

Yours faithfully
CIVICCORP

Nic Anderson
PLANNER: MONITORING and COMPLIANCE



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 Fax 03-442-4778
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 www.civiccop.co.nz

RESOURCE CONSENT

Site Inspection Note

Compliance Update

HORRELL CONTRACTING

Your Resource Consent RM: 03,122

to: _____

at (location in respect of this notice): _____

No silt or dust issues on site.

Fill appears to be deposited in accordance with contours.

Normal regassing occurring on site and top soil being spread.

Put file at 1.5 years.

<input checked="" type="checkbox"/>	The Compliance Officer inspected your property at the above address at <u>3.30</u> am/pm
(Tick if applicable)	on <u>13 July 2005</u>

- Your Resource Consent is checked for compliance under Section 35 of the Management Act 1991. (It is a legal requirement for the owner of the property to ensure that all conditions attached to a Resource Consent are complied with in full)
- Your co-operation in meeting with consent conditions is appreciated. Should you wish to discuss these matters, please contact.

Compliance Officer: Anneke Taylor



In reply please quote
File Ref: RM031122

01 July 2005

Civic Corporation Limited
Private Bag 50077,
CivicCorp House, 74 Shotover Street
Queenstown, New Zealand
Tel. 64-3-450 0300
Fax. 64-3-442 4778
e-mail: enquiries@civiccorp.co.nz
site: <http://www.civiccorp.co.nz>

Anderson Lloyd Trustee Company Ltd
C/- Mr R B Robins
The Key 1 R D
TE ANAU

Dear Sir/Madam

**RE: COMPLIANCE OBLIGATIONS WITH CONDITIONS OF RESOURCE CONSENT RE:
RM 031122**

The Resource Management Act 1991 requires Queenstown Lakes District Council to monitor for compliance purposes the conditions of your resource consent. CivicCorp undertakes the monitoring of resource consents on Council's behalf and this requirement is advised in your resource consent.

In order to minimise monitoring costs to you the consent holder or landowner, please read the following information carefully.

The purpose of this letter is to give you, the consent holder or landowner, the opportunity to assist us in assessing the need for a site inspection in the near future.

Our files indicate that it is likely the conditions of your resource consent require monitoring. Accordingly, please use this opportunity to let us know;

1. Have you started work on the project to which this resource consent applies?
2. If you have not started work, what is the expected start date for work on the project?

With respect to the above if necessary please leave a message on the answer phone quoting the resource consent number, the location and the stage the work is currently at. A contact number would also be appreciated.

Please note that site visits will be undertaken from the week commencing 13 June 2005, unless we are informed otherwise, we will assume that work has started and a site inspection will be conducted at the consent holders cost.

If you are no longer involved on this project or if you have recently sold the land and account details have changed, please contact the undersigned so that we may change our records. To discuss this matter further you can contact me on (03) 4500364 or email annemarie.robertson@civiccorp.co.nz

Yours faithfully
CIVICCORP

Annemarie Robertson
ENGINEER



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RESOURCE CONSENT	
<input type="checkbox"/>	Site Inspection Note
<input checked="" type="checkbox"/>	Compliance Update

Your Resource Consent RM: 031122

to: _____

at (location in respect of this notice): 64 ALEC ROBINS

- CONTINUING TO FILL AREA, APPROX 1/3 FULL.

- NO REINSTATEMENT OF GRASS KIC.

- ACCESS WAY RETAILED 6 ROAD OULED

- UNSURE IF FILL NEAR HOUSE IS OVERHEMENT, DISCUSS WITH PLANNERS

- JUDGE BY APPROVED PLANS, LEVELS APPEAR OK

- CHECK 6 MONTHS

<input type="checkbox"/>	The Compliance Officer inspected your property at the above address at _____ am/pm
(Tick if applicable) on	<u>22/11/04</u>

- Your Resource Consent is checked for compliance under Section 35 of the Management Act 1991. (It is a legal requirement for the owner of the property to ensure that all conditions attached to a Resource Consent are complied with in full)
- Your co-operation in meeting with consent conditions is appreciated. Should you wish to discuss these matters, please contact.

Compliance Officer: Steve Brown

Signature: _____ Date: _____



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RESOURCE CONSENT

Site Inspection Note

Compliance Update

Your Resource Consent RM: 031122

to: _____

at (location in respect of this notice): 64 ALEC ROSSING

- CONTINUING TO FILL AREA, APPROX 1/3 FULL.

- NO REINSTATEMENT OF GRASS KIL.

- ACCESS WAY METALLED 6 ROAD OILED

- VISION IF FILL NEAR HOUSE IS OVERHEIGHT DISCUSS WITH PLANNER

- JUDGE BY APPROVED PLANS, LEVELS APPEAR OK

- RECHECK 6 MONTHS

<input type="checkbox"/>	The Compliance Officer inspected your property at the above address at _____ am/pm
(Tick if applicable) on	<u>22/11/04</u>

- Your Resource Consent is checked for compliance under Section 35 of the Management Act 1991. (It is a legal requirement for the owner of the property to ensure that all conditions attached to a Resource Consent are complied with in full)
- Your co-operation in meeting with consent conditions is appreciated. Should you wish to discuss these matters, please contact.

Compliance Officer: Steve Brown

Signature: _____ Date: _____

Steven Brown

From: Andrew Bashford
Sent: Friday, 19 November 2004 16:17
To: Steven Brown
Cc: Tim Francis

Hi Steve,

I have just received a complaint regarding Horrells fill site at Alec Robins Road with regards to the height of the fill. The complainant, Mr Gordon Bugden - 03 442 0133, thinks the consent only allowed for fill to go in there at the original height of the excavated material. He thinks that they could be up to 3 metres over this and also are dumping fill that is not classed as clean fill at the site. Can you please take a look next week and give Mr Bugden a call back.

thanks,

*Andrew Bashford
Planner
Civic Corporation Limited
Private Bag 50077
QUEENSTOWN
DDI: 03 442 4775
Fax: 03 442 4778*

RECEIVED

12 AUG 2004

ROSS DOWLING MARQUET GRIFFIN
CIVIC CORPORATION

BARRISTERS AND SOLICITORS

Telephone: (03) 477-8046
Facsimile: (03) 477-6998
E-mail: lawyer@rossdowling.co.nz
Postal Address: P.O. Box 1144, Dunedin, New Zealand.
DX YP80015
Office Address: Second Floor, Savoy Building, 50 Princes Street,
Dunedin, New Zealand
Trust Account: Westpac Trust, 030903 0231264 00

Partners: Les Z. Griffin LL.B
Alastair Logan LL.B B.A. (Hons)
Simon Anderson LL.B (Hons)
Susan McLeod LL.B
Consultants: Neville Marquet LL.B
Hugh Ross B.A. LL.B
John Dowling LL.B

11 August 2004

Civic Corporation Ltd
Private Bag 50077
QUEENSTOWN

Confirmation of E-mail
Email

For: Rene Kampman and Jill Mortimer

Tim F.
fy1
15/8

Dear Rene and Jill

HORRELL CONTRACTING LTD: EARTHWORKS, ALEC ROBINS ROAD (RM031122)

Introduction

I refer to our emails of 23 July, 2 and 3 August.

Background

The total cost is \$2,126.55.

Horrell Contracting, through its solicitor, has deducted \$776.25.

Horrell Contracting has tendered payment of the balance of \$1,350.84.

In his letter of 20 July 2004, Russell Ibbotson on behalf of Horrell Contracting alleges that the sum of \$776.25, incurred on 24 December 2003 by Tim Francis, is not recoverable, because the consent conditions for payment of fees are unlawful.

I understand that Tim Francis's time was spent in investigating unlawful earthworks taking place on the Alec Robins Road site, prior to consent being granted.

Issue

Can this cost be recovered?

Conclusion

First, it is not provided for in the Queenstown Lakes District Council's schedule of costs and charges.

Secondly, investigation of unlawful behaviour is not a matter that can be charged under section 36 of the RMA.

Any cost recovery can only be achieved if an enforcement order is sought, or a prosecution undertaken.

For these reasons, but not for the reasons which he has given, I consider that Russell Ibbotson is right in concluding that the charge is not lawfully recoverable from Horrell Contracting.

Please contact me if you wish to discuss further.

Yours faithfully

ROSS DOWLING MARQUET GRIFFIN

Per

A handwritten signature in black ink, consisting of two large, sweeping arches that cross each other in the middle, resembling a stylized 'A' or 'L'.

A J Logan

Partner

Email: alastair.logan@rossdowling.co.nz

7. In the absence of any lawful authority to impose that part of the charge to which we refer – we have deducted that amount from the final payment, which is enclosed in full satisfaction of the invoice which totals \$2,126.55.
8. In the event that you seek to recover the balance, we advise that it is a disputed debt, not as to the quantum but as to the fact that there is no lawful justification to authorise the charge itself.

Yours faithfully
PRESTON RUSSELL LAW



Russell Ibbotson
Partner

Mobile: 027 4358 359
E-mail: russell.ibbotson@prlaw.co.nz

Encl.

COPY TO:

Paul Horrell
Horrell Contracting
Box 2070
QUEENSTOWN

COPY

File: RM031122
Valuation Number: 2907126603

Civic Corporation Limited
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Queenstown, New Zealand
Tel. 64-3-442 4777
Fax. 64-3-442 4778
e-mail: enquiries@civiccorp.co.nz
site: <http://www.civiccorp.co.nz>

2 February 2004

Horrell Contracting Limited
C/- Mcleod Land Surveying Limited
43 Riverside Road
QUEENSTOWN

Attention: Paul Horrell

Dear Sir

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991
HORRELL CONTRACTING LIMITED – RM031122

I refer to your application for land use consent under Section 88 of the Resource Management Act 1991 to undertake earthworks. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 2 February 2004. The issue of this decision was made and is authorised by Mr Duncan Field, Chief Executive Officer as delegate for the Council.

The subject site is located at 64 Alec Robins Road, Wakatipu basin and is legally described as Part Section 28 Block IX Shotover Survey District.

The site is zoned Rural B in the Transitional District Plan and the proposal requires a non-complying activity consent pursuant to Section 374(4) of the Resource Management Act 1991 as this activity was not expressly provided for or anticipated in that plan.

Between 31 August and 14 September 1998 the decisions on submissions to the Proposed District Plan were progressively released. Section 88A of the Resource Management Act 1991 requires all applications received after notification of decisions to be assessed in terms of these decisions and any amendment thereto. Under these decisions the site is zoned Rural General and the proposed activity requires resource consent for the following reasons:

1. A discretionary consent pursuant to Rule 5 as the volume of earthworks exceeds the 1,000 cubic metre limit as specified in Site Standard 5.3.5.1 (viii).

The application was considered on a non-notified basis in terms of Sections 93 & 94 of the Act because the adverse effect on the environment of the activity for which consent is sought was considered to be minor, and that the written approval of all those persons who may be adversely affected by the granting of the resource consent was obtained.

Decision

Consent is granted pursuant to Sections 104 and 105 of the Act, subject to the following conditions imposed pursuant to Section 108 of the Act:

General Conditions

- 1 That the development be carried out in accordance with the plans (McLeod Land Surveying Ltd, Surveyors: Drawing No.1 Proposed Finished Levels – Old Lime Pit Alec Robins Road for Horrell Contracting, #2023.1R.1A, 02/02/04, stamped as approved) and the application as submitted, with the exception of the amendments required by the following conditions of consent.
- 2 That unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement is imposed by this consent shall be at the consent holder's own expense.
- 3 That the consent holder shall pay to Civic Corporation Limited all required administration charges fixed by the Council pursuant to Section 36 of the Act in relation to:
 - a) the administration, monitoring and supervision of this consent; and
 - b) charges authorised by regulations.
- 4 The consent holder shall pay to Civic Corporation Limited an initial fee of \$240 for the costs associated with the monitoring of this resource consent in accordance with Section 35 of the Act.
- 5 That upon completion of the proposed activity, the consent holder shall contact the Monitoring Section at Civic Corporation Limited to arrange a time for an inspection of the proposed work to ensure all conditions have been complied with.
- 6 **NO** work shall be undertaken until the dust mitigation procedure and silt and sedimentation control system is installed and approved by CivicCorp's Principal: Monitoring. All work on the site is to be completely contained within the site boundaries.
- 7 The consent holder shall ensure that if the vehicle crossing to the site is damaged during the construction of the dwelling, it shall be reinstated to comply with Council Standards at the end of the construction phase. If the

existing access is not to be utilised then a temporary metalled crossing shall be installed to service the site. This crossing is to be removed at the end of the contract and the area reinstated.

- 8 The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- 9 Any material that is deposited on Public roads is to be removed immediately, not at the end of the day, this shall be at the consent holders expense. Safe carriageway conditions must be maintained at all times.

Reasons for the Decision

Proposal

The applicant proposes to import non-certified fill onto the subject site, with the intention of filling an existing depression as a result of past quarrying activity. The applicant intends to create a finished level that matches surrounding paddocks and use the land for stock grazing.

The applicant has stated that the quarry operated for some forty years, between 1940 to 1980, and that during this time some reinstatement of the site has been undertaken. To rehabilitate the site to match surrounding farm paddocks, approximately 25,000 cubic metres of fill will be imported into the site.

The applicant proposes to use the entire five-year period given by the granted resource consent to undertake the rehabilitation of the site. Topsoil and seeding will be undertaken to correspond with the volume of earthworks undertaken at any given time during this timeframe.

Effects on the Environment

The existing topography of the site is not a result of natural processes. Rather, it is the result of past mining. The proposal will have a positive effect on landscape and visual amenity values, in that it will reproduce a replication of natural topography. The finished levels will appear consistent with surrounding landform.

Also, the application includes mitigation for dust, sprinkling with water, the access tracks are to be oiled and areas that have reached finished level will be topsoiled and seeded as soon as is practicable. The site has been assessed by Civic Corp's Engineer, and showed no obvious signs of instability.

Overall, the effects on the environment will be positive.

Written Approvals

Written approvals were obtained from Catherine McKinnel, owner/occupier of Lot 1 Deposited Plan 9262; Hays Creek Trust, owners/occupiers of Section 28 Block IX Shotover Survey District; and, Yvonne Gulliot, owner/occupier of Lot 1 Deposited Plan 22024.

Policies and Objectives – Rural Zone

Objective 1 – Character and Landscape Value – to protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policy 1.3 aims to ensure that land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.

The purpose of the earthworks are to remedy current unusable land so that stock can graze the land. No building of any sort is anticipated on the subject site. This reflects the way that surrounding land is used. In this respect, the above objective and policies are met.

Objective 2 – Life Supporting Capacity of Soils – retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations.

Policy 2.4 aims to encourage land management practices and activities which avoid, remedy, or mitigate adverse effects on soil and vegetation.

Policy 2.5 aims to encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.

The rehabilitation of the subject site will allow the site to be used for productive purposes, namely the grazing of stock. The land will mirror the surrounding landscape and is anticipated to remain productive. The objective and policies are fulfilled in this regard.

Objective 3 – Rural Amenity – avoiding, remedying, or mitigating the adverse effects of activities on rural amenity.

Policy 3.2 aims to ensure that a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.

Policy 3.3 will avoid, remedy, or mitigate adverse effects of activities located in rural areas.

At present, the subject site is best described as “waste land”, and not in keeping with the surrounding area. As a result, it has had a detrimental effect on the amenity of the area. However, the proposed activity will facilitate the rehabilitation of both the site, and the rural amenity of the area, thereby fulfilling the objectives and policies of the zone.

Assessment Matters – Rural Zone

2. *Effects on landscape and visual amenity values*

- (a) *Whether the scale and location of any cut of fill will adversely affect:*
- *the visual quality and amenity values of the landscape;*
 - *the natural landform of any ridgeline or visually prominent areas;*
 - *the visual amenity of surrounding sites.*

- (b) *Whether the earthworks take into account the sensitivity of the landscape.*
- (c) *The potential for cumulative effects on the natural form of existing landscapes.*
- (c) *The proposed rehabilitation of the site.*
- (e) *The earthworks do not create an area that is inconsistent with the character of the surrounding landscape.*

The proposed activity involves substantial rehabilitation of the subject site. It will have positive effects on landscape and visual amenity values, ultimately replicating natural topography.

4. *General Amenity Values*

- (a) *Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential activities.*
- (b) *Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.*
- (c) *Whether natural ground levels will be altered.*

The applicant states that the time frame for rehabilitating the site will reflect the time frame of a granted resource consent (ie, 5 years). As fill is imported into the site, topsoil and grass seeds will be planted in a commensurate fashion. The conditions of consent will ensure that the site management plan is adhered to, which include measures to minimise dust. It is anticipated that work will be undertaken when fill is made available.

Conditions

In order to ensure that engineering-related activities are undertaken to the appropriate New Zealand Standards, conditions 6 through 9 are imposed.

Other Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further money is required.

Should you not be satisfied with the decision of the Council, or certain conditions, an objection may be lodged in writing to the Council setting out the reasons for the objection under Section 357 of the Resource Management Act 1991 not later than 15 working days from the date this decision is received.

The conditions of this consent include the payment of an initial fee of \$240 to cover the cost of CivicCorp's statutory requirement to monitor the conditions of your resource consent. The initial \$240 is for the first two and a half hours of monitoring. Should your consent require more monitoring you will be charged for the additional time.

To minimise your monitoring costs it is strongly recommended that you contact the Monitoring Section of CivicCorp when the conditions have been met or with any changes you have to the programmed completion of your consent.

This resource consent is not a consent to build under the Building Act 1991. A consent under this Act must be obtained before construction can begin.

Please contact the Principal: Monitoring (Civic Corporation Limited) when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

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

If you have any enquiries please contact Jonathan Kidd on phone (03) 442-6854.

Prepared by
CIVICCORP

Reviewed and Approved by
CIVICCORP

J Kidd
PLANNER

Andrew Henderson
ACTING PRINCIPAL: RESOURCE MANAGEMENT

PRIVATE BAG 50077
 QUEENSTOWN

Account # RM031122
 Statement Date 07.21.2004

Account:

HORRELL CONTRACTING LTD
 PO BOX 2070
 QUEENSTOWN

Date	Transaction	No.	Debit	Credit	Total
29.02.2004	Adjustment B) fwd from Old System		\$2,703.11		2,703.11
31.03.2004	Invoice	10903	\$154.69		2,857.80
30.04.2004	Invoice	12182	\$45.00		2,902.80
14.07.2004	Credit	15395		\$776.25	2,126.55

Account enquiries can be emailed to: - kirsty.preston@civiccop.co.nz or direct dial 03 442 7630

3+MONTHS	2 MONTHS	1 MONTH	CURRENT	BALANCE
\$2,902.80	\$0.00	\$0.00	-\$776.25	\$2,126.55

ACCOUNT INQUIRY

LEDGER: 05 CIVICCORP

Account * : 451122 HORRELL
 Horrell Contracting Ltd
 152 Glenda Drive
 Frankton Industrial Estate
 QUEENSTOWN

Telephone : 0
 Fax : (0) - 0⁰
 Cust. Type : 0
 Branch : 14 Resource Consents
 Class 1 : 4 Resource Mgt Qtn
 Class 2 : 99
 Class 3 : 0
 Sales to Date : 3203
 Last Cash : 18 DEC 03
 Last Invoice : APR 2

Bank A/C:
 Cred.Ref:
 Contact :
 Consent : 451122
 O/P 2 :
 Comment :

-----Balance-----
 3 Months 1551.96
 2 Months 646.76
 1 Month 504.39
 Current .00
 Balance -----2703.11

Credit Limit : 0
 Balance : 2703.11
 Forward Dated : 00
 Avail Credit : Unlimited
 Start of Month : 2703.11

Age	Date	Batch	Reference	History	Debits	Credits
4	18 DEC 03	652	Csh 46432	1 Cash Receipt		-500.00
1	31 DEC 03	619	Inv 38117	0 Invoice	500.00	
1	31 DEC 03	616	Inv 132120	INVOICE TOTAL	1551.96	
1	31 JAN 04	668	Inv 132923	INVOICE TOTAL	646.76	
1	28 FEB 04	732	Inv 133542	INVOICE TOTAL	424.38	
1	29 FEB 04	747	Inv 38905	0 Invoice	80.01	

Age	Date	Batch	Reference	Updated	Debits	Credits
			OPENING BALANCE		2703.11	**
			CLOSING BALANCE		2703.11	**

-----Balances-----
 3 Months 1551.96
 2 Months 646.76
 1 Month 504.39
 Current .00
 Balance -----2703.11

Tax Credit 15395

GST # 69-875-742

Invoice To :

**HORRELL CONTRACTING LTD
PO BOX 2070
QUEENSTOWN**

Date 14-Jul-04
Account RM031122

Your Ref
Our Order 0

Date	Consultant	Hours	Rate	Total
	Job : RM031122/12 UNDERTAKE EARTHWORKS AT ALEC ROBINS ROAD, LAKE HAYES, QUEENSTOWN			
14/07/2004	TIM FRANCIS <i>credit for duplicate time on 24 Dec 03</i>	6.00	-\$115.00	-\$690.00

SubTotal -\$690.00
GST -\$86.25
Total **-\$776.25**

TERMS OF SALE

PAYMENT OF THIS INVOICE IS DUE ON THE 20TH OF THE MONTH FOLLOWING THE INVOICE DATE
All claims must be made within payment due date. Interest may be charged on overdue invoices.
Debt collection fees incurred will be added.



Civic Corporation Ltd
 Private Bag 50077
 74 Shotover Street
 QUEENSTOWN
 Tel 03-442-4777
 Fax 03-442-4778
 enquiries@civiccop.co.nz
 www.civiccop.co.nz

RESOURCE CONSENT



Site Inspection Note



Compliance Update

Horrold Contracting Ltd
C/- MCLEOD LAND SURVEYING
43 PIVERSIDE RD
QUEENSTOWN

Your Resource Consent RM: 031122

to: _____

at (location in respect of this notice): 64 ALEC MORSEINS RD

Work progressing, fill towards Eastern boundary requiring completion
 topsoil and grassed.

- All other conditions complied with at this stage

- Revisit three months assuring no compliance

The Compliance Officer inspected your property at the above address at 1100 am/pm
 (Tick if applicable) on 30/03/04

- Your Resource Consent is checked for compliance under Section 35 of the Management Act 1991. (It is a legal requirement for the owner of the property to ensure that all conditions attached to a Resource Consent are complied with in full)
- Your co-operation in meeting with consent conditions is appreciated. Should you wish to discuss these matters, please contact.

Compliance Officer: Steve Brown

Signature: [Signature] Date: 3/03/06



REFERENCE:	RM031122
APPLICANT:	Horrell Contracting Limited
ACTIVITY:	Notification determination for an application to undertake earthworks.
LOCATION:	64 Alec Robins Road, Wakatipu basin
ZONING:	Non-complying (Transitional District Plan) Discretionary (Proposed District Plan)
DESIGNATION/LIMITATIONS:	None
LEGAL DESCRIPTION:	Section 28 Block IX Shotover Survey District
SITE AREA:	3.5279 hectares
STATUS:	Non-complying – Transitional District Plan Discretionary – Proposed District Plan

1 PROPOSAL AND SITE DESCRIPTION

1.1 PROPOSAL

The applicant proposes to undertake earthworks to fill and reinstate original ground levels at the subject site. The site is an old lime quarry. The intention of the earthworks is to rehabilitate the ground to match the surrounding pastoral land. Topsoil will be sown, and the site will then be used to graze stock. The work is to be spread over a 5 year period.

1.2 SITE DESCRIPTION

The site is best described in its present state as a 'wasteland', and a hole-in-the-ground. The site slopes from south to north. A large part of the site is excavated, and approximately 4 metres below the ground level of the adjacent land.

Rocks, tree stumps, exposed soils, weeds, and low-level plants are spread over the subject site. The site is adjacent to State Highway 6 (to the north). There are two access points to the site. One is off SH6, while the main access is off Alec Robins Road. The site is visible from SH6, and is visible to houses to the northeast.

1.3 LOCALITY DESCRIPTION

The site is generally located in a pastoral area of land use. To the east of the subject site there is a large hill, which is vegetated. To the north of the site is the southern end of Lake Hayes. State Highway 6 sits adjacent to the north of the site, while Alec Robins Road is located to the east. Mill Stream is immediately to the west of the subject site.

2 ZONING PROVISIONS

2.1 THE TRANSITIONAL DISTRICT PLAN

The subject site is zoned Rural B under the Transitional Plan and the proposal requires consent for the following reasons:

- A non-complying activity pursuant to Section 374(4) of the Resource Management Act 1991 as this activity was not anticipated in the plan.

2.2 THE PROPOSED DISTRICT PLAN

The subject site is zoned Rural General and requires resource consent for the following reasons:

- A discretionary activity pursuant to Rule 5 as the volume of earthworks exceeds the 1,000 cubic metres limit as specified in Site Standard 5.3.5.1 (viii).

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

3 SECTION 94 ASSESSMENT

Section 3 of the Resource Management Act 1991 and the applicant's assessment of effects have been considered when determining the adverse effects of the activity on the environment and those persons who may be adversely affected.

The permitted baseline has not been established.

After an analysis of the application, the following matters are considered to be relevant -

3.1 ADVERSE EFFECTS ASSESSMENT

Adverse Effect On:	Magnitude of Effect/s (section 94A)	Extent of effect/s (Section 94B):'	Other Comments:
	<i>nil, de minimus (insignificant), minor, more than minor, positive, permitted baseline)</i>	<i>Internal – wholly within subject property, adjacent – number of affected abutting sites External – effects abutting sites and beyond</i>	<p><i>(If effects "permitted baseline, give reasons for this – e.g. "although building is tall and dominant, it meets all relevant site and zone standards.</i></p> <p><i>Consider consequential effects arising from a non-compliance - e.g. yard infringement resulting in a larger, more dominant building that could be established as of right.)</i></p> <p><i>It is helpful within table to identify whether the applicant has obtained the required written approval or not.</i></p>

Land, Flora and Fauna:

Trees	De minimus	-	No trees are proposed to be removed. The exact part of the subject site contains no trees.
Fauna/Wildlife	-	-	-
Landform	More than minor/	Internal, External	Approximately 25000 cubic metres of clean fill is to be transported onto the site. Once this was in place, a layer of topsoil is proposed, which will be sown with grass.
Waterbodies	De minimus	External	Mill Stream is approximately 130m from the exact area of earthworks. In relation to the western boundary, the stream is bounded by it.
Groundwater	-	-	Not known.

Infrastructure:

Water Supply	-	-	-
Effluent Disposal	-	-	-
Stormwater Control	-	-	-
Energy Supply	-	-	-
Telecommunication	-	-	-
Pollution	-	-	-

No part of the proposed activity requires services.

Natural Hazards:

Land Stability	-	-	-
Rock Fall	-	-	-
Faultlines	-	-	-
Flooding	-	-	-

No natural hazards are shown on the QLDC Hazards register.

People and Built Form:

Shadowing	-	-	-
Privacy	-	-	-
Dominance	-	-	-
Character	-	-	-
Building Coverage/Density	-	-	-
Amenity	-	-	-
Views and Outlook	-	-	-
Streetscape	-	-	-
Socio-Economic	-	-	-

The subject site is visible from dwellings to the northeast. At present, the view into the site is that of a wasteland, and this certainly detracts from the overall amenity of the area. If approved, the activity would still be a visual nuisance until the remedial work was completed. However, it may be

appropriate to include a condition of consent that encourages that topsoils is undertaken in ratios that meet the deposition of materials (ie, the 'fill' material).

Culture:

Heritage			
Heritage Precincts			
Archaeology			
Takata Whenua			

No cultural areas of importance are located on the subject site.

Traffic Generation and Vehicle Movements:

On-site Parking			
On-Street Parking			
Driver Safety			
Pedestrian Safety			
Traffic Generation			
Roading Capacity			
Noise			
Vehicle Movements			

Nuisance:

Odour	-	-	-
Noise	More than minor	Internal, External	-
Hours of Operation	More than minor	Internal, External	-
Dust	More than minor	Internal, External	-
Air Discharges	-	-	-
Vibration	More than minor	Internal, External	-

The applicants propose to bring 25000 cubic metres of fill onto the subject site. However, this is to be staggered over a 5 year period (it will not happen at one specific time). It is likely that short-term effects will include dust, and silt run-off. It is likely to be an intensive operation and noise, vibration, and the hours of operation will also have more than minor effects.

Summary of Effects:

Overall, the adverse effects on the environment of the activity for which consent is sought will be more than minor.

3.2 WRITTEN APPROVALS OF AFFECTED PARTIES

Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent. These are as follows:

Person (owner/occupier)	Address (location in respect of subject site)	Approval Obtained
Catherine Mckinnel	Lot 1 Deposited Plan 9264	09/01/04
Hays Creek Trust	Section 28 Block IX Shotover Survey District	11/01/04
Yvonne Gulliot	Lot 1 Deposited Plan 22024	09/01/04

3.3 SPECIAL CIRCUMSTANCES

It is considered that there are no special circumstances that warrant notification of the proposal.

4 SECTION 93/94 RECOMMENDATION

- (1) That Pursuant to Section 93/94 of the Resource Management Act 1991, this application should be processed without public notice because:
- There are no special circumstances that warrant notification.
 - Written approval has been obtained from every person that may be adversely affected by the granting of the resource consent.

Report prepared by

Report approved by

J Kidd
PLANNER

A Henderson
ACTING PRINCIPAL: RESOURCE MANAGEMENT

ACTING PRINCIPAL: RESOURCE MANAGEMENT'S RECOMMENDATION

For the reasons set out in the above assessment, this application for resource consent shall be processed on a non-notified basis.

Attachments: Appendix 1 Location Plan
 Appendix 2 Landscape Architect's Report
 Appendix 3 Engineer's Report

Report Dated: 15/01/04

APPENDIX 1 – Location Plan



APPENDIX 1 – Location Plan



SH6

Lake Hayes

Mill Stream



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

map-TV Help
Themes: Show

Load Themes	Load Map	VIEW
		Default View
		Environmental Health
		Property Information
		District Plan Information
		Underground Services
		Aerial Photos
		Topo Maps
		Council Reserves
		Rapid Updates
		Heritage Updates
		Dangerous Goods Updates
		Title

CORAX (Cadastral Database) Last updated 18/12/03. PROPOSED DISTRICT PLAN MAPS include data after Council issued its decisions on submissions (September 1998). All final decisions of the Environment Court are added as received. For information on the Transitional District Plan, appeals to the Proposed District Plan, and the detailed provisions relating to each zone please contact CivicCorp, at Level 1 CivicCorp House, Shotover Street, Queenstown, or (03) 442 4777. WATER BORE INFORMATION has been collected and compiled from a variety of sources. In many instances the information may not reflect what is currently happening. It should be used as a guide only and you are advised to make your own investigations if you require substantial accuracy. The Otago Regional Council therefore does not guarantee the accuracy of the data and will not be responsible to any party for any loss or damage whatsoever caused by reliance on this information.

approximate site of earthquakes

Bruce Halyer (Regist Mgr)
227-4383-292
bruce.halyer@xtm.co.nz

Spoke to
21/01/04

Find: Exact

Search: ALL

APPENDIX 2 – Landscape Architect's Report



OFFICE MEMO

FILE REF: 031122
TO: Jono Kidd
FROM: Ben Espie (Landscape Architect)
DATE: 30/01/2004
SUBJECT: Horrell Contracting Limited earthworks at 64 Alec Robbins Road.

Jono,

I have had the opportunity to assess the landscape effects of the proposed earthworks at 64 Alec Robbins Road. I make the following comments:

- The site is located in the Rural General zone. The landscape of which the site is a part is a visual amenity landscape, immediately adjacent to the outstanding natural features of Lake Hayes and Morven Hill.
- The proposal is to import fill onto the site with the intention of filling an existing depression which is a result of past quarrying. The stated intention is to create a finished level that matches surrounding paddocks and use the land for stack grazing.
- Some of the proposed earthmoving has already taken place.
- Part 5.4.2.3(xxv) lists the assessment matters to be taken into consideration regarding earthworks. Those that relate to effects on the landscape are:

2. *Effects on landscape and visual amenity values*

- (a) *Whether the scale and location of any cut and fill will adversely affect:*
 - *the visual quality and amenity values of the landscape;*
 - *the natural landform of any ridgeline or visually prominent areas;*
 - *the visual amenity values of surrounding sites.*
- (b) *Whether the earthworks will take into account the sensitivity of the landscape.*
- (c) *The potential for cumulative effects on the natural form of existing landscapes.*
- (d) *The proposed rehabilitation of the site.*
- (e) *The earthworks do not create an area that is inconsistent with the character of the surrounding landscape.*

4. *General amenity values*

- (a) *Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.*
 - (b) *Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.*
 - (c) *Whether natural ground levels will be altered.*
- The existing topography of the site is not a result of natural processes; rather it is a result of past mining. I believe that the proposal will have a positive effect on landscape and visual amenity values, in that it will reproduce a replication of natural topography. The finished levels will appear consistent with surrounding landform.

- The proposed future use of the site is for grazing. I believe it is important for amenity purposes (and practical purposes) that the site is effectively resown in suitable grasses.
- With regard to general amenity values, I note that the finished ground levels will be more natural than those that currently exist, since, in effect, the proposal will fill in an unnatural depression.
- I have no knowledge of the proposal's effect on sedimentation, potential erosion, drainage or stability of the site, nor of the proposal's potential to create noise or dust.



Ben Espie
LANDSCAPE ARCHITECT

APPENDIX 3 – Engineer's Report





ENGINEERING REPORT

FILE REF: RM031122
TO: Jono Kidd
FROM: Malika Elner
DATE: 24 January 2004
SUBJECT: Earthworks – 64 Alec Robins Road, Lake Hayes

The application is to undertake earthworks to fill and reinstate original ground levels at the old lime pit site. The site is proposed to be used for stock grazing.

Site Stability

The applicant has not submitted a geotechnical report for the site. The applicant has stated that the quarry was started in the 1940's and continued until the mid 1980's. A certain amount of reinstatement has been carried out to date and no issues have been found with the land. I believe that due to the works being applied for is fill and not to continue excavating, a geological report is not deemed necessary. No obvious signs of instability were noted on site.

Earthworks

The application is to place approximately 25,000m³ of clean fill on to the site, cover with topsoil and grass. The intended usage of the site has been stated to be for stock grazing. An advice note or other device should be applied to the land to prevent any development and to highlight that the site has a substantial volume of non-certified fill and is not suitable for development.

If at some time in the future the owners for the time being wished to develop the site, it would be necessary to ensure that the land is made suitable – or can be engineered to become suitable for any proposed development.

The application includes mitigation for dust, sprinkling with water, the access tracks are to be oiled and areas that have reached finished level will be topsoiled and seeded as soon as it is practicable.

The mitigation for run off has been stated to consist of a soak hole . This is fine as long as it is constructed prior to the work commencing, not when a problem is seen to be occurring, it is too late then.

Access

The access for the site is via Alec Robins Road, the standard condition for care of roads should be applied.

Recommended Conditions

1. **NO** work shall be undertaken until the dust mitigation procedure and silt and sedimentation control system is installed and approved by CivicCorp's Principal: Monitoring. All work on the site is to be completely contained within the site boundaries.

2. The consent holder shall ensure that if the vehicle crossing to the site is damaged during the construction of the dwelling, it shall be reinstated to comply with Council Standards at the end of the construction phase. If the existing access is not to be utilised then a temporary metalled crossing shall be installed to service the site. This crossing is to be removed at the end of the contract and the area reinstated.
3. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
4. Any material that is deposited on Public roads is to be removed immediately, not at the end of the day, this shall be at the consent holders expense. Safe carriageway conditions must be maintained at all times.

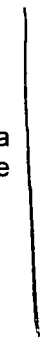
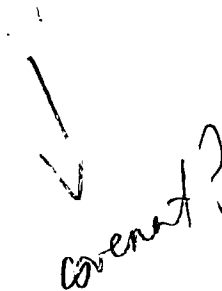
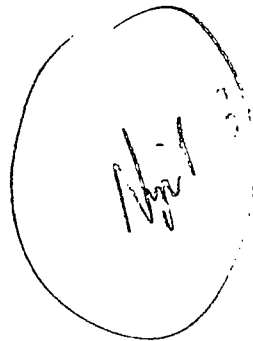
Advice Note

This site is subject to a substantial volume of non-certified fill and should not be developed.

If the owners for the time being wish to develop this land, they shall submit a detailed report by a suitably qualified and experienced engineer as to the suitability and stability of the land for the development proposed.



Malika Elner
Engineer





OFFICE MEMO

FILE REF: RM031122
TO: Ben Espie
FROM: Jono Kidd
DATE: 30/01/04
SUBJECT: Further info – as requested

Fill Material

- Non-certified.

Origin of fill

- Coming from a site owned by Bruce Hulyer. Resource consent RM021107 (earthworks) granted.



Jono Kidd
PLANNER

Jono Kidd

From: Horrell.Contracting [Kelvin.Horrell@xtra.co.nz]
Sent: Thursday, 29 January 2004 18:05
To: Jono Kidd
Subject: RE: fill material for 64 Alec Robins Rd...

Hi Jono,
The fill will be non certified.
The engineers report looks like an extract out of a standard summary.
Note, there will be no dwellings with in the consent.

Regards
Paul Horrell

-----Original Message-----
From: Jono Kidd [mailto:jono.kidd@civiccorp.co.nz]
Sent: Thursday, 29 January 2004 2:56 p.m.
To: horrell.contracting@xtra.co.nz
Cc: Jono Kidd
Subject: fill material for 64 Alec Robins Rd...

Paul,
I incorrectly asked Simon (at Boffa Miskell) for info relating to the Alec Robins Rd site.

I know that the landscape architect will want to know whether the fill for the site will be certified, or non-certified. Can you e-mail me asap and let me know, please? (this will help the landscape architect complete his report promptly I expect).

Oh, I trust you got the e-mail with the draft engineering conditions for the Alec Robis Rd site?

No change in status for the landscape report - still anticipating it Friday (tomorrow) in the afternoon.

Regards,

Jono Kidd

Jono Kidd
Planner
Civic Corporation Limited
Private Bag 50077
CivicCorp House, 74 Shotover Street
Queenstown
NEW ZEALAND

DDI +64-3-442-6854
FAX +64-3-4442-4778

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For more information please visit www.marshalsoftware.com

#####



OFFICE MEMO

FILE REF: RM031122
TO: Landscape
FROM: Jono Kidd, Planner
DATE: 12/01/04
SUBJECT: Landscape Assessment for rm 031122

An application for resource consent has been received to undertake earthworks at Alec Robins Road, Wakatipu basin.

In terms of Section (92)(2)(c) of the Resource Management Act 1991 I request that a report be prepared in relation to this application (copy *attached*) in terms of:

- Landscape assessment of the proposal

The site is located at 64 Alec Robins Road. The site is an old lime quarry, and is currently a 'wasteland'.

In terms of the Transitional District Plan the site is zoned Rural B and requires a non-complying consent. In terms of the Proposed District Plan the site is zoned Rural General and requires a discretionary consent.

Please provide your response in the form of a report, not in a memo or a letter.

Could you please ensure your response is forwarded to me by 20/01/04 if possible.

Jono Kidd
PLANNER

- HAS FROM THE LOTS, MELBURNS RD,
 - WHERE IS ALL COMING FROM?

28/01/04 -
 will you please
 you please
 Jono
 out to
 it arrives

Bruce Hultgen

see
 e-mail
 29/01/04 (attached)



OFFICE MEMO

FILE REF: RM031122
TO: Ben Espie
FROM: Jono Kidd
DATE: 30/01/04
SUBJECT: Further info – as requested

Fill Material

- Non-certified.

Origin of fill

- Coming from a site owned by Bruce Hulyer. Resource consent RM021107 (earthworks) granted.


Jono Kidd
PLANNER

Jono Kidd

From: Jono Kidd
Sent: Thursday, 29 January 2004 14:56
To: 'horrell.contracting@xtra.co.nz'
Cc: Jono Kidd
Subject: fill material for 64 Alec Robins Rd...

Paul,

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Planner
Civic Corporation Limited
Private Bag 50077
CivicCorp House, 74 Shotover Street
Queenstown
NEW ZEALAND

DDI +64-3-442-6854
FAX +64-3-4442-4778

Jono Kidd

From: Jono Kidd
Sent: Wednesday, 28 January 2004 10:42
To: 'simonf@boffamiskell.co.nz'
Cc: Jono Kidd
Subject: earthworks

Simon,

One of the engineer's was really quite surprised about the question of non-certified fill, as Paul H has done a lot of work down here and must surely know the difference between the two. Certified fill is compacted to NZS 4044:1981, and contains suitable material (for example gravel, soil). Non-certified fill contains biodegradable material, such as tree stumps etc, that is not compacted to the NZStandards, and may slump, etc.

Can you please put in writing (e-mail is okay) exactly where the fill is to come from? (I know the landscape architect will want to know this). I'll pass it onto him for his upcoming site visit.

Regards,

Jono

Jono Kidd
Planner
Civic Corporation Limited
Private Bag 50077
CivicCorp House, 74 Shotover Street
Queenstown
NEW ZEALAND

DDI +64-3-442-6854
FAX +64-3-4442-4778

Jono Kidd

From: Jono Kidd
Sent: Tuesday, 27 January 2004 9:31
To: 'simonf@boffamiskell.co.nz'
Cc: 'horrell.contracting@xtra.co.nz'; Jono Kidd
Subject: resource consent - draft engineering conditions for rm031122 & rm031127

Hi Simon & Paul,

Below are two draft sets of recommendations for each of the earthworks applications. Simon, the first is your and Pual's one, whereas the second one is Paul only. As I said, the landscape architect is planning for a site visit/report Thursday, so I hope to have both available to me Fri afternoon. The engineer who did the report/draft conditions is away until Monday Feb 2nd.

I can make a note of any queires you may have, and discuss them with the engineer in due course. If you want to see the full report, then I am happy to fax these through. PLease let me know.

Engineering Conditions for Club 120 Ltd, Malaghan's Rd, rm031127
Recommended Conditions

- NO** work shall be undertaken until the dust mitigation procedure and silt and sedimentation control system is installed and approved by CivicCorp's Principal: Monitoring. Mill Stream is to be protected from contamination at all times. All work on the site is to be completely contained within the site boundaries.
- The consent holder shall ensure that if the vehicle crossing to the site is damaged during the construction of the dwelling, it shall be reinstated to comply with Council Standards at the end of the construction phase. If the existing access is not to be utilised then a temporary metalled crossing shall be installed to service the site. This crossing is to be removed at the end of the contract and the area reinstated.
- The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- Any material that is deposited on Public roads is to be removed immediately at the consent holders expense.

Engineering Conditions (draft) for 64 Alec Robins Rd, Lake Hayes rm031122
Recommended Conditions

- NO** work shall be undertaken until the dust mitigation procedure and silt and sedimentation control system is installed and approved by CivicCorp's Principal: Monitoring. All work on the site is to be completely contained within the site boundaries.
- The consent holder shall ensure that if the vehicle crossing to the site is damaged during the construction of the dwelling, it shall be reinstated to comply with Council Standards at the end of the construction phase. If the existing access is not to be utilised then a temporary metalled crossing shall be installed to service the site. This crossing is to be removed at the end of the contract and the area reinstated.
- The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- Any material that is deposited on Public roads is to be removed immediately, not at the end of the day, this shall be at the consent holders expense. Safe carriageway conditions must be maintained at all times.

Advice Note

This site is subject to a substantial volume of non-certified fill and should not be developed.

If the owners for the time being wish to develop this land, they shall submit a detailed report by a suitably qualified and experienced engineer as to the suitability and stability of the land for the development proposed.

Regards,

Jonathan Kidd

Jono Kidd
Planner
Civic Corporation Limited
Private Bag 50077
CivicCorp House, 74 Shotover Street
Queenstown
NEW ZEALAND

DDI +64-3-442-6854
FAX +64-3-4442-4778

** Computed*
Σ NES 4044:181
2011



OFFICE MEMO

FILE REF: RM031122
TO: Landscape
FROM: Jono Kidd, Planner
DATE: 12/01/04
SUBJECT: Landscape Assessment for rm 031122

An application for resource consent has been received to undertake earthworks at Alec Robins Road, Wakatipu basin.

In terms of Section (92)(2)(c) of the Resource Management Act 1991 I request that a report be prepared in relation to this application (copy *attached*) in terms of:

- Landscape assessment of the proposal

The site is located at 64 Alec Robins Road. The site is an old lime quarry, and is currently a 'wasteland'.

In terms of the Transitional District Plan the site is zoned Rural B and requires a non-complying consent. In terms of the Proposed District Plan the site is zoned Rural General and requires a discretionary consent.

Please provide your response in the form of a report, not in a memo or a letter.

Could you please ensure your response is forwarded to me by 20/01/04 if possible.

A handwritten signature in black ink, appearing to be 'Jono Kidd', written in a cursive style.

Jono Kidd
PLANNER

CivicCorp
1 2 JAN 2004
RECEIVED



(Resource Management Act 1991 Resource Consent Application No: RM031122
Section 94)

AFFECTED PERSON'S APPROVAL

1. AFFECTED PERSON'S DETAILS

I/We Catherine McInnell (name)

are the owners/occupiers of Lot 1 DP 9264

Rapier Rd 642 Lake Hayes. (address)

2. DETAILS OF PROPOSAL

I/We hereby give written approval to the proposal to: UNDER TAKE EARTHWORKS

TO FILL AND REINSTATE TO ORIGINAL GROUND LEVELS

THE HAYES LIMEWORKS QUARRY (describe proposal)

by HORREC CONTRACTING

(Name of Applicant), at THE EXISTING LIME QUARRY AT

LAKE HAYES ON ALEC ROBINS ROAD BEING SECTION

28 BLOCK IX SHOUVER S.D. (address for proposal)

3. INFORMATION ON AREAS OF NON-COMPLIANCE

It does not comply in respect of; (e.g. height recession planes control by 0.2m – north boundary only)

- Earthworks provisions re: Variation 21.

- transportation of clean fill by road greater than 300m³

- area of soil greater than 1000m² exposed.

(list all aspects that consent is required for)

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

4. WHAT INFORMATION/PLANS HAVE YOU SIGHTED

I/We have sighted and initialled plans dated 5/14/12/2003 and approve them.

5. APPROVAL OF AFFECTED PERSON(S)

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

Signature

C. M. McKinnel

Print Name *MCKINNEL*

CATHERINE MARY

Date

9/1/04

Contact Phone No.

In'gill 03 21-79059 - Queenstown 4421923

Fax No.

Signature

Print Name

Date

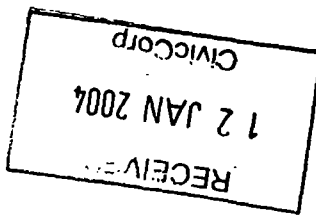
Contact Phone No.

Fax No.



CivicCorp

Contact Details CivicCorp House, 24 Trafalgar Street, Queenstown Phone: 03 442 4777 Email: 630 5007, Queenstown E-mail: enquiries@civiccorp.co.nz	Phone: 03 442 4777 Fax: 03 442 4778 E-mail: enquiries@civiccorp.co.nz
--	--



(Resource Management Act 1991 Resource Consent Application No: 11M031122
Section 94)

AFFECTED PERSON'S APPROVAL

1. **AFFECTED PERSON'S DETAILS**

X I/We HAYS CREEK TRUST (name)
are the owners/occupiers of SEC 28 BLOCK IX SHONOVER S.D.
(address)

2. **DETAILS OF PROPOSAL**

I/We hereby give written approval to the proposal to: UNDERTAKE EARTHWORKS
TO FILL AND REINSTATE TO ORIGINAL GROUND LEVELS
THE HAYES LIMEWORKS QUARRY (describe proposal)
by HORREC CONTRACTING
(Name of Applicant), at THE EXISTING LIME QUARRY AT
LAKE HAYES ON ALEC ROBINS ROAD BEING SECTION
28 BLOCK IX SHONOVER S.D. (address for proposal)

3. **INFORMATION ON AREAS OF NON-COMPLIANCE**

It does not comply in respect of; (e.g. height recession planes control by 0.2m – north boundary only)

- Earthworks provisions re: Variation 21.
 - transportation of clean fill by road greater than 300m³
 - area of soil greater than 1000m² exposed.
- (list all aspects that consent is required for)

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

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I/We have sighted and initialled plans dated 5/14/12/2003 and approve them.

5. APPROVAL OF AFFECTED PERSON(S)

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

Ken Bobins

Signature

Signature

KEN BOBINS

Print Name

Print Name

11/1/04

Date

Date

4468347

Contact Phone No.

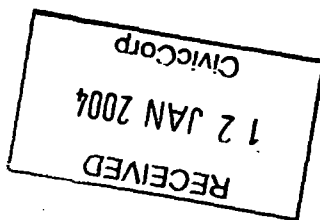
Contact Phone No.

Fax No.

Fax No.



Contact Details: CivicCorp House, 74 Shotover Street, Queenstown Private Bag 20077, Queenstown	Phone: 03 442 4777 Fax: 03 442 4778 E-mail: enquiries@civiccorp.co.nz
---	--



(Resource Management Act 1991 Resource Consent Application No: RM031122
Section 94)

AFFECTED PERSON'S APPROVAL

1. AFFECTED PERSON'S DETAILS

I/we YVONNE GULLOT (name)
are the owners/occupiers of 20 ALEC ROBINS RD
LOT 1 DP22024 (address)

2. DETAILS OF PROPOSAL

I/We hereby give written approval to the proposal to: UNDERTAKE EARTHWORKS
TO FILL AND REINSTATE TO ORIGINAL GROUND LEVELS
THE HAYES LIMESTONE QUARRY (describe proposal)
by HORREC CONTRACTING
(Name of Applicant), at THE EXISTING LIME QUARRY AT
LAKE HAYES ON ALEC ROBINS ROAD BEING SECTION
28 BLOCK IX SHORVUR S.D. (address for proposal)

3. INFORMATION ON AREAS OF NON-COMPLIANCE

It does not comply in respect of; (e.g. height recession planes control by 0.2m - north boundary only)

- Earthworks provisions re: Variation 21.
- transportation of clean fill by road greater than
300m³
- area of soil greater than 1000m² exposed.

(list all aspects that consent is required for)

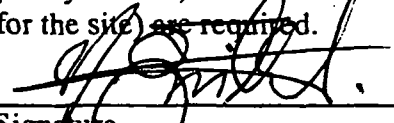
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I/We have sighted and initialled plans dated 5~~4~~14/12/2003 and approve them.

5. APPROVAL OF AFFECTED PERSON(S)

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


Signature

Signature

YVONNE GUILLOT
Print Name

Print Name

9/1 2004
Date

Date

03 4098078
Contact Phone No.

Contact Phone No.

/
Fax No.

Fax No.



Contact Details:	Phone: 03 442 4777
CivicCorp Inc., 145 Havelock Street, Queenstown	Fax: 03 442 4778
Private Bag 50072, Queenstown	E-mail: enquiries@civiccorp.co.nz

HORRELL CONTRACTING

EARTHWORKS CONSENT APPLICATION

Includes:

- A. Assessment of Effects**
- B. Further Information**

Also attached:

Plan of Proposal
Plan of Locality



Prepared by :

B. McLeod
Our Ref : 2024
18 December 2003

A. K. R.

C. M. McK.

[Signature]

RM031122

A.) Assessment of Effects in Accordance with Section 88, and the Fourth Schedule of the Resource Management Act 1991

A.1. Description of the Proposal

A.1.1. Site & Location

The site is located at the old lime pit at the southern end of Lake Hayes and is legally described as Section 28 Blk IX, Shotover SD.

A.1.2. The Proposal

The applicant seeks consent undertake earthworks to fill and reinstate original ground levels at the old lime pit site. The ground shall be reinstated to a level to match the surrounding pasture land, and is to be topsoiled and sown with grass with the intent of being used for stock grazing.

A.1.3. Zoning and Activity Status

A.1.3.1 Transitional District Plan

Pursuant to Section 88A of the Resource Management Act, it is anticipated the application will be assessed in terms of the Proposed District Plan, and little weight be given to the Transitional District Plan.

A.1.3.2 Proposed District Plan

Under the Queenstown Lakes District Council Proposed District Plan the site is in the Rural General zone.

The earthworks required to not meet the standards as specified in variation 21 in relation to earthworks.

Application is made to import 25000m³ of clean fill on to the site to fill in the old lime pit hole.

Once the clean fill import has been completed additional topsoil will be imported to complete the finishing of the area.

The finished level of the site is to match the surrounding pasture land. The surface is to be topsoiled and sown with grass.

A.2. *Where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity :*

The proposal will have a positive effect on the environment. At present the excavated area of the old lime pit is both unsightly and could be classified as wasteland which is only a breeding ground for noxious weeds and the like.

The proposal seeks to fill in the unsightly old quarry and tidy the area so it can be used for pastoral grazing.

A.3. *An assessment of the actual or potential effect on the environment of the proposed activity :*

Short term effects

- Dust being blown from the site to neighbouring properties.
- Silt being washed from the exposed soil areas during wet periods.

Long term effects

- The site is improved by filling an unsightly pit and wasteland.

A.4. *Where the activity includes the use of hazardous substances and installations, an assessment of the risks to the environment which are likely to arise from such use :*

Not applicable

- A.5. *Where the activity includes the discharge of any contaminant, a description of :***
- (i) The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and***
 - (ii) Any possible alternative methods of discharge, including discharge into any other receiving environment :***

There is no discharge.

- A.6. *A description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect :***

In order to reduce the effect of dust several methods of control are proposed, as follows.

- Water is available to the site and dust areas can be periodically wetted using sprinklers during dry periods.
- The surface of haulage and access tracks is to be oiled.
- Areas that have been brought up to finished level are to be topsoiled and sown with grass at the earliest convenience.

Presently during wet periods any runoff is contained within the site by a hollow in the lime pit. Any water that accumulates naturally drains into the soils.

The proposed finished level of the site creates a batter that emulates a natural river terrace. Should runoff accumulate at the toe of this batter (on the existing access), then a soak hole can be constructed on site to trap any runoff.

- A.7. *An identification of those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted :***

No consultation has been undertaken.

- A.8. *Where the scale or significance of the activity's effect are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom :***

Other than Civic Corporation's normal monitoring, no additional monitoring is proposed.

B.) Further Information

B.1. Access

The main site access into the site is via Alec Robins Road.

Attachments

Please find attached to this application the following items

- Plan of Proposed ~~Subdivision~~ (Two copies, A2 & A3)
- A general plan of the location of the proposal

Signed

Bruce McLeod
Registered Surveyor

McLeod Land Surveying Ltd
43 Riverside Road
Queenstown
0274 182 104
bmcLeod@es.co.nz



OFFICE MEMO

FILE REF: RM031122
TO: Landscape
FROM: Jono Kidd, Planner
DATE: 12/01/04
SUBJECT: Landscape Assessment for rm 031122

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A handwritten signature in black ink, appearing to be 'Jono Kidd', written in a cursive style.

Jono Kidd
PLANNER

Site visit

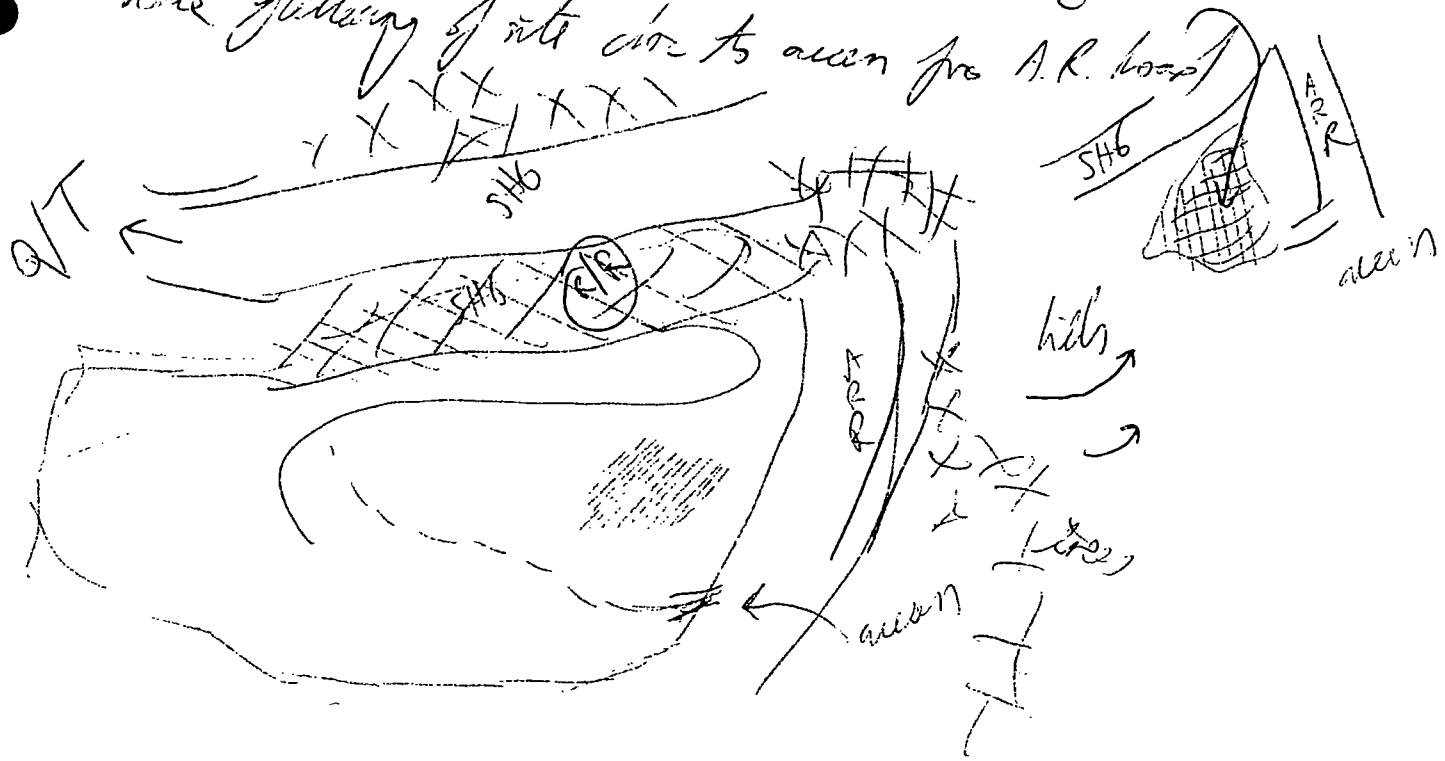
03/1/22

08/01/22

- vented, gassy, hole-in-ground
- collection of rocks, exposed soil, weedy low-level plants
- tree stumps
- mounds of soil/catch
- adjacent to SH6
- access to N of site, very close to SH6 (unformed)
- area suitable for lanes to N/E
- surrounded by jungle/pastoral land
- hills with vegetation to the east (moss/mixture of trees/bushes)



- Lane N to N
- exposed concrete wall (sub. t) or S side 4-5m high
- site would be flat (or close to) when restored
- some flattening of site due to access for A.R. board

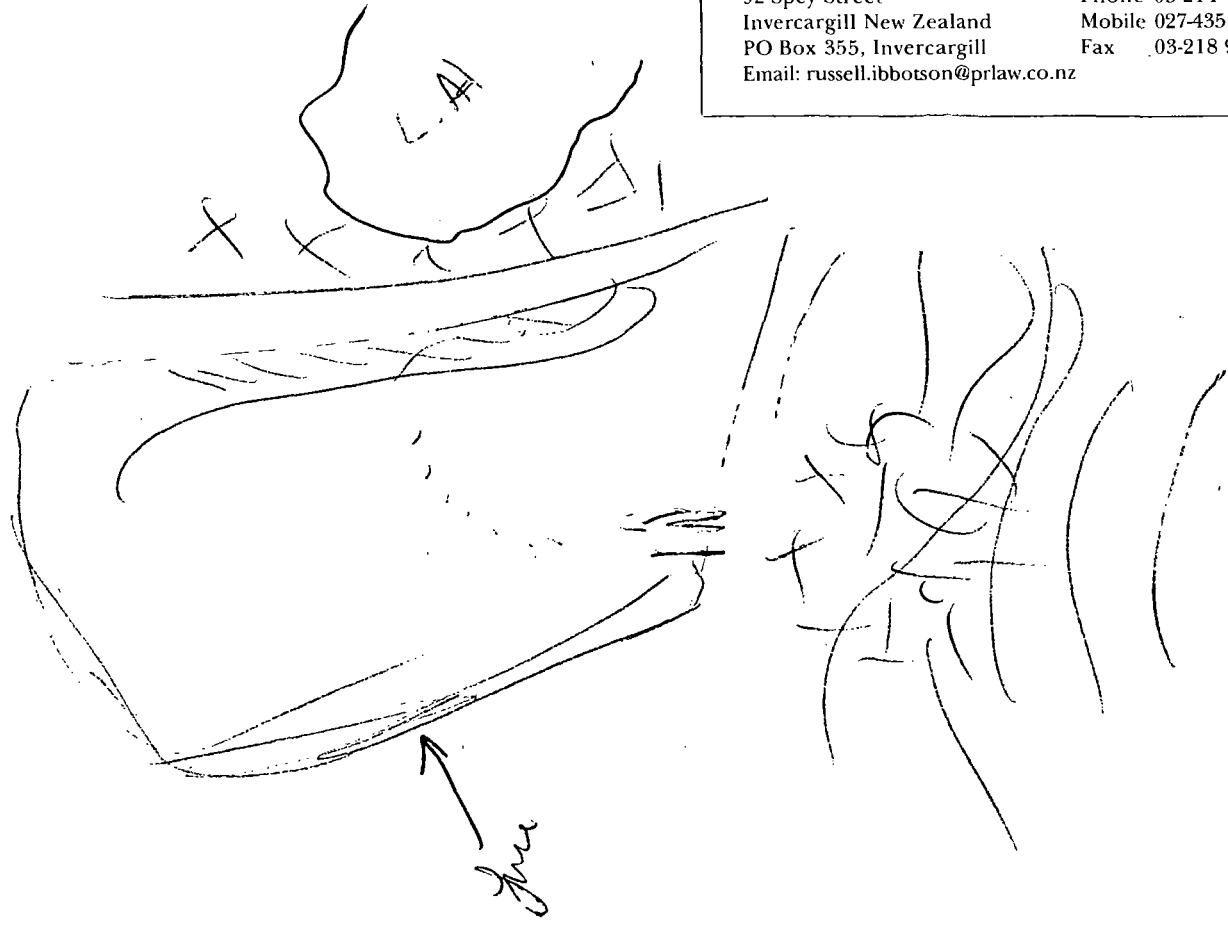


lower to
S/M

regeneration

"retard" is too
slightly sloping from
left of right

S →



**Preston
Russell
Law**

Russell Ibbotson LL.B., Affil. N.Z.P.I.
Partner

92 Spey Street
Invercargill New Zealand
PO Box 355, Invercargill
Email: russell.ibbotson@prlaw.co.nz

Phone 03-214 4626
Mobile 027-435 8359
Fax 03-218 9536

In reply please quote
File Ref: Horrell - Unlawful earth works

Civic Corporation Limited
Private Bag 50077,
CivicCorp House, 74 Shotover Street
Queenstown, New Zealand
Tel. 64-3-442 4777
Fax. 64-3-442 4778
e-mail: enquiries@civiccorp.co.nz
site: <http://www.civiccorp.co.nz>

12th December 2003

Kelvin James Horrell
Horrell Contracting
P. O. Box 2070
QUEENSTOWN

FAX: (03) 442 3980

Dear Mr Horrell,

RE: ALLEGED UNLAWFUL EARTH WORKS ON OLD HAYES LIME WORKS QUARRY – PT SEC 28 BLK IX SHOTOVER SD – 64 ALEC ROBINS ROAD, WAKATIPU BASIN

The writer acknowledges that Paul Horrell has been in communication with our office regarding the use of the aforementioned site for the depositing of fill. We are also aware through your lawyer Mr Ibbotson that you have begun to use this site for depositing of clean fill, hard fill and topsoil from various contracts you undertake, either privately or for Queenstown Lakes District Council.

We are also aware from our own observations of your companies activities on this site on the 12th December 2003 that you are continuing to deposit fill on this site, remove fill from this site and using the site as dump for rubbish i.e. metal objects, plastic containers etc.

On the basis of this evidence and subject to evidence to the contrary I have reasonable grounds to believe that the continued earth works you are undertaking or causing to undertake on this site are in contravention of Rule 5.3.5.1.viii. (d) for earth works undertaken prior to 22nd March 2003 - *No earthworks (other than the formation of tracks and earthworks within Ski Area Sub-Zones) shall exceed 100m³ in total volume or 2500m² in total area.* And Rule 5.3.5.1.viii – Earth works variation 21 for earth works undertaken from the 22nd March 2003 i.e. –

viii Earthworks – Variation 21

The following limitations apply to all earthworks except within the Ski Area Sub-Zone (as defined in this Plan), except for earthworks associated with subdivision that has both resource consent and engineering approval.

1. Earthworks

- (a) *Where the gradient exceeds 10° (1 in 6) the maximum area of bare soil exposed from any earthworks on any one site shall not exceed 1000m², in any 12 month period.*
- (b) *Where the gradient is less than 10° (1 in 6) the maximum area of bare soil exposed from any earthworks on any one site shall not exceed 2500m², in any 12 month period.*
- (c) *Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed 20m³ (notwithstanding provision 17.2.2). 5.3.5.1viii (c) All impervious surfaces are to be vegetated*

- (d) Where the gradient exceeds 20° (measured as an average slope angle over any 100m length of the slope on which the earthworks are to be carried out), the maximum area of bare soil from earthworks on any one site shall not exceed 200m², in any 12 month period. ~~5.3.5.1 viii (d) No earthworks (other than the formation of tracks and earthworks within Ski Area Sub-Zones) shall exceed 1000 m³ in total volume or 2500 m² in total area.~~
- (e) The maximum volume of clean fill transported by public road either to or from the area subject to earthworks shall not exceed 300m³ for any given earthworks activity. The 300m³ volume is expressed in solid measure or can be equated to 30 truckloads).

NB: for the purpose of Rule 5.3.5.1 (viii) gradient is measured as an average slope angle over any 100m length of the slope angle on which the earthworks are to be carried out.

2. Height of cut and fill and slope

- (a) No cut or batter (other than routine repair and maintenance of operational tracks, the Arrow Irrigation Scheme and flood protection works) shall exceed 2m in vertical height, with the exception that 10% of the length may be 3m in vertical height, except that such cut or batter shall not exceed 3m in vertical height for more than 10% of its length. ~~replaces 5.3.5.1viii (a)~~
- (b) All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 45 degrees unless previously determined. ~~replaces 5.3.5.1viii (b)~~
- (c) The maximum height of any cut shall not exceed 2.4 metres.
- (d) The maximum height of any fill shall not exceed 2 metres.

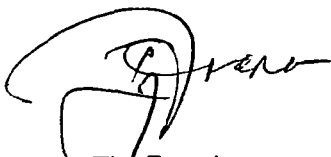
On this basis the writer advises the use of this site for the earth works you are currently undertaking requires the granting of land use resource consent and to continue to use this site otherwise in accordance with a resource consent is in contravention of the Resource Management Act 1991.

The writer understands that Mr Dunning of our office Paul Horrell of the requirement for resource consent for further earth works activity in this area and I understand you have acknowledged the requirement for resource consent to continue to undertake or cause to undertake earth works on the site.

Accordingly, we do not expect to find any earth works activity on this site until such time, if any, the appropriate resource consent is granted. Failure to comply with this understanding will result in the matter being recommended to the Queenstown Lakes District Council for immediate enforcement action.

If you are unclear of your liability of obligations in this matter, please do not hesitate to contact the writer.

Yours faithfully
CIVICCORP



Tim Francis
PRINCIPAL: MONITORING

In reply please quote
File Ref: Horrell - Unlawful earth works

Civic Corporation Limited
Private Bag 50077,
CivicCorp House, 74 Shotover Street
Queenstown, New Zealand
Tel. 64-3-442 4777
Fax. 64-3-442 4778
e-mail: enquiries@civiccorp.co.nz
site: http://www.civiccorp.co.nz

12th December 2003

Alexander Robins et el
Anderson Lloyd Trustee Company Limited
C/- Mr R. B. Robins
The Key
1 R D
TE ANAU

Dear Sir,

RE: ALLEGED UNLAWFUL EARTH WORKS ON OLD HAYES LIME WORKS QUARRY – PT SEC 28 BLK IX SHOTOVER SD – 64 ALEC ROBINS ROAD, WAKATIPU BASIN

The writer understands that you have approved the use of the aforementioned land by Horrell Contracting to undertake earth works. We are aware through Horrell Contracting's lawyer, Mr Ibbotson that Horrell Contracting have begun to use this site for depositing of clean fill, hard fill and topsoil from various contracts they undertake, either privately or for Queenstown Lakes District Council.

We are also aware from our own observations of Horrell Contracting activities on this site on the 12th December 2003 they are continuing to deposit fill on this site, remove fill from this site and using the site as dump for rubbish i.e. metal objects, plastic containers etc.

On the basis of this evidence and subject to evidence to the contrary I have reasonable grounds to believe that the continued earth works you are undertaking or causing to undertake on this site are in contravention of Rule 5.3.5.1.viii. (d) for earth works undertaken prior to 22nd March 2003 - *No earthworks (other than the formation of tracks and earthworks within Ski Area Sub-Zones) shall exceed 100m³ in total volume or 2500m² in total area.* And Rule 5.3.5.1.viii – Earth works variation 21 for earth works undertaken from the 22nd March 2003 i.e. –

viii Earthworks – Variation 21

The following limitations apply to all earthworks except within the Ski Area Sub-Zone (as defined in this Plan), except for earthworks associated with subdivision that has both resource consent and engineering approval.

1. Earthworks

- (a) *Where the gradient exceeds 10° (1 in 6) the maximum area of bare soil exposed from any earthworks on any one site shall not exceed 1000m², in any 12 month period.*
- (b) *Where the gradient is less than 10° (1 in 6) the maximum area of bare soil exposed from any earthworks on any one site shall not exceed 2500m², in any 12 month period.*
- (c) *Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed 20m³ (notwithstanding provision 17.2.2). 5.3.5.1viii (c) All impervious surfaces are to be vegetated*

- (d) Where the gradient exceeds 20° (measured as an average slope angle over any 100m length of the slope on which the earthworks are to be carried out), the maximum area of bare soil from earthworks on any one site shall not exceed 200m², in any 12 month period. ~~5.3.5.1 viii (d) No earthworks (other than the formation of tracks and earthworks within Ski Area Sub-Zones) shall exceed 1000 m³ in total volume or 2500 m² in total area.~~
- (e) The maximum volume of clean fill transported by public road either to or from the area subject to earthworks shall not exceed 300m³ for any given earthworks activity. The 300m³ volume is expressed in solid measure or can be equated to 30 truckloads).

NB: for the purpose of Rule 5.3.5.1 (viii) gradient is measured as an average slope angle over any 100m length of the slope angle on which the earthworks are to be carried out.

2. Height of cut and fill and slope

- (a) No cut or batter (other than routine repair and maintenance of operational tracks, the Arrow Irrigation Scheme and flood protection works) shall exceed 2m in vertical height, with the exception that 10% of the length may be 3m in vertical height, except that such cut or batter shall not exceed 3m in vertical height for more than 10% of its length. ~~replaces 5.3.5.1viii (a)~~
- (b) All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 45 degrees unless previously determined. ~~replaces 5.3.5.1viii (b)~~
- (c) The maximum height of any cut shall not exceed 2.4 metres.
- (d) The maximum height of any fill shall not exceed 2 metres.

On this basis the writer advises the use of this site for the earth works you are currently undertaking or causing to undertake requires the granting of land use resource consent and to continue to use this site otherwise in accordance with resource consent is in contravention of the Resource Management Act 1991.

The writer is aware that Mr Dunning of our office has advised Paul Horrell of the requirement for resource consent for further earth works activity in this area and I understand this has been acknowledged by Mr Horrell i.e. the requirement for resource consent to continue to undertake or cause to undertake earth works on the site.

Accordingly, we do not expect to find any earth works activity on this site until such time, if any, the appropriate resource consent is granted. Failure to comply with this understanding will result in the matter being recommended to the Queenstown Lakes District Council for immediate enforcement action.

To assist you in this matter we attach herewith an application for resource consent.

If you are unclear of your liability of obligations in this matter, please do not hesitate to contact the writer.

Yours faithfully
CIVICCORP



Tim Francis
PRINCIPAL: MONITORING

In reply please quote
File Ref: Horrell - Unlawful earth works

Civic Corporation Limited
Private Bag 50077,
CivicCorp House, 74 Shotover Street
Queenstown, New Zealand
Tel. 64-3-442 4777
Fax. 64-3-442 4778
e-mail: enquiries@civiccorp.co.nz
site: <http://www.civiccorp.co.nz>

12th December 2003

Paul Horrell
Horrell Contracting
P. O. Box 2070
QUEENSTOWN

FAX: (03) 442 3980

Dear Mr Horrell,

RE: ALLEGED UNLAWFUL EARTH WORKS ON OLD HAYES LIME WORKS QUARRY – PT SEC 28 BLK IX SHOTOVER SD – 64 ALEC ROBINS ROAD, WAKATIPU BASIN

The writer acknowledges that you have been in communication with our office regarding the use of the aforementioned site for the depositing of fill. We are also aware through your lawyer Mr Ibbotson that you have begun to use this site for depositing of clean fill, hard fill and topsoil from various contracts you undertake, either privately or for Queenstown Lakes District Council.

We are also aware from our own observations of your companies activities on this site on the 12th December 2003 that you are continuing to deposit fill on this site, remove fill from this site and using the site as dump for rubbish i.e. metal objects, plastic containers etc.

On the basis of this evidence and subject to evidence to the contrary I have reasonable grounds to believe that the continued earth works you are undertaking or causing to undertake on this site are in contravention of Rule 5.3.5.1.viii. (d) for earth works undertaken prior to 22nd March 2003 - *No earthworks (other than the formation of tracks and earthworks within Ski Area Sub-Zones) shall exceed 100m³ in total volume or 2500m² in total area.* And Rule 5.3.5.1.viii – Earth works variation 21 for earth works undertaken from the 22nd March 2003 i.e. –

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On this basis the writer advises the use of this site for the earth works you are currently undertaking requires the granting of land use resource consent and to continue to use this site otherwise in accordance with a resource consent is in contravention of the Resource Management Act 1991.

The writer understands that Mr Dunning of our office informed you of the requirement for resource consent for further earth works activity in this area and I understand you have acknowledged the requirement for resource consent to continue to undertake or cause to undertake earth works on the site.

Accordingly, we do not expect to find any earth works activity on this site until such time, if any, the appropriate resource consent is granted. Failure to comply with this understanding will result in the matter being recommended to the Queenstown Lakes District Council for immediate enforcement action.

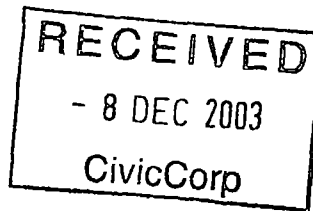
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Yours faithfully
CIVICORP



Tim Francis
PRINCIPAL: MONITORING



Preston Russell Law

8 December 2003

Janan Dunning
Civic Corporation Limited
Private Bag 50077
QUEENSTOWN

FAX: 03 442 4778

Preston Russell Barristers,
Solicitors, Crown Solicitors Office
and Notary Public

Invercargill:
92 Spey Street
PO Box 355, Invercargill
DX YA90011
Phone 03-214 4626
Fax 03-218 9536
Email admin@prlaw.co.nz
Website www.prlaw.co.nz

Please refer to:

Russell Ibbotson

Dear Janan

HORRELL CONTRACTING : HAYES LIMeworks QUARRY

1. Following our meeting on 5 December last, we write to confirm our discussions, the understandings reached, and a course of action to be undertaken on behalf of Horrell Contracting Limited.
2. As you know, we act for Horrell Contracting, and the writer now provides advice to the Horrell family on resource consent issues and matters which might be related to the provisions of the Proposed, and recently Part Operative District Plan.
3. We are assisted by David Whitney, Consultant Planner of Alexandra and Don Miskell, Landscape Architect of Boffa Miskell, Christchurch.
4. On Friday last, we met on the site of the old Hayes limeworks quarry on Alex Robbins Road at Lake Hayes. Those present were Paul Horrell, Ferne Horrell, David Whitney, the writer and yourself.
5. We discussed the present use of this old quarry pit. We understand the Hayes family in the late 1940s obtained a quarry licence and began quarrying limestone on the land then (and still) owned by the Robbins family. The land was pasture, and gradually quite a large pit was excavated for the very high grade limestone it could produce.
6. It seems the quarrying ceased in the mid 1980s and the pit abandoned.

Partners: Alistair Garland (Crown Solicitor) LL.B, Warwick Cambridge LL.B, Notary Public, Russell Ibbotson LL.B, Affil. N.Z.P.S., John Young B.A., LL.B, Dave Gibson B.A. LL.B, John Paus LL.B, MaryJane Thomas LL.B (Hons), Anna Elder LL.B, B.Com.
Consultant: James Lovelock LL.B. Associates; Sarah McKenzie LL.B, B.Com, Sarah Patterson LL.B., B.A.
Registered Legal Executives: Ron Egan JP, Trevor Oliver JP, John Bonn.

Wynham: 22 Balaclava Street, phone 03-200 4828 fax 03-200 4105. **Tc Anan:** Mokonui Street, phone/fax 03-249 7097.

Queenstown: 27 Barberi Street, phone 03-448 6298. **Queenstown:** 10 Athol Street, phone 03-441 8960

Version: 1, Version Date: 15/08/2022



- 2 -

7. Routinely, the old quarry licences required as a condition or term, the reinstatement of the quarried area. Although those older requirements were not as sophisticated as the more modern conditions of a resource consent relating to reinstatement and/or landscaping; nevertheless they did require the works to be reinstated rather than abandoned.
8. Our clients have the opportunity of returning this pit to the surrounding contours to reinstate a pastoral landscape, as it was before. They have begun to do this with cleanfill, hardfill and topsoil taken from various contracts they undertake, either privately or for the Council.
9. Already, the head of the pit has been filled, compacted and is being regrassed at present. Once grass is sown, irrigation will be provided using a K line system to achieve the quickest possible germination and growth.
10. The Robbins family have invited only Horrell Contracting on to the property for the purpose of both control of the site, and responsibility/accountability. We are instructed that no other contractor, will be allowed access to the old quarry pit.
11. Horrell Contracting is happy to continue to take to the quarry, all the cleanfill and hardfill from its contracts in the district, so as to reinstate the original land contours by the filling of the quarry pit area. The working face will continue to be kept to a minimum, and as soon as possible, areas back from the face will be levelled with soil and sown in grass. Dust will continue to be suppressed, and the area kept tidy.
12. Given that the original terms of the quarry licence would have required reinstatement, rather than an abandoned quarry pit, we are inclined to the view that reinstatement could continue without further consent.
13. However, the purpose of our meeting on Friday last was to bring the issue to the attention of Civic Corporation Limited, as our clients have no wish to transgress, or to avoid any obligation they may have under the present provisions of the District Plan.
14. In that regard, there are no rules that we can see, which relate directly to landfill, and accordingly we, as agreed at our meeting, will forward as soon as we can, an application for a Certificate of Compliance in respect of the quarry pit reinstatement.
15. As indicated, Horrell Contracting will provide a topographical survey of the area of the pit, a plan for the reinstatement, and an estimate of the quantities of cleanfill and hardfill that could be involved.
16. If there is any other information you consider relevant, then we will endeavour to provide whatever is necessary.
17. We trust that having visited the site and met with our clients, you now have an appreciation of the situation and the outcome our clients seek.

- 3 -

18. We will provide an application as soon as we have all the necessary information. In the meantime, if you have any queries please do not hesitate to contact either the writer, David Whitney or Paul Horrell.
19. Thank you for your time and assistance last Friday.

Yours faithfully
PRESTON RUSSELL LAW



Russell Ibbotson
Partner
Mobile: 0274 358 359
E-mail: russell.ibbotson@prlaw.co.nz

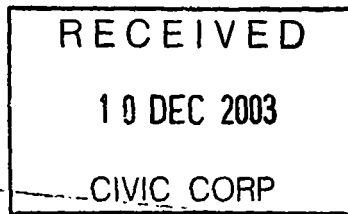
COPY TO:

Paul Horrell
Horrell Contracting
Box 2070
QUEENSTOWN

FAX: 03 442 3980

David Whitney
Johnston Whitney
Box 175
ALEXANDRA

FAX: 03 448 6329



**Preston
Russell
Law**

8 December 2003

Preston Russell Barristers,
Solicitors, Crown Solicitors Office
and Notary Public

Janan Dunning
Civic Corporation Limited
Private Bag 50077
QUEENSTOWN

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Yours faithfully
PRESTON RUSSELL LAW


Russell Ibbotson
Partner
Mobile: 0274 358 359
E-mail: russell.ibbotson@prlaw.co.nz

COPY TO:

Paul Horrell
Horrell Contracting
Box 2070
QUEENSTOWN

FAX: 03 442 3980

David Whitney
Johnston Whitney
Box 175
ALEXANDRA

FAX: 03 448 6329

PLANNING CIRCULATION

Resource consent number: RM _____

Description of activity: _____

Location: _____

NO CIRCULATION REQUIRED

CIRCULATION REQUIRED

External Letters

Internal Memos

- MAC Property Services
- Imtech
- LCS
- Robertson Valuations
- DLR
- MSA

- Engineering
- Policy
- Landscape Architects
- Environmental Health

Planner Only

- Is the site/activity within or adjacent to an area of Statutory Acknowledgment/Nohoanga or Topuni Y N
- Has Ngai Tahu/Kai Tahu been consulted by applicant Y N
- Does the site/ activity involve waterway issues Y N
- Has a report been commissioned from the Maritime Safety Authority (Section 395) (refer above) Y N
- Does the property front a State Highway ? Y N
- Is there a potential impact on the State Highway Y N
- Has Transit NZ approval been sought by applicant? Y N
- Arrowtown Residential/ Commercial Heritage zones Y N
- Adjacent/ in close proximity to zone Y N
- Arrowtown Planning Group contacted/ meeting Y N

- Registered HPT or registered QLDC item/precinct/zone Y N
- Adjacent/in close proximity to item Y N
- Has Historic Places Trust consent been sought/obtained by applicant? Y N
- Wakatipu Advisory Group contact/meeting arranged Y N
- Does the activity involve: Y N
 - Large scale earthworks;
 - Ground disturbance of Areas developed pre 1900
 - Archaeological sites
 - Unregistered sites or buildings of heritage interest
 - Historic Place Trust consent sought/obtained

Other :

- | | |
|---|--|
| <input type="checkbox"/> Council Consent as Landowner | <input type="checkbox"/> DOC |
| <input type="checkbox"/> Harbourmaster | <input type="checkbox"/> Circulate geotech report to Council |
| <input type="checkbox"/> Fish & Game | |

NOTES

Site Visit Checklist of Potential Effects: *

Site Address: _____

Planner: _____ Date: _____

EFFECT	YES / NO	COMMENTS
Land, Flora and Fauna		
Trees		
Vegetation		
Fauna		
Landform		
Waterbodies		
Heritage (trees / volcanic cones)		
Groundwater		
Infrastructure		
Run-off		
Capacity		
Flooding		
Pollution		
People and Built Form		
Shadowing		
Privacy		
Dominance		
Character		
Amenity		
Views		
Streetscape		
Heritage (structures)		
Cultural Values		
Socio-economic		
Smell		
Noise		
Dust		
Air discharges		
Vibration		
Soil Stability		
Traffic Generation & Vehicle Movements		
On-Street Parking		
Driver Safety		
Pedestrian Safety		
Traffic Generation		
Roading Capacity		
Noise		
Vehicle Movements		

*** MEASURES OF "EFFECT"**

In assessing the **extent** or **scale** of effects - (*minor, > minor, nil*), consider the following :

- Any **positive** or **negative** effects.
- Any **past, present, or future** effects.
- **Duration** of effects (*short-term/ temporary (e.g during construction); medium-term (e.g prior to landscaping becoming fully established); and long-term/permanent.*)
- **Frequency** of effects (*e.g "one-off", intermittent/ sporadic, continuous.*)
- **Degree of Probability** (*including any potential effect of high probability; and any potential effect of low probability which has a high potential impact.*)
- **Cumulative** effect (arising over time or in combination with other effects.)

Further Comments on Potential Adverse Effects:

Adversely Affected Persons:



Civic Corporation Limited
Private Bag 50077,
CivicCorp House, 74 Shotover Street
Queenstown, New Zealand
Tel. 64-3-442 4777
Fax. 64-3-442 4778
e-mail: enquiries@civicc corp.co.nz
site: <http://www.civicc corp.co.nz>

In reply please quote
File Ref: RM031122

19 December, 2003

Horrell Contracting Ltd
C/- McLeod Land Surveying Ltd
43 Riverside Road
QUEENSTOWN

RESOURCE CONSENT APPLICATION

UNDERTAKE EARTHWORKS AT ALEC ROBINS ROAD, LAKE HAYES

I acknowledge receipt of your application for a resource consent under Section 88 of the Resource Management Act 1991.

The application has been allocated the number RM031122 and it is requested that you use this number as reference when corresponding on this matter.

The amount charged for the processing of this application is a deposit fee only. You may be charged further than the deposit depending on the costs incurred by CivicCorp in processing this application. Monthly invoices will be issued throughout the consent process.

If your land use consent application is approved you will be required to meet the costs of monitoring the conditions contained in your consent, which may result in additional charges.

We will endeavour at all times to ensure that your application is processed as quickly as possible.

Yours faithfully
CIVICCORP

Katherine Ashton
CONSENTS OFFICER



PROPERTY INQUIRY



Arrowtown Area
Date Prepared: 19/12/03

Occupier: ROBINS ALEXANDER K ROBINS ROBERT B: ANDERSON LLOYD TRU
C/- MR R B ROBINS THE KEY 1 R D TE ANAU
Property Location: 64 ALEC ROBINS ROAD, WAKATIPU BASIN

Assessment Number: 2907126603

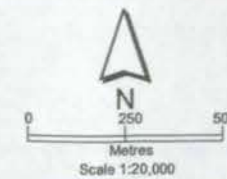
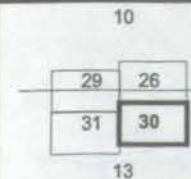
Cadastral Information derived from the Land Information New Zealand's Digital Cadastral Database (DCDB). CROWN COPYRIGHT RESERVED.



Queenstown Lakes District Council

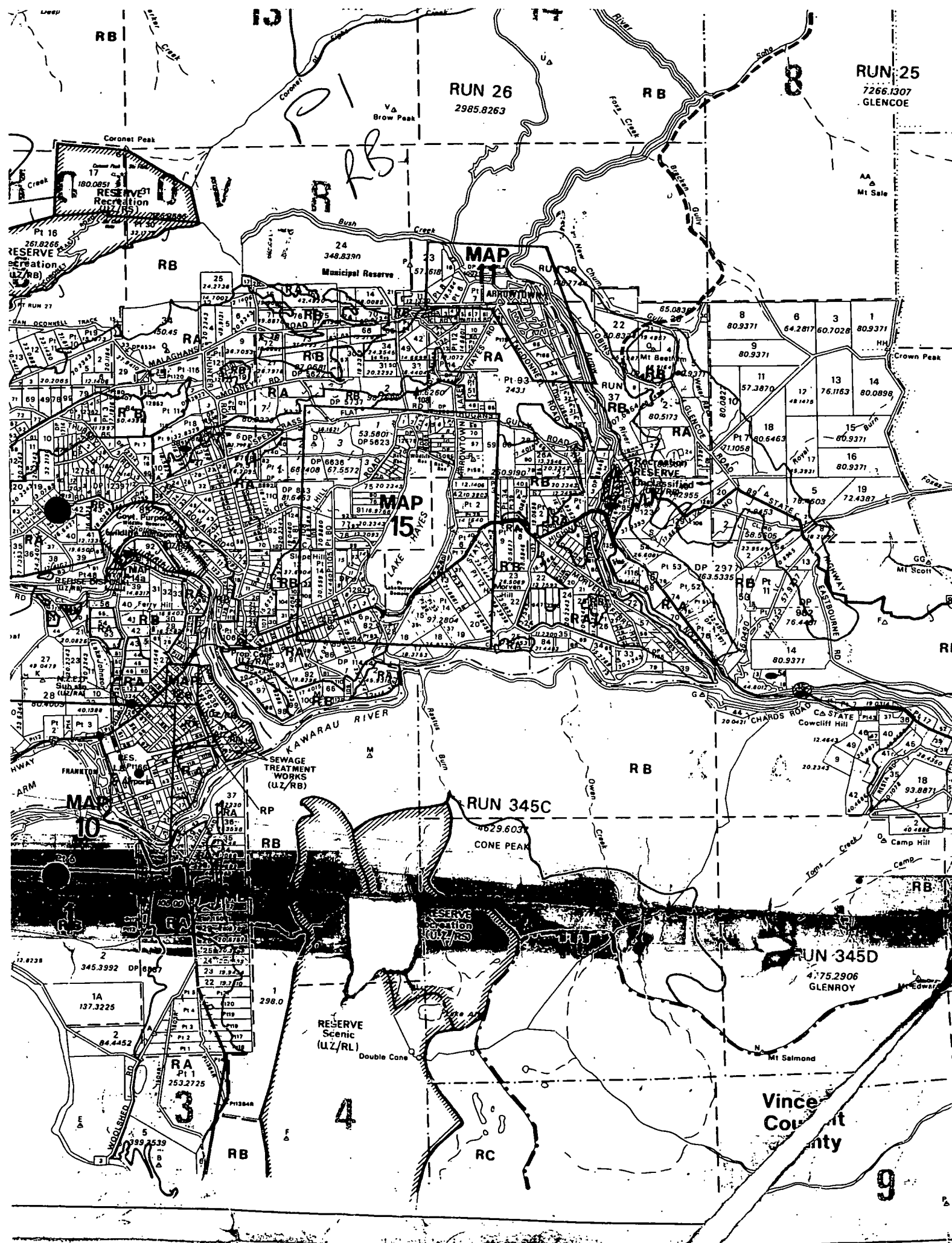
PROPOSED DISTRICT PLAN MAPS

AUGUST 2002



Lake Hayes

30



Ⓢ whoever is allocated this consent,
please see Janan asap. Ta - J.

Retrospective



PLANNING CHECKLIST

Resource consent Certificate of Compliance

Site address: Alec Robins Road, L. Mayer Date 17/12/03

Checking Planner Janan Ok to receipt
Further Info required
Time taken

Zone: Rural General.

		Yes	No	N/A
Form details completed and signed (Form 5 or equivalent)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Certificate of Title (current) (Check for Covenants or Encumbrances - copy to be provided with application)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assessment of Effects (required by the 4 th Schedule) commensurate in detail with the application		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Description of Proposal Explaining the application and specifying the exact matter(s) for which consent is sought and quantifying of degree of non-compliance		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans (2x scale copies plus 1x A4)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scale (Standard scales being 1:50 or 1:100 or 1:200)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	Boundaries/easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Building outlines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Contours/floor levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Vehicle access/carparking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trees/vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Site coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Outdoor living space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Show a clear north point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Earthworks	Volume (in m ³)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Area (in m ²)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Height of cuts/fill (in m)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site management plan (proposed sediment control measures)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water supply (if not connecting to main water lines)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Effluent Disposal (If not connecting to Sewage lines)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevations		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Certificate by a registered architect/surveyor stating				
That ground levels shown are those at 10 October 1995 (if issue relates to height and it is within 0.5m or above)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photographs (secondhand dwellings/relocatables)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Affected persons Approval		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Form filled out/Plans signed (Clear signatures on the plans, with printed name)				

Will be forwarded

Will be forwarded

Appendix F:
Otago Regional Council Bore Search



NZ Property Titles, sourced from the LINZ Data Service <http://data.linz.govt.nz/> and licensed by Toitū Te Whenua Land Information New Zealand and licensed by Toitū Te Whenua Land Information New Zealand for re-use under the Creative Commons Attribution 4.0 International licence. Bore data retrieved from Otago Regional Council map viewer sourced from: <https://maps.orc.govt.nz/OtagoViewer/?map=1c59ff71893d4613a169806198eedafd>
 Aerial image Google Satellite imagery retrieved from <https://mt1.google.com/vt/lyrs=s&x=%7Bx%7D&y=%7By%7D&z=%7Bz%7D>, copyright 2021

Appendix G:
Site Photos



Shipping container



Shipping container



Chemical storage



Wool fadge and farm machinery



Wool fadge, farm machinery and storage of farming equipment



Wool fadge and storage of farming equipment



Outside of shed in good condition



Looking at imported fill used for plantings



Looking east across drain and plantings towards former sheep yards



Stockpile of soil



Second stockpile of soil



Third stockpile of soil



Offal pit areas old fences visible



Offal pit area storage of feed



Open gravel pit



Organic waste in hole



Small set of stockyards



Looking south from gravel pit



Looking north from near farm machinery shed



Former grain store



Former grain store, current use is firewood storage



Beehives and storage of farm equipment

Appendix H:
Lime Quarry Fill Material

Peter Daly

From: Peter Daly
Sent: Thursday, 24 June 2010 10:47 a.m.
To: 'philt@constructa.co.nz'
Subject: Alpine Village

Hi Phil

Just getting back to you regarding our site meeting we had the other day. In regards to complying with your resource consent, overall most of the buildings appear to be generally complying with the approved layout. However, there were a number of things that need following up, which I mostly discussed with you.

Firstly, the area adjacent to Frankton Road that remains undeveloped must be addressed. The approved plans show buildings there and as you state that no-one has any desire to build on this area. We would not require you to build on this area as per the approved plans, but we do require that you put some form of solution to us and we can discuss how we deal with that closer to the time. As you stated, some extra car parking with the balance made up of landscaping may be an ideal solution.

Secondly, a surveyors certificate as per condition 17 does not appear to have been supplied. Given the level of input the surveyors had in this project, it is highly likely that one has been produced but never made it to the file.

Thirdly, As-built plans do not appear to have been submitted as per condition 11. Please organise for these to be submitted in accordance with council's standards.

Finally, the current state of the earthworks have not been approved. As we discussed at separate areas throughout the site, please organise for your geotechnical engineer to provide an engineering solution to the cuts that have been left unbuttered and un-retained.

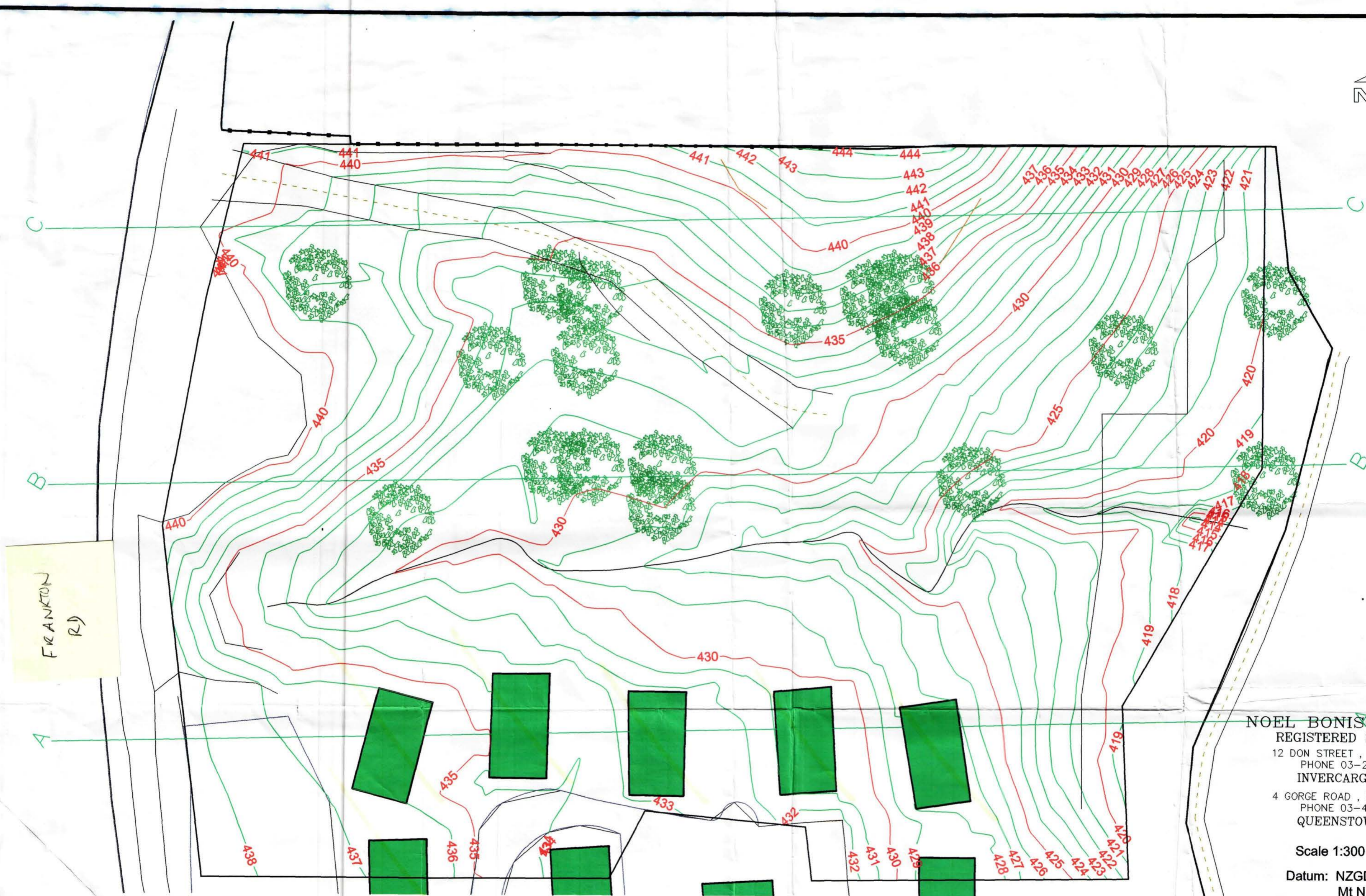
Sorry for the long email. Please let me know if there are any matters that you need clarification with.

Regards,

Peter Daly
Planner: Compliance & Monitoring
Lakes Environmental Ltd
Private Bag 50077
QUEENSTOWN

Tel 03 450 0300
Fax 03 442 4778

peter.daly@lakesenv.co.nz
www.lakesenv.co.nz



NOEL BONISCH
LIMITED
registered surveyors

Invercargill 03 218 2546 Queenstown 03 442 4023
Te Anau 03 249 7524 (toll-free) Email admin@bonischsurveyors.co.nz
Freephone 0800 802 546

EXISTING CONTOURS -
ALPINE VILLAGE SITE

NOEL BONISCH Limited
REGISTERED SURVEYORS
12 DON STREET, P.O. BOX 1262
PHONE 03-218 2546
INVERCARGILL, N.Z.
4 GORGE ROAD, P.O. BOX 1173
PHONE 03-442 4023
QUEENSTOWN, N.Z.

Scale 1:300 (A2)
Datum: NZGD2000
Mt Nicholas

Heights in terms of:
OIT II DP 302574
812335.84 N
423941.31 E
446.68



Civic Corporation Limited
Private Bag 50077
CivicCorp House, Shotover
Street
Queenstown, New Zealand
Tel: (03) 442 4777
Fax: (03) 442 4778

Fax Transmission

Attention: Bruce Pipe
c/- Gary Reynolds

No. of Pages: One

Fax Number: 03 442 2102

From: Peter Laurenson

Dated: Friday, 6 August 2004

Subject: PLANS FOR ADDITIONAL BEDROOM - UNIT 21 ALPINE VILLAGE SITE

CAUTION: The information contained in this facsimile message is CONFIDENTIAL and may be subject to LEGAL PRIVILEGE. If you are not the intended recipient you are notified that any use of the message is PROHIBITED. If you have received this message in error, please notify us immediately by facsimile and destroy the original.

Dear Bruce & Gary,

Thank you for your inquiry relating to the building of an additional bedroom in one of the units at this new development. I wish to confirm with you what I have been able to ascertain relating to the authorisations which you will require to proceed.

Building Consent - It would appear that there would be no problem with issuing a building consent for this work. There are no structural alterations needed to the building, as this work is simply changing the existing floorplan. We would require an "as-built" drainage plan to show where the connections were being made, but as discussed it would appear to be a simple job. We have assessed that it would be appropriate for this to be treated as a separate building consent application from the existing BC for the whole site, particularly as it would be initiated from a different owner than the original BC.

Resource Consent - We have briefly reviewed the existing Resource Consent (RM021107) for this property. As the changes you propose will alter the plans submitted with this resource consent, it will unfortunately mean that you will have to apply for a variation to that consent. The issue is that the plans which are stamped approved for this consent show the provision of a double garage for that type of unit. It would appear that even with one carpark provided for the unit, that you would still comply with the requirements of the District Plan, and on that basis there should be no problem with the small variation you would be making. It would require a variation to condition 1 of the consent, in that you would be building to a different plan for that unit alone.

In relation to the timing involved, I have spoken to our Principal Planner (Kirsten Klitscher) and owing to the simple nature of this variation, and their workload currently, it should be possible for this variation to go through quite quickly once you have submitted it.

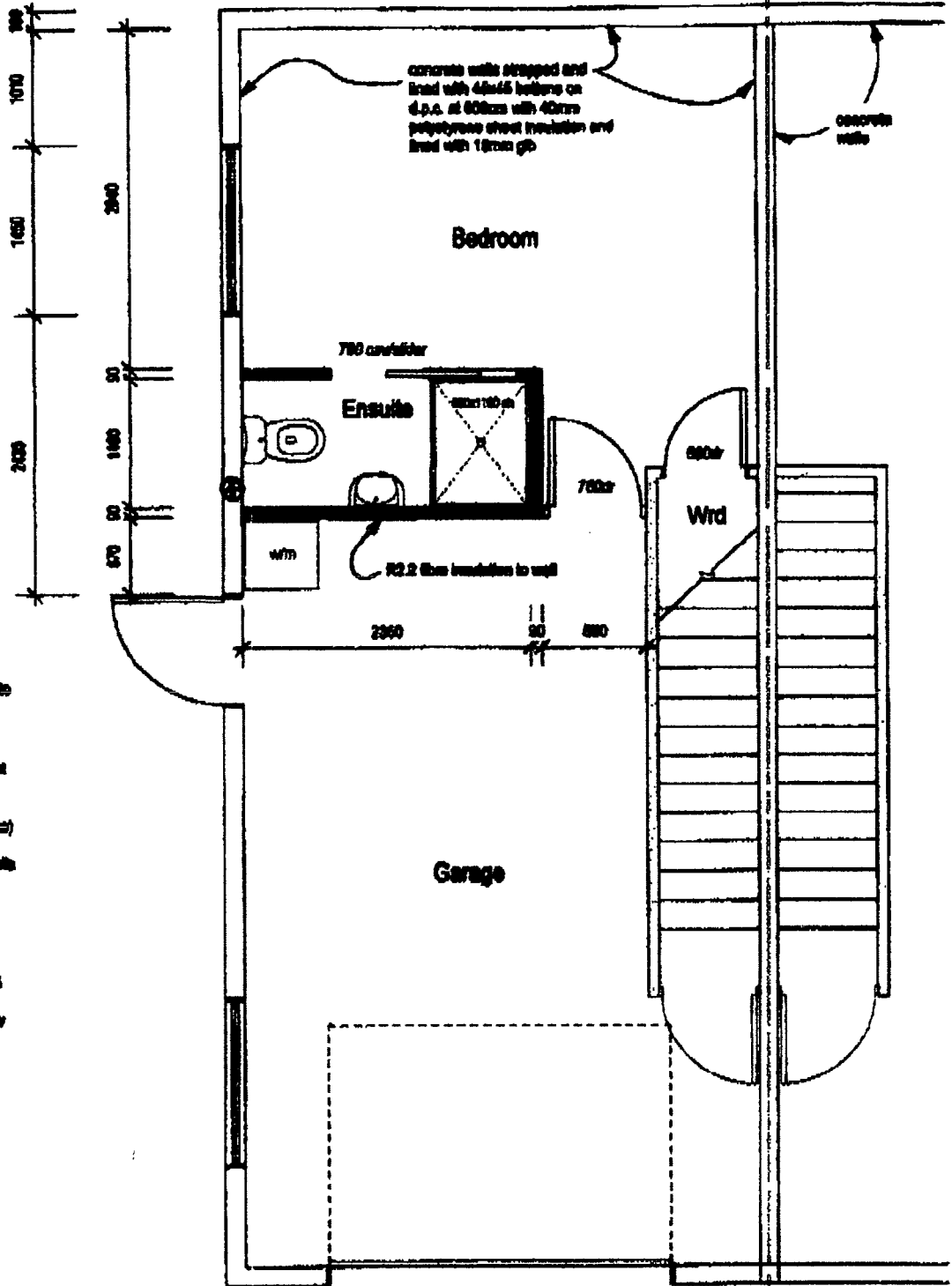
Gentlemen, whilst to help you out, I have ascertained that there should be a simple path to get the authorisations required for this alteration, I must make it clear that you should not make any purchase information based on these comments. As with any authorisation sought in a regulatory framework, there may be additional considerations

which could only be identified as a result of processing the actual applications. You should not take this as an absolute assurance that what you propose will be acceptable in all regards.




Kind Regards

A handwritten signature in black ink, appearing to read 'Peter Laurensen', with a long horizontal flourish extending to the right.

Peter Laurensen
Manager Building
Civic Corporation Ltd



KEY

-  mechanical venting to outside wall
-  50x50 timber walls at 800cs, lined with 10mm gip (gip Aquafine in wet areas)
-  existing concrete walls

NOTE:

Slab & the concrete ceiling with 25x50 battens at 800cs, 20mm polystyrene insulation between & lined with 10mm gip lining. Shower floor to be raised to allow for plumbing.

Part Garage Floor plan

1:50

**Bedroom & Ensuite Addition
 in Garage Floor
 Alpine Village
 Frankton**

Construction to comply
 with NZB 3604
 & NZ Building Code

4 Aug 04

designright
Architectural services

Darlene O'Neill
 12 Preston Street, Timaru
 ph/fax 688 1476

027 247 4840

0274440191

Brue Pipe

for 03 4422102

Leader

Jane Laming

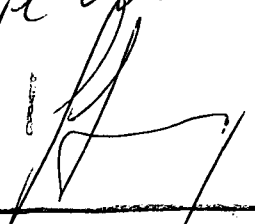
From: Bryan McGillan
Sent: Monday, 21 June 2004 9:24
To: Jane Laming
Subject: Hi Jane you may receive a call if I can get hold of her - is that ok?

Re 643 Frankton Road - rm 021107 - Joanna Gibson
Neighbour wishes to be informed of any changes to consent.

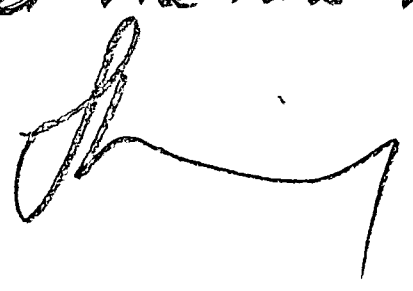
see future dev. file
03 442 9847

VARIATION SECTION 127 RECEIVED 16/06/04 \$150 #53601
chb no reply 21/6/04

- Rang 3 times thruout the day - not answer. Friday 25 June
will try once more but if still cant get hold of her - unfortunately will have to forgo on.



Spoke with her on Monday 28 June informed her of the minor changes as she indicated she was happy with them





Civic Corporation Limited
Private Bag 50077,
CivicCorp House, 74 Shotover Street
Queenstown, New Zealand
Tel. 64-3-442 4777
Fax. 64-3-442 4778
e-mail: enquiries@civiccorp.co.nz
site: <http://www.civiccorp.co.nz>

File: RM021107

1 December 2003

Mountain Lake Holdings Limited
c/- Asset Management Services Limited
PO Box 10
Cromwell

Attention: Bruce Hulyer

Dear Sir

ENGINEERING APPROVAL

RM021107 – Mountain Lake Holdings Limited

I refer to your application for engineering approval for engineering works for Resource Consent RM021107 received on 27 November 2003.

Approval

Approval is given, subject to the following conditions:

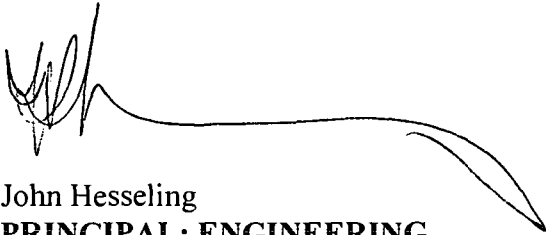
1. That the engineering works are undertaken in accordance with the plans prepared by Duffill Watts & King Limited (Ref 52388 Sheets 1 and 2) and submitted with the application for engineering approval and subject to any modifications below.
2. That the Principal: Engineering (CivicCorp) be notified of all of the phases of work in 105.9.2 of the Council's amendments to NZS 4404:1981 dated 1 June 1994 to enable inspection to be carried out.
3. Prior to connecting to Councils existing reticulation the applicant is to complete an Application for Utility Service, pay associated fees and comply with any conditions imposed by Imtech Ltd.
- 4.

Reasons for Approval

The proposed engineering works are in accordance with the Councils Code of Practice for Subdivision and have been checked by CivicCorp.

If you have any enquires please contact John Hesselting on phone direct dial 03-442 5386.

Prepared by
CIVICCORP



John Hesselting
PRINCIPAL: ENGINEERING

imtech

File:WW QTN
Ref:L LV021

27 November 2003

CivicCorp
CivcCorp House
74 Shotover street
QUEENSTOWN

Attention: John Hesseling



RH021107

Dear John

ALPINE VILLAGE – FRANKTON ROAD - QUEENSTOWN

Queenstown Lakes District Council has contracted the role of its former Operations Department to Imtech Ltd and we write on behalf of Council.

Further to our telephone discussion of this morning, I would confirm that we have received design drawings from Duffill Watts & King showing an upgraded Sewer through the Alpine Village from the Frankton Road to the outfall sewer along the Lakeside.

We approve of this design and are happy for this work to commence. Final connections to the Council sewers will need to be supervised by Lakes Contract services.

If you require any further information, please contact the writer.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Lane Vermaas".

Lane Vermaas
ENGINEER

*Cc: Bruce Hulyer - Asset Management services
PO Box 10, Cromwell.*

Asset

ASSET MANAGEMENT SERVICES LTD
PO Box 10 Cromwell

Bruce Hulyer
Construction Manager

email: bruce.hulyer@xtra.co.nz

Cell: 027 4383 292



Notes:
 Layout of the Sewer manholes is based on the location of building shown on 'Alpine Village Redevelopment Stage One' drawings from P.L Design Ltd. as at 13 November 2003

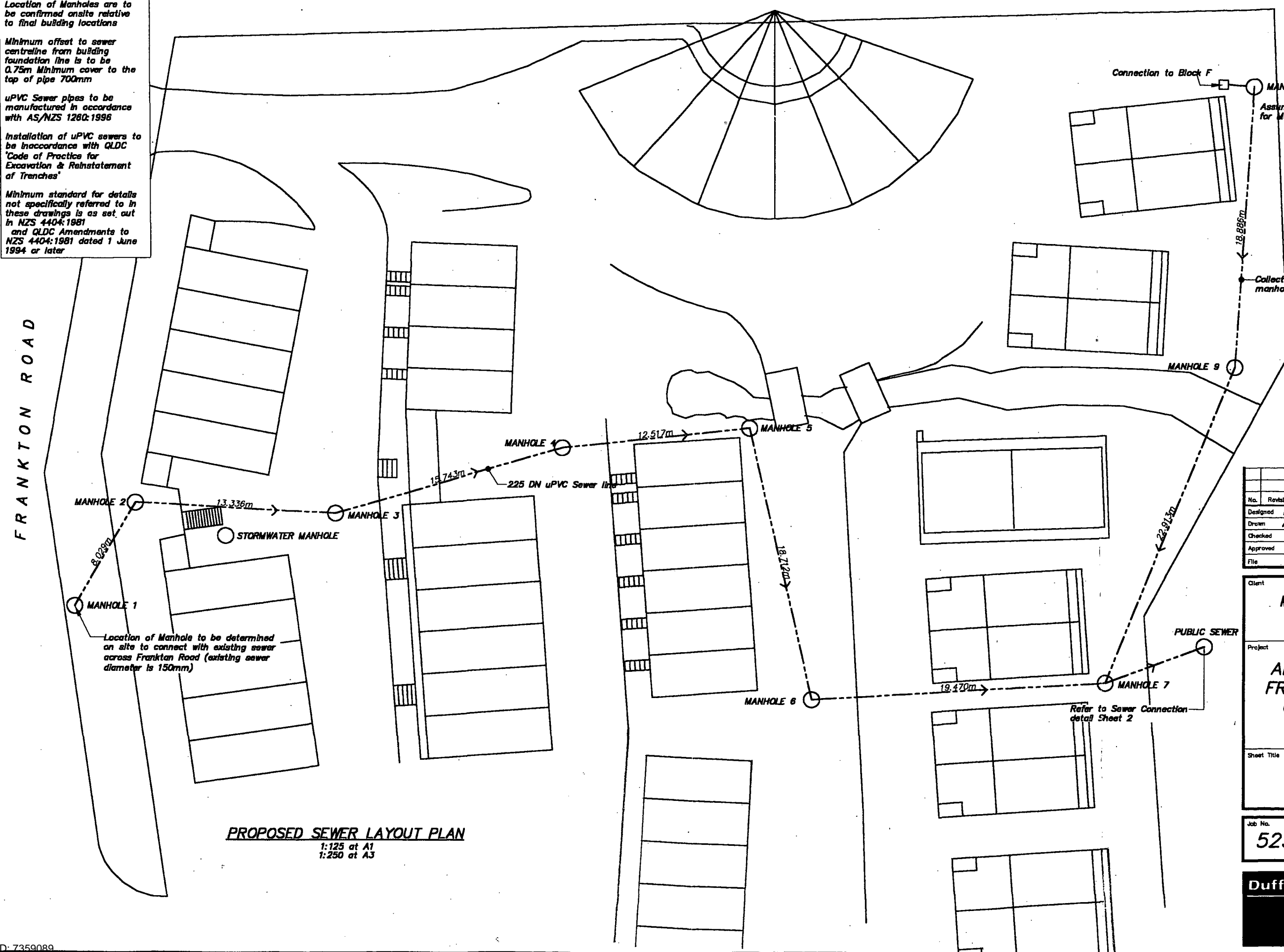
Location of Manholes are to be confirmed onsite relative to final building locations

Minimum offset to sewer centreline from building foundation line is to be 0.75m Minimum cover to the top of pipe 700mm

uPVC Sewer pipes to be manufactured in accordance with AS/NZS 1260:1996

Installation of uPVC sewers to be in accordance with QLDC 'Code of Practice for Excavation & Reinstatement of Trenches'

Minimum standard for details not specifically referred to in these drawings is as set out in NZS 4404:1981 and QLDC Amendments to NZS 4404:1981 dated 1 June 1994 or later



FRANKTON ROAD

Location of Manhole to be determined on site to connect with existing sewer across Frankton Road (existing sewer diameter is 150mm)

No.	Revisions	Date	App'd
Designed	L.Edwards	04/11/03	Print Date
Drawn	A.D.Isaacs	Nov'03	
Checked	G.M.Dent	Nov'03	
Approved			
File		Ref	dPLAN-P1

Client
MOUNTAIN LAKE HOLDINGS

Project
**ALPINE VILLAGE
 FRANKTON ROAD
 QUEENSTOWN**

Sheet Title
SITE LOCATION PLAN

Job No.	Sheet No.	Revision
52388	1	
	of	sheets

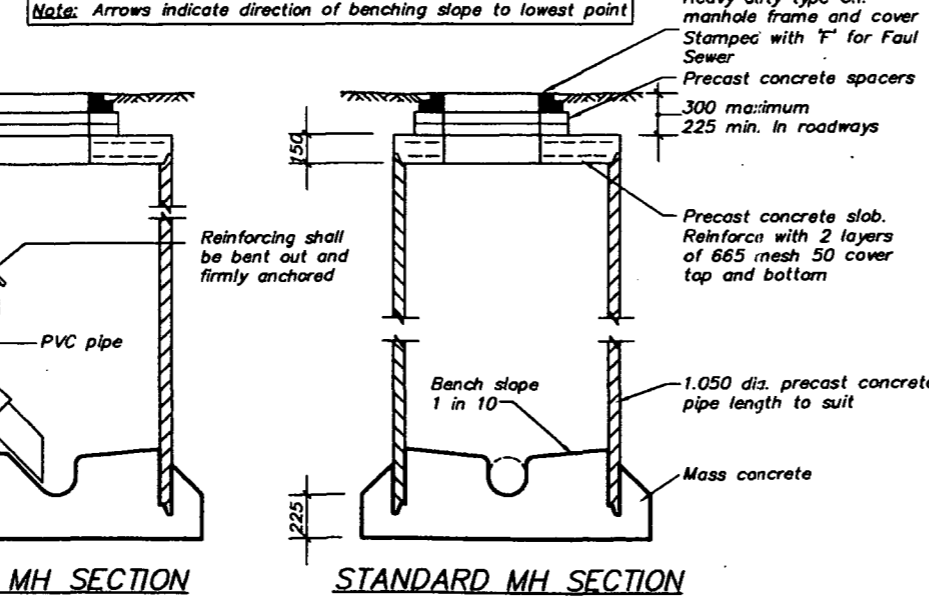
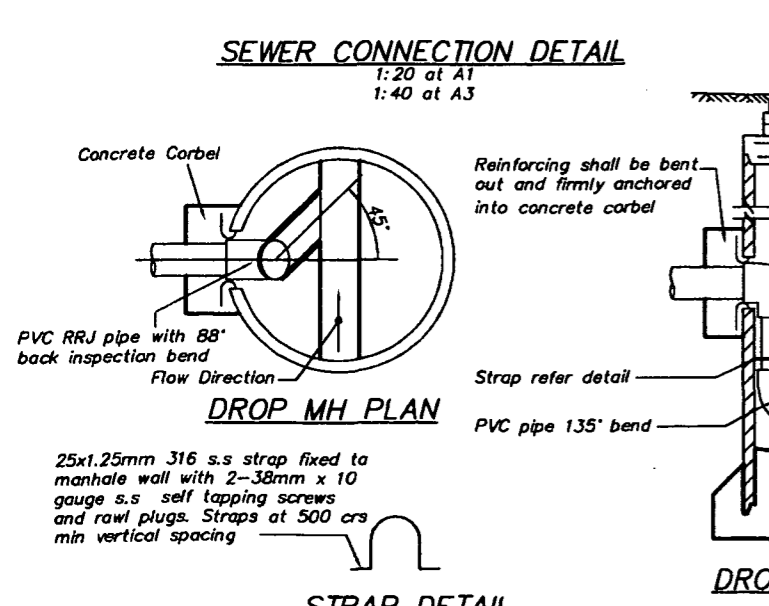
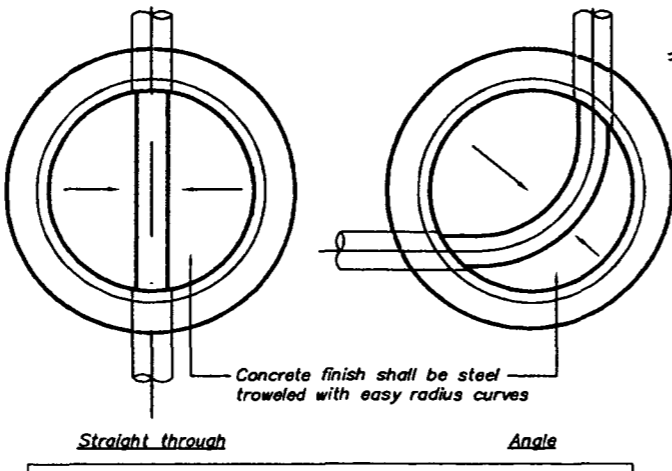
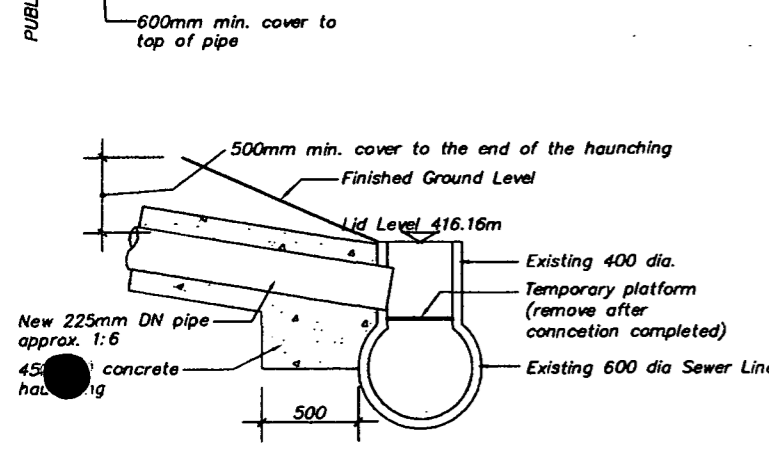
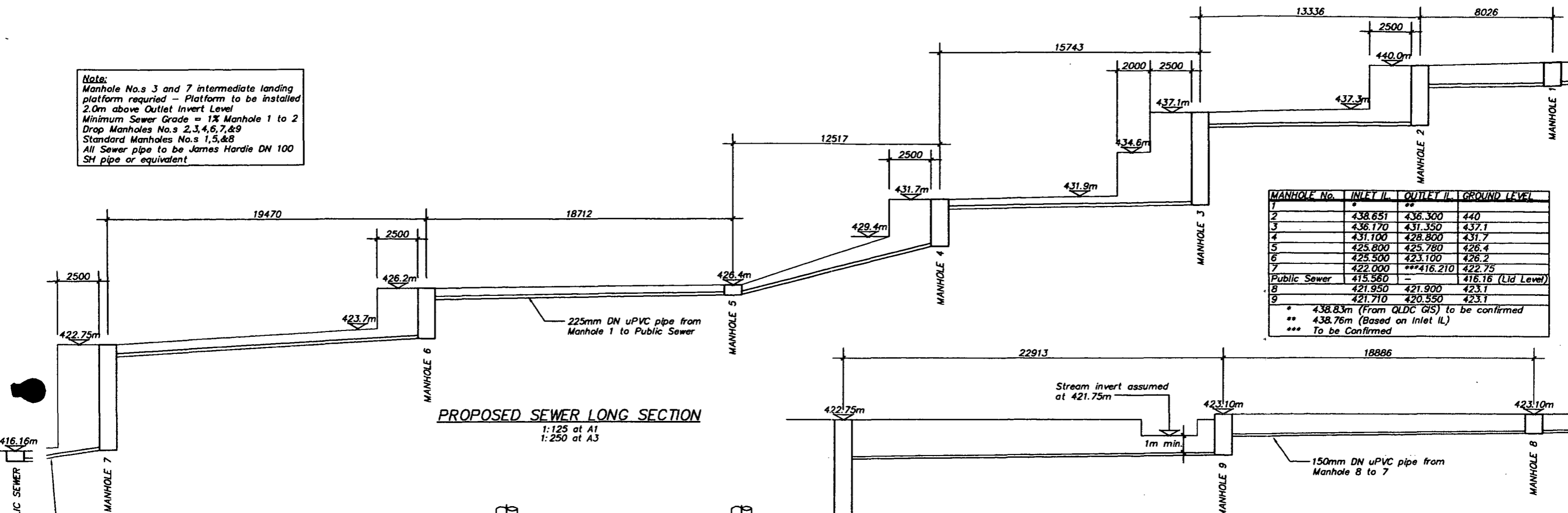
Duffill Watts & King Ltd
 CONSULTING ENGINEERS

PROPOSED SEWER LAYOUT PLAN
 1:125 at A1
 1:250 at A3

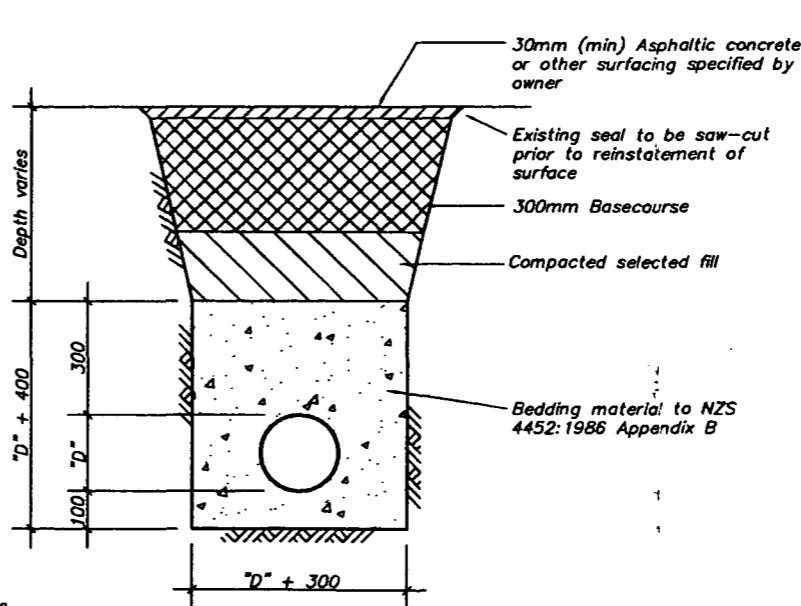
Note:
 Manhole No.s 3 and 7 intermediate landing platform required - Platform to be installed 2.0m above Outlet Invert Level
 Minimum Sewer Grade = 1% Manhole 1 to 2
 Drop Manholes No.s 2,3,4,6,7,&9
 Standard Manholes No.s 1,5,&8
 All Sewer pipe to be James Hardie DN 100 SH pipe or equivalent

MANHOLE No.	INLET I.L.	OUTLET I.L.	GROUND LEVEL
1	*	**	440
2	438.651	436.300	437.1
3	436.170	431.350	437.1
4	431.100	428.800	431.7
5	425.800	425.780	426.4
6	425.500	423.100	426.2
7	422.000	***416.210	422.75
Public Sewer	415.560	-	416.16 (Lid Level)
8	421.950	421.900	423.1
9	421.710	420.550	423.1

* 438.83m (From QLDC GIS) to be confirmed
 ** 438.76m (Based on Inlet I.L.)
 *** To be Confirmed



STANDARD PRECAST CIRCULAR MANHOLE DETAILS
 1:20 at A1
 1:40 at A3



Note:
 Refer to NZS 4404 and QLDC Code of Practice for excavation and reinstatement of trenches

No.	Revisions	Date	Appr'd
Designed	L.Edwards	Date 1/03	Print Date
Drawn	A.D.Isaacs	Nov'03	
Checked			
Approved			
File		Ref dSEC-51	

Client
MOUNTAIN LAKE HOLDINGS

Project
ALPINE VILLAGE FRANKTON ROAD QUEENSTOWN

Sheet Title
LONGSECTION AND DETAILS

Job No. 52388	Sheet No. 2	Revision
-------------------------	-----------------------	----------

Duffill Watts & King Ltd
 CONSULTING ENGINEERS

RECEIVED
29 OCT 2003

Asset

ASSET MANAGEMENT SERVICES

ltd

Box 10 Cromwell

18/10/03

Civic Corp. Ltd
Bag 50077
Queenstown
Att. John Hessling

Dear John,

Re: Resource Consent No: 021107 Alpine Village
Redevelopment

Thank you for returning my telephone call. We have been appointed by the developers/owners as site managers to complete this project. A condition (No.7) of the Consent requires notification to the Council of the person(s) providing certification that the construction complies with N.Z.S. 4404. The developers have appointed a team of professionals. Following our discussions, we advise you that these are now:

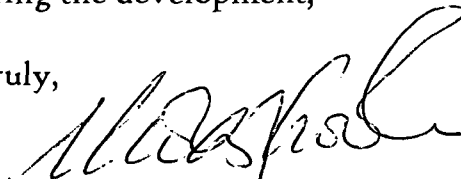
- Slope stability, geotechnical engineering Tonkin and Taylor Ltd (Graham Salt)
- Storm water, water connection and Foul Sewer Duffill Watts and King (Gary Dent)

In addition and for information, Duffill Watts and King are also reviewing internal roading, structural stability of buildings and permanent retaining walls.

We do not expect that there will be any temporary retaining works. Part of the contract works calls for the relocation of a public sewer. These works and storm water (previously drawn by the Architect) will now be handled by Gary Dent.

Please do not hesitate to contact me should there be any matter needing attention during the development,

Yours truly,



Nick Knowles (Cell 0274370059)



02 1107

29/10/03

LANDSCAPE ARCHITECTURE + PLANNING

After speaking to B.A the below will not require a N.C if they adhere to the

Facsimile Transmission

To Civic Corp

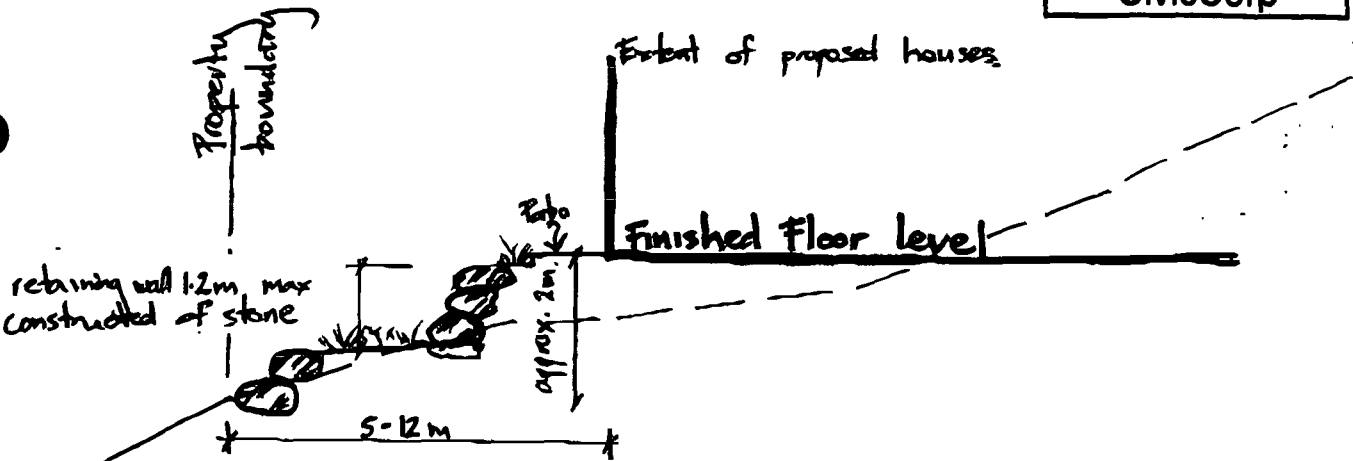
Attention Steve Brown below sketch

Fax No 442 4778

Date 29 Oct 2003 Pages 1 SB

Reference Alpine Village

RECEIVED
29 OCT 2003
CivicCorp



Steve,

The maximum height of the walls would be

1.2 after topsoil etc had been added. However we are aware that during construction the retaining wall could be 1.5-1.8m high.

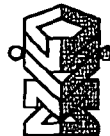
The cross section is the tightest point with the remaining areas up to 12m away from the boundary. Our approved landscape plan indicates rocks in this area, but not in any organised way. Please advise. Regards

Mark Sheppard

Queenstown

145 Glenda Drive
P.O. Box 1269
Phone 03-442-3448
Fax 03-442-3449

Ralf Krüger MLA Dip Hort ANZILA Reg LA
Mark Sheppard BLA Dip Econ NZFT ALI
Antony Rewcastle BLA (Hons)
Joe Nutting BLA (Hons)
Silke Black BLA



Registered
NZILA
Landscape
Architect

Christchurch

Michael Cole Dip LA (Glos UK) ANZILA
Sharon Crofts Dip L Tech Dip Hort
Jeff Myles MLA BSc



LANDSCAPE ARCHITECTURE + PLANNING



Facsimile Transmission

To Civic Corp

Attention Steve Brown

Fax No 442 4778

Date 29-10-03

Pages 2

Reference Alpine view

Steve,

Please also find attached the sketch of the rock retaining wall from the project manager.

My sketch is obviously more Landscape orientated but, is the ~~the~~ same intent.

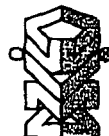
Regards

mark Sheppard.

Queenstown

145 Glenda Drive
P.O. Box 1269
Phone 03-442-3448
Fax 03-442-3449

Ralf Krüger MLA DipHort ANZILA RegLA
Mark Sheppard BLA DipEcon NZFIT ALI
Antony Rewcastle BLA (Hons)
Joe Nuffing BLA (Hons)
Silke Block BLA

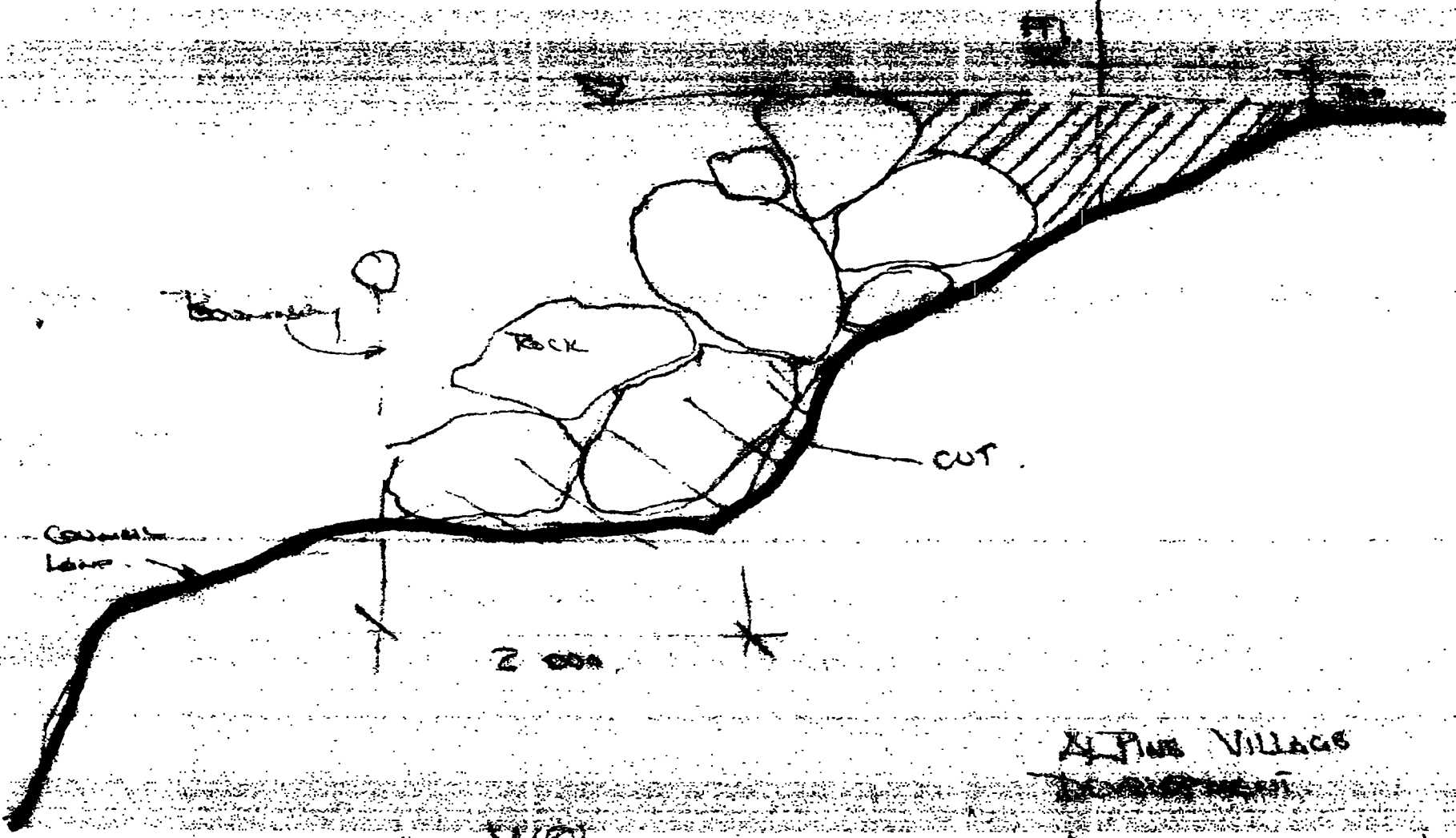


Registered
N Z I L A
Landscape
Architect

Christchurch

Michael Cole Dip LA (Glos UK) ANZILA
Sharon Crofts Dip L Tech Dip Hort
Jeff Myles MLA BSc

Building Line



ROCK

CUT

Council Lane

2

ART MARK
SDEPP/386

ALPINE VILLAGES
Development

Rock wall to lake
Boundary

25/10/03



Civic Corporation Limited
Private Bag 50077
CivicCorp House, Shotover
Street
Queenstown, New Zealand
Tel: (03) 442 4777
Fax: (03) 442 4778

Fax Transmission

Attention: Bruce Huyler

No. of Pages: 14

Company: Duffell Watts & King

Fax Number: (03) 477 4236

From: Tim Francis, Principal: Monitoring

Dated: Monday, 15 September 2003

Subject: **RESOURCE CONSENT RM021107 - MOUNTAIN LAKE HOLDINGS LTD**

CAUTION: The information contained in this facsimile message is CONFIDENTIAL and may be subject to LEGAL PRIVILEGE. If you are not the intended recipient you are notified that any use of the message is PROHIBITED. If you have received this message in error, please notify us immediately by facsimile and destroy the original.

Hi Bruce,

I attach herewith a copy of the resource consent you have requested.

Please note the specific resource consent conditions that need to be complied with PRIOR to any development of the site i.e. conditions 7, 8, 9, 10, 16.

Please also note the 'Advice Note' that needs to be complied with prior to the start of any development of the site. In this case we require a copy of the ORC resource consent granting the diversion of the existing watercourse.

We look forward to your compliance with this resource consent and wish you well with the development.

Thanks.



File: RM021107
Valuation Number: 2910304100
Compliance

9 June 2003

Mountain Lake Holdings Ltd
C/- John Edmonds & Associates
PO Box 95
QUEENSTOWN

Dear Sir/Madam,

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991
MOUNTAIN LAKE HOLDINGS LTD – RM021107

I refer to your application for land use consent under Section 88 of the Resource Management Act 1991 to construct a high-density visitor accommodation development comprising 53 separate units. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 9 June 2003. The issue of this decision was made and is authorised by Mr Duncan Field, Chief Executive Officer as delegate for the Council.

The subject site is located at 643 Frankton Road (State Highway 6A) and is legally described as Lot 1 DP 19708.

The site is zoned Residential 2 in the Transitional District Plan and the proposal requires resource consent for the following reasons:

Rule 19.01(c) states that the construction of 'apartment houses' is a predominant (permitted) activity.

Apartment Houses are defined in this plan to mean.....

"a residential building which contains two or more household units, and includes a block of flats whether rental or ownership and includes time sharing units and travellers accommodation of not more than two units, but does not include attached

dwellings, travellers accommodation in excess of two units, boarding houses or buildings forming part of a motor camp”.

Traveller’s Accommodation is defined in this plan to mean.....

“land and one or more units principally for the day to day accommodation of traveller’s by road and their vehicles, and includes motels, holiday and tourist flats, and timeshare apartments, but does not include private hotel, licensed hotel or motor camp. This use includes as accessory to the principal use any services or amenities provided on the site such as shops, restaurants, bath houses, swimming pools and children’s playgrounds and the like which are to be used exclusively by the traveller’s using such accommodation”.

Rule 19.02(h) states that ‘travellers accommodation’.....provided the minimum site area for travellers accommodation shall be 1000m² is a conditional (discretionary) activity.

Consent is therefore required under the Transitional District Plan for the following reasons:

- 1 Considering consent is sought to use all of the units for ‘visitor accommodation’ purposes, the definition of traveller’s accommodation is more in line with the intent of this proposal rather than that of apartment houses. In this instance, **discretionary** activity consent is required pursuant to Rule 19.02(h).

Note: The application does specify that it is likely that only the upper units will be made available for visitor accommodation purposes. The lower units are likely to be used for permanent residential purposes.

- 2 With respect to Rule 1.13 (uses not specifically mentioned) it is stated that:

“any use not expressly mentioned in the District Scheme (for which earthworks are not) that fall within the general class of use authorised in respect of any zone shall be deemed to be included in that class as if it had been expressly authorised....”

In this instance, the proposal is classified as a discretionary activity pursuant to Rule 19.02(h), therefore the earthworks incidental to the construction of the proposed ‘traveller’s accommodation’ is considered to be a **discretionary** activity.

With respect to the assessment of bulk and location requirements, Rule 19.04 states that all resource consent applications located within the Residential 2 Zone shall be assessed pursuant to Rule 18.04, as for the Residential 1 Zone.

- 3 Rule 18.04(c)(ii) states that ‘other residential buildings’ shall have a minimum setback distance of 2.5 metres from side boundaries. The corner of both proposed units 27 and 32 intrude into this minimum setback adjacent to the eastern boundary by 500mm, thus a **non-complying** consent is required in this respect.

- 4 Rule 18.04(e)(ii) states that no part of any building shall protrude through a plane drawn parallel to and 7.0 metres vertically above the ground level existing prior to any development. As depicted on the height envelope diagram prepared by Noel Bonisch, buildings 'A', 'B', 'C', 'D' and 'E' encroach into this maximum permitted height plane. Buildings 'A', 'B', 'C' and 'E' intrude into this maximum height plane by a minimal distance with building 'D' intruding by 2.3 metres. Given these encroachments, a **non-complying** activity is required with respect to building height.

Between 31 August and 14 September 1998 the decisions on submissions to the Proposed District Plan were progressively released. Section 88A of the Resource Management Act 1991 requires all applications received after notification of decisions to be assessed in terms of these decisions and any amendment thereto. Under these decisions the site is zoned High-Density Residential. The purpose of the High-Density Residential Zone is to.....

"....make provision for the continuation and establishment of higher-density residential activity in recognition of these areas proximity to the town centres, entertainment, shopping facilities and transport routes which provide a link to attractions elsewhere in the District....."

Resource consent is required under the Proposed District Plan for the following reasons:

- 1 Rule 7.5.3.2(ii) – Visitor Accommodation in the High-Density Residential Zone – **controlled** activity in respect of the location, external appearance and design of buildings; the location, nature and scale of activities on site; the location of parking and buses and access; noise; and hours of operation.
- 2 A **controlled** activity consent pursuant to Section 374(3)(a) of the Resource Management Act 1991 with regard to providing a development contribution under Section 409 of the Act.
- 3 Variation No 8 – Earthworks – **restricted discretionary** activity. Earthworks to be undertaken incidental to the construction of the proposed high-density visitor accommodation units have been calculated to comprise cut to fill of approximately 6000m³ with the importation of approximately an additional 3000-5000m³ of clean fill to the site. The proposed earthworks, due to the existing topography on site, will affect the majority of the property.

"Water body" as defined in the Act means:

"fresh water....in a river, lake, stream, pond, wetland or aquifer, or any part thereof, that is not located within the coastal marine area".

With the presence of a water body flowing through the centre of the subject site, earthworks will obviously be undertaken within close proximity. It is noted that separate resource consent is being sought from the Otago

Regional Council to enable approximately half the watercourse to be piped, and cover over, while the remainder is enhanced and developed as a landscape feature.

The cut and fill benches range in height between 3.5 – 5.0 metres and are to be retained by engineered retaining walls.

Therefore, taking the above into account, resource consent for earthworks is required under Variation 8 pursuant to:

(x)(1)(a) *The total volume of earthworks does not exceed 100m³ per site (within a 12-month period).*

(x)(1)(b) *The maximum area of bare soil expose from any earthworks where the average depth is greater than 0.5m shall not exceed 200m² in area within that site (within a 12-month period).*

(x)(1)(c) *Where any earthworks are undertaken within 7.0 metres of a “water body” the total volume shall not exceed 20m³.*

(x)(2)(a) *The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary, except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metres in height.*

(x)(2)(b) *The maximum height of any cut shall not exceed 2.4 metres.*

(x)(2)(c) *The maximum height of any fill shall not exceed 2.0 metres.*

4 Rule 14.2.4.2(iii) – Maximum Gradient for Vehicle Access – **restricted discretionary** activity. The gradient of the access will be between 1:5 and 1:525, which is steeper than the maximum gradient of 1:6 as permitted by this rule.

5 Rule 7.5.5.2(iv) – Building Height – **non-complying** activity. As stated above, this rule reiterates the provisions provided for in the Transitional District Plan with respect to building height. That is, no part of any building shall protrude through a plane drawn parallel to and 7.0 metres vertically above the ground level existing prior to any development. Again, as depicted on the height envelope diagram prepared by Noel Bonisch, buildings ‘A’, ‘B’, ‘C’, ‘D’ and ‘E’ encroach into this maximum permitted height plane. Buildings ‘A’, ‘B’, ‘C’ and ‘E’ intrude into this maximum height plane by a minimal distance with building ‘D’ intruding by 2.3 metres.

The application was considered on a non-notified basis in terms of Section 94 of the Act because the written approval of all those persons who may be adversely affected by the granting of the resource consent was obtained, and because the adverse effect

on the environment of the activity for which consent is sought was considered to be minor.

Decision

Consent is GRANTED pursuant to Sections 104 and 105 of the Act, subject to the following conditions imposed pursuant to Section 108 of the Act:

General Conditions

- 1 That the development be carried out in accordance with the plans (Ref: RM021107/1-11 and date – stamped 3 June 2003 as approved) and the application as submitted, with the exception of the amendments required by the following conditions of consent.
- 2 That unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement is imposed by this consent shall be at the consent holder's own expense.
- 3 That the consent holder shall pay to Civic Corporation Limited all required administration charges fixed by the Council pursuant to Section 36 of the Act in relation to:
 - a) the administration, monitoring and supervision of this consent; and
 - b) charges authorised by regulations.
- 4 The consent holder shall pay to Civic Corporation Limited an initial fee of \$240 for the costs associated with the monitoring of this resource consent in accordance with Section 35 of the Act.
- 5 That upon completion of the proposed activity, the consent holder shall contact the Monitoring Section at Civic Corporation Limited to arrange a time for an inspection of the proposed work to ensure all conditions have been complied with.

Specific Conditions

- 6 All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:1981 with the amendments to that standard adopted on 1 June 1994, except where specified otherwise.
- 7 The owner of the land shall provide a letter to the Council advising who their representative is for the design and execution of the engineering works required in association with this development and shall confirm that this representative will be responsible for all aspects of the works covered under section 104 of NZS4404:1981 "Code of Practice for Urban Land Subdivision", in relation to this development.
- 8 Prior to the commencement of any works on the land being developed, the applicant shall provide to the Queenstown Lakes District Council for

approval, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (6), to detail the following engineering works required:

- a) The consent holder shall provide for a water supply to each apartment in terms of Council's standards and water connection policy.
 - b) The consent holder shall provide fire hydrants sufficient to provide for a Class D fire risk to all apartments. If this is not possible then approval of any lesser risk shall be sought from the New Zealand Fire Service.
 - c) The consent holder shall provide a foul sewer disposal to each apartment, connected to the Council's reticulation.
 - d) The consent holder shall provide for permanent disposal of stormwater from all impervious areas.
 - e) The consent holder shall install an appropriately designed culvert for the existing overland waterway. The consent holder is responsible for obtaining any consents and approvals from the Otago Regional Council.
 - f) The consent holder shall re-locate, at their own expense, any existing Council service that has the possibility of being covered by any dwelling(s) on this development.
 - g) The construction of all car parking and vehicle manoeuvring areas. The car parking areas shall be no steeper than 1:20.
 - h) The construction of a vehicle crossing to Frankton Road (SH6) in accordance with NZS4404:1981 Fig 7.
 - i) The construction of the access road shall be to Council Standards and have an average gradient of 1:6 but no areas shall exceed 1:5.
 - j) The provision of a power and telecommunications supply to each unit. These connections shall be underground from existing reticulation.
- 9 The consent holder shall provide for provision of suitable excavation, work methodologies, temporary works, retaining walls and cut batter slopes. A suitably qualified and experienced Registered Engineer (or Chartered Professional Engineer under the Chartered Professional Engineers Bill 2002) shall design these works and will be responsible for ongoing monitoring and supervision of the works. An engineer's design certificate shall be submitted in respect to all the earthworks within the site.
- 10 The consent holder shall install all mitigation measures stated in the Duffill, Watts & King Ltd report dated 31 January 2003 ref 4510/7/34 JPB:WQ31-1.

These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project.

- 11 The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development.
- 12 The completion of all works detailed in condition (8) above.
- 13 Where this development involves the vesting of assets in the Council, the consent holder shall submit to Civic Corporation Ltd a copy of the Practical Completion Certificate, including the date it was issued and when it lapses. This information will be used to ensure the Council's Engineering consultants are aware of the date where the asset is no longer to be maintained by the consent holder and to assist in budgeting for the Annual Plan.
- 14 That at the time that the application for a boundary adjustment is made, the landowner shall provide a pedestrian easement in favour of Council, to connect between State Highway 6A (SH6A) and the Frankton walking track. The final alignment of the easement shall be at the discretion of the Council, but shall generally follow the alignment of the existing pedestrian steps that run through the lower portion of the site (see "public walking track" depicted on approved plan RM021107/2). The easement shall then be aligned to conveniently and safely connect through to the footpath at the State Highway.

Financial Contributions

- 15 Payment to the Council (or proof that these fees have been paid) of the following headwork's fees:

Residential Charges

Water	\$13,805.00 (incl GST)
Sewage	\$20,350.00 (incl GST)

Visitor Accommodation Charges

Water	\$9,789.00 (incl GST)
Sewage	\$19,733.33 (incl GST)

- 16 Prior to any development of the site the applicant shall pay to the Council a reserve contribution in terms of Section 409 of the Resource Management Act 1991. In the circumstances a maximum contribution is required, and is based on half of a percent of the assessed value of the development.

<u>Proposed value of work</u>	=	<u>\$7,439,000.00</u>
x 0.005	=	\$37,195.00
		<hr/>
Total	=	\$37,195.00 (incl GST)
		<u><u>=====</u></u>

The provisions of Section 294(f) of the Local Government Act 1974 apply to this development. After the completion of the work the Council shall assess the actual capital value of the development. The capital value may result in an increase or decrease in the assessed value, and the developer will be required to pay the excess, or receive a refund.

Surveyors Certificate

17 In order to ensure that the proposed building is located exactly as proposed in the application and complies with the maximum height control of the Queenstown Lakes Proposed District Plan or the degree of infringement applied for, the consent holder shall employ a suitably qualified surveyor at his/her expense who shall;

- (a) Set out the foundations of the proposed structure, and
- (b) Certify to Council in writing that the foundations have been set out in accordance with the approved consent in terms of levels and position, and confirm that if built in accordance with the approved plans, the building will comply with the degree of infringement applied for.

AND

- (c) Prior to the prelining stage check that the entire proposed building complies with the degree of infringement applied for.
- (d) Certify in writing that the proposed building complies with the degree of infringement applied for.

Note: The consent holder is advised that they will require a suitably qualified surveyor to carry out a survey of the land, recording the ground levels, prior to any earth works being carried out on the site.

Landscaping

18 The approved landscaping plan shall be implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced. In order to maintain viewpoints from SH6A, landscape planting as depicted along the northern boundary shall be restricted to a height of 3.0 metres in order to maintain viewpoints.

Advice Note

It is noted that Transit NZ has provided their written consent subject to an agreement with the applicant pursuant to Section 116 of the Act to delay the commencement of the consent until the relevant consents for culvert works have been obtained from the Otago Regional Council (ORC). Therefore, the applicant is advised here that this resource consent is granted subject to ORC granting consent for the diversion of the existing watercourse.

Reasons for the Decision

The Proposal

The proposal involves the construction of a total of 53 high-density visitor accommodation units. As noted, earthworks incidental to the construction of the development will be required. Further, portions of built form intrude into the maximum building height of 7.0 metres above natural ground level.

The size of the proposed units range from single and two-bedroom apartments near the highway, increasing in size closer to the lake. All of the units will be subdivided pursuant to the Unit Titles Act 1972 under a separate application once roofing is complete.

Vehicle access will be gained via a single entry off SH6A with internal roading, being a single private road, that will wind through the site. On site parking and manoeuvring comply with the requirements of the Proposed District Plan.

Morgan Pollard and Associates have prepared a comprehensive landscape plan. The intention of this landscape plan is to achieve a quality landscape design that will create a pleasant living environment, have ecological integrity, and that will complement the development as proposed.

It is noted that future applications are to be made to re-develop the adjoining alpine village site. A public walkway is proposed to connect though that part of the site from SH6A to the lakeside walkway (designated as recreation reserve; No 203).

Effects on the Environment

With the exception of earthworks, building height and vehicle access gradient, this proposal is in compliance with the relevant Site and Zone Standards provided for within the Proposed District Plan. These three aspects of non-compliance are discussed here.

In respect of earthworks, Duffill Watts and King have prepared a comprehensive site management plan. This documentation specifies that any adverse effects upon the environment resulting from the proposed earthworks will be no more than minor, and furthermore internalised within the site.

As noted, in respect of building height, proposed buildings 'A', 'B', 'C' and 'E' intrude into the maximum permitted height plane of 7.0 metres by a minimal

distance with proposed building 'D' encroaching by approximately 2.3 metres. Given the existing topography of the subject site and elevation of surrounding properties, the effect of these encroachments into the maximum height plane are internalised with no external effect in regard to privacy, daylighting or viewpoints.

With respect to the gradient of vehicle access, portions of such access will be between 1:5 and 1:525, which is steeper than the requirement of 1:6 as provided for under the Proposed District Plan. The effect of this gradient has been assessed with a determination that there will be no adverse effect in terms of driver safety within the site. The effect of vehicle access being in non-compliance with Council's requirements in this regard is internal only.

Section 7(c) of the Act refers to the maintenance and enhancement of amenity values. The perception of the subject site, being a vacant as it is, will obviously change. It is considered that amenity values associated with the site will improve as a result of this proposal through the development of sympathetic built form and appropriate landscape planting.

This proposal is considered to be an example of appropriate high-density development anticipated by the relevant provisions in the Proposed District Plan.

Policies and Objectives

Turning to the objectives and policies it is considered that greater weight should be placed on the Proposed District Plan as opposed to the Transitional District Plan.

Whilst the two District Plans are relevant to be considered in respect of this proposal, the Proposed District Plan has primacy as it reflects the contemporary policy position of Council (and the Community), and as it has been prepared under the Resource Management Act 1991.

In assessing 7.1.2 of the Proposed District Plan it is considered that the proposal is in accordance with rather than contrary to the relevant District Wide Residential Objectives and Policies as listed below:

Objective 1 – Availability of Land

“Sufficient land to provide for a diverse range of residential opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment”.

The relevant supporting policy in this instance is:

“1.3 To promote compact residential development”.

This 'compact' high-density visitor accommodation development will provide for both present and future urban populations, thus being in accordance with Objective 1 and supporting Policy 1.3.

Objective 2 – Residential Form

“A compact residential form readily distinguished from the rural environment which promotes the efficient use of existing services and infrastructure”.

The relevant supporting policy is:

“2.1 To contain the outward spread of residential areas and to limit peripheral residential or urban expansion”.

The location of this proposal avoids inappropriate expansion of the urban framework and makes sustainable use of existing reticulated services and infrastructure.

Objective 3 – Residential Amenity

“Pleasant living environments within which adverse effects are minimised while still providing the opportunity for individual and community needs”.

Relevant supporting policies include:

“3.3 To ensure the external appearance of buildings reflects the significant landscape values and enhance a coherent urban character and form as it relates to the landscape....

3.5 To ensure a balance between building activity and open space on sites to provide for outdoor living and planting....

3.8 To encourage on-site parking in association with development in residential areas to ensure the amenity of neighbours and the functioning of streets is maintained”.

This proposal will have a no more than minor adverse effect on the living environment within the immediate vicinity. The design and external appearance of development is considered to be appropriate with respect to the urban landscape. Provision for on site car parking and manoeuvring ensures that amenity value and the functioning of SH6A remains safe and efficient, which in turn dictates the proposal to be in accordance with relevant objectives and supporting policies provided for under Part 14 of the Proposed District Plan.

In conclusion, the High-Density Residential Zone is seen to encourage compact development for visitor accommodation and residential purposes subject to the scale and extent of such development having no adverse effect on residential amenity values. This proposal, for reasons mentioned above, is in accordance with rather than contrary to this intent provided for in the underlying zone.

Written Consents Obtained

As noted, Transit NZ has provided their written consent subject to an agreement with the applicant pursuant to Section 116 of the Act to delay the commencement of

the consent until the relevant consents for culvert works have been obtained from the Otago Regional Council. The primary concern for Transit NZ remains with maintaining the safety and efficiency of SH6A in the vicinity of the proposed development. This level of development on the subject site was considered at the time the existing vehicle access was established and Transit NZ are therefore satisfied that the access is appropriate for the development as proposed.

Queenstown Lakes District Council has provided their written consent for buildings intruding into the 7.0 metre height plane and landscape planting within the recreation reserve adjacent to the southern boundary. As a result of consultation with Council, the applicant has removed one of the four bedroom units adjacent to the public walkway to allow for a re-design in the future. Extensive consultation between QLDC and Morgan and Pollard (acting on behalf of the applicant) has resulted in a landscape plan considered to be appropriate for the subject site and immediate surrounds.

Conditions

Submission of 'as-built' plans to Council is required in order that Council maintains adequate records of all connection to Council services.

Due to the scale of the proposed development, the Council is entitled to levy a financial contribution pursuant to Section 409(1)(b) of the Resource Management Act 1991.

Despite resource consent being granted for visitor accommodation, headwork's fees have been calculated on the potential basis that approximately 23% of the proposed units are to be used for private residential purposes and the remaining 77% for visitor accommodation.

With respect to Condition 14, the applicant has determined that a boundary adjustment will be required so that Stage 1 is located entirely within one title. Stage 1 extends to include part of that land currently occupied by A-frame units. This boundary adjustment will also involve an adjustment of the common boundary adjacent to SH6A and the provision for a pedestrian easement, as requested by Council.

Other Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further money is required.

Should you not be satisfied with the decision of the Council, or certain conditions, an objection may be lodged in writing to the Council setting out the reasons for the objection under Section 357 of the Resource Management Act 1991 not later than 15 working days from the date this decision is received.

The conditions of this consent include the payment of an initial fee of \$240 to cover the cost of CivicCorp's statutory requirement to monitor the conditions of your resource consent. The initial \$240 is for the first two and a half-hours of monitoring. Should your consent require more monitoring you will be charged for the additional time.

To minimise your monitoring costs it is strongly recommended that you contact the Monitoring Section of CivicCorp when the conditions have been met or with any changes you have to the programmed completion of your consent.

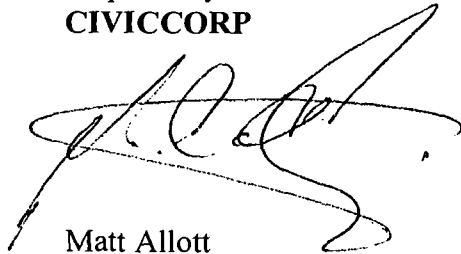
This resource consent is not a consent to build under the Building Act 1991. A consent under this Act must be obtained before construction can begin.

Please contact the Principal: Monitoring (Civic Corporation Limited) when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

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

If you have any enquiries please contact Matt Allott on phone (03) 442 6854.

Prepared by
CIVICCORP



Matt Allott
PLANNER

Reviewed and Approved by
CIVICCORP



Jane Titchener
PRINCIPAL: RESOURCE MANAGEMENT

Monitoring Notes

Location: 643 Frankton Rd

Client: Mountain Holdings Ltd

Consent number: RM 021107

Note by: Les O'Leary

Date: 22 July 2003.

- Check that existing ground plans are used for height controls.
- Fill put in at top of site.
- Fill put in about 8-9 years ago.
- Check plans show existing ground shown on plans.
- 442 ~~880~~73 - John Nelson 651 Frankton Rd.
Call tomorrow as leaving Thursday.

-
- Trees felled
 - No excavations yet
 - Stream through property. - piped over.

- left message explaining the ground height situation as clarified with Rob & Nigel 23/7/03



OFFICE MEMO

FILE REF: RM021107
TO: Jane Laming
FROM: Malika Elner
DATE: 25/06/04
SUBJECT: Mountain Lakes Holdings – Variation

Jane,

I have re-calculated the headworks payable for this second variation (attached) and the other conditions of the original decision are still applicable. It should be noted that we are only dealing with Stage 1. Stage 2 has not been considered for this decision.

The earthworks condition on the decision asks for information to be supplied with regard to work methodologies, temporary works etc so this covers the variation without the need to add conditions.

This second variation only proposes to delete the final 4 bedroomed apartment and replace with 2 two bedroomed units. This will give 1 additional unit over all for the purpose of calculating the headworks fees.

Residential Charges (1 credit levied for the underlying lot)

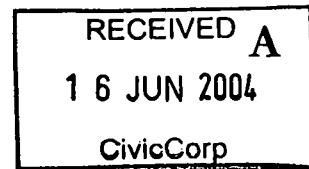
Water	\$17,570.00 incl GST	(14 units @ 1,255 per unit)
Wastewater	\$25,900.00 incl GST	(14 units @ 1,850 per unit)

Accommodation Charges (No credits levied)

Water	\$13,001.80 incl GST	(112 people)
Wastewater	\$27,626.67 incl GST	(112 people)

Regards,

Malika Elner
Engineer



1. Resource Management Amendment Act 2003

For the purpose of clarity, we consider it important to specify the implications of the Resource Management Amendment Act 2003 (RMAA 2003) as it applies to section 127.

Section 127 of the principal Act is amended by repealing subsection (1), and substituting the following subsection:

“(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent)”.

Furthermore, section 127 of the principal Act is amended by repealing subsections (3) and (4), and substituting the following subsections:

“(3) Sections 88 to 121 apply, with all necessary modifications, as if –

- (a) the application were an application for a resource consent for a discretionary activity; and*
- (b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively”.*

“(4) For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –

- (a) made a submission on the original application; and*
- (b) may be affected by the change or cancellation”.*

These amendments require that this application be treated as a discretionary activity, although section 127(3) does stipulate that the effects to be considered under the non-notification provisions are only the effects of the change or cancellation. This retains the normal minor and de minimus tests for non-notification. The other implication from the RMAA upon section 127 is the fact that the new section 127 allows an applicant to apply at any time to change any condition (except any condition as to the duration of consent), without specifying a reason for such a change. Therefore, it is no longer necessary to show that there has been a change in circumstances.

2. Background

RM021107 was granted resource consent on a non-notified basis in June 2003 for the construction of 53 high-density visitor accommodation units.

The consent was granted subject to 18 land use conditions.

The decision from Council included an approved site plan (RM021107/1), which provided for 5 four-bedroom units in a complying setback position from the southern boundary adjoining the Frankton walking track.

On the 26 February 2004, Council granted consent to vary conditions 1, 15 and 18 of RM021107. These conditions related to the approved site plan and approved landscape plan, and also headwork's fees applicable to the development. The request for this variation was based on two reasons.

The first was that further geotechnical investigations of the site (in accordance with conditions of consent imposed under RM021107) had determined that a significant amount of rock removal and extent of cut, in conjunction with very expensive retention measures, would be required to maintain land stability in the proposed area for unit 38. Therefore, the consent holder sought to vary the approved site plan to allow unit 38 to be located further towards the centre of the site.

The second reason was a shift in market conditions. At the time of applying for the original resource consent (RM021107) there was a higher demand for four-bedroom units in the lakeside location. Since the granting of this consent a change in market demand from four-bedroom units to two-bedroom units has occurred. Therefore, the consent holder sought to change the five four-bedroom units to eight two-bedroom units with an existing four-bedroom unit (unit 37) to remain.

The net result of Council granting consent to vary RM021107 on 26 February 2004 was that the approved four-bedroom units were able to be split in two, thus being smaller in scale and height, appearing less dominant, whilst still maintaining the original design and external appearance. The potential effects of these changes upon the character and amenity values associated with the Frankton walkway were seen to be less than those that would be evident by built form under the original resource consent.

This application seeks a further variation to convert the only remaining four-bedroom unit adjacent to the southern boundary (unit 37) into two semi detached two-bedroom units – identical to that of the other lakeside units previously approved by Council.

3. Variation Request

A variation to RM021107 and subsequently RM021107.127, under section 127 of the Resource Management Act is sought to:

- ~ Change condition 1 to allow for amendments in regard to the number, positioning and height of the approved units near the southern boundary adjoining Frankton walking track; and
- ~ Change condition 18 to take into account the minor amendments to the approved landscaping plan (RM021107/11), which result from the change in the location and dimension of units along the southern boundary.

- ~ Change condition 15 accordingly with respect to the headwork's fees applicable to the development.

The reason for this variation request, as was one of the reasons for the first variation, relates to a change in market conditions. This variation simply seeks to change unit 37 from a four-bedroom unit into two semi detached two-bedroom units. The market has further diminished for four-bedroom units and as a result the consent holder has had to redesign this unit to suit current market conditions.

On this matter, we note decision CA64/00 - Body Corporate 97010 v Auckland City Council, where it was stated:

"If the market for a particular kind of apartment has diminished, that is capable of being a change in circumstances. Inappropriate does not mean merely inappropriate in planning terms".

It is acknowledged that this statement directly relates to a section 127 test under the previous jurisdiction of the principal Act to demonstrate a 'change in circumstance'. However, we consider such a statement to still have relevance when considering the implications of the RMAA 2003 upon section 127 – in particular, the fact that a change in circumstance is no longer necessary for an applicant to apply for a change of consent conditions. This to us leaves the reasoning for a consent holder to apply for a change of consent conditions wide open – including a diminished market for four-bedroom units as opposed to two-bedroom units.

Consent conditions imposed in RM021107 and subsequently RM021107.127 relevant to this variation request pursuant to section 127 of the Act are:

- ~ A standard condition (Condition 1), which states:

"That the development be carried out in accordance with the plans (Ref: RM021107/1-11) and date-stamped 3 June 2003 as approved) and the application as submitted, with the exception of the amendments required by the following conditions of consent".

- ~ A landscaping condition (Condition 18), which states:

"The approved landscaping plan shall implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree shall die or become diseased it shall be replaced. In order to maintain viewpoints from SH6A, landscape planting as depicted along the northern boundary shall be restricted to a height of 3.0 metres in order to maintain viewpoints".

We suggest the following changes (in italic font) to these two consent conditions.

Amended Condition 1

- ~ "That the development be carried out in accordance with the plans (Ref: RM021107/1-11) and date-stamped 3 June 2003 as approved) and the application as submitted, with the exception of the amendments required

by the following conditions of consent. In addition to approved plans (Ref: RM021107/1-11), the development within the 'revised area' shown on the amended site plan (Ref: Drawing Number 003A, dated 19 November 2003, and drawn by PL Design Ltd), shall be carried out in accordance with the plans (Ref: RM021107.127) and date-stamped 23 February 2004 as approved and the application to vary resource consent RM021107 as submitted. *Further to these amended plans, the development of unit 37 will be undertaken in accordance with the amended plans (Ref: Job No 10635, prepared by Ashley Design and Drafting, and dated 11/2/04) and the cross section prepared by Noel Bonisch Registered Surveyors Job No 5318/5, Sheet 2 of 2)*"

Amended Condition 18

~ "The approved landscaping plan shall implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree shall die or become diseased it shall be replaced. In order to maintain viewpoints from SH6A, landscape planting as depicted along the northern boundary shall be restricted to a height of 3.0 metres in order to maintain viewpoints. In addition to the approved landscaping plan (Ref: RM021107/11), the amended landscape plan (Ref: MPQ 851C(02A), dated 26 November 2003) as it applies to the immediate vicinity surrounding the five units closest to the southern boundary of Stage 1 shall be implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree depicted on the amended landscape plan (Ref: MPQ 851C(02A), dated 26 November 2003) shall die or become diseased it shall be replaced. *Further to these amended plans, the development of the lakeside residential units shall be undertaken in accordance with amended landscape plans (Ref MPQ 851C(O1D) – Rev D, prepared by Morgan Pollard & Associates, dated 17 February 2004 and MPQ 851C(4), also prepared by Morgan Pollard and Associates, dated 25 February 2004)*".

As a result of these changes to consent conditions 1 and 18, there will only be very minor departures from the development approved by way of RM021107 and RM021107.127.

Whilst the number of units proposed will increase from eight two-bedroom units with one four-bedroom unit to ten two-bedroom units, the perception of built form as seen from the Frankton walking track will not change significantly.

The net effect is that there will be a smaller semi-detached building of a design and external appearance similar to that of the other four building blocks facing the walkway.

As a result of this amendment, unit 37 (or 'Block H' as identified on the landscape plans attached) will be located an additional 2m away from the southern boundary, increasing the separation distance from 7m to 9m. Compliance with building height, and a reduction in building coverage all lead to the conclusion that there will be less effect from built form on the immediate

surrounds in respect of dominance. No additional earthworks will be required as a result of this amendment, and it is considered (as identified in the decision for RM021107.127) that conditions of consent for RM021107 adequately cover the activity of earthworks required for this minor variation.

Internal garaging is provided for one vehicle in each of the two-bedroom units, therefore complying with the District Plan requirements in this respect.

It is considered that the proposed variation will not result in any change to the degree of adverse effects.

Section 127(4)(b):

For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who - may be affected by the change or cancellation.

RM021107 and subsequently RM021107.127 were approved by Council on a non-notified basis. The written approval of both Transit New Zealand and the Queenstown Lakes District Council were sought and subsequently obtained by the applicant as part of the consent procedure for RM021107.

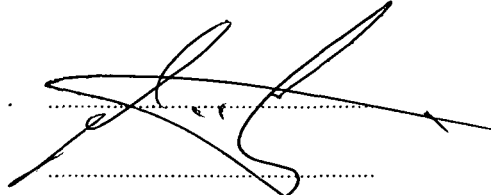
Neither of these parties are considered to be affected to a degree greater than to that which they have already consented to.

The consent of the Queenstown-Lakes District Council is not required as there are no aspects of non-compliance in terms of the relevant bulk and location rules that apply to this site and protect the adjacent Council reserve.

Furthermore, Transit New Zealand is not affected by this variation request. A traffic management plan will be prepared under the Transit New Zealand Act regardless.

4. I attach an assessment of the proposed variation in accordance with section 127 of the Act:

The assessment is **attached (A)**.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke, positioned above two horizontal dotted lines.

*for John Edmonds and Associates Limited
on behalf of*

Mountain Lake Holdings Limited

Address for service of applicant:

John Edmonds and Associates Ltd
PO Box 95
QUEENSTOWN

Attention: Mr. M Allott

Telephone No: 03-409-0055
Fax No: 03-409-0085

Address for invoicing:

Mountain Lake Holdings Limited
PO Box 16-739
CHRISTCHURCH

Attention: Mr. Gavin Moffatt

Annexures:

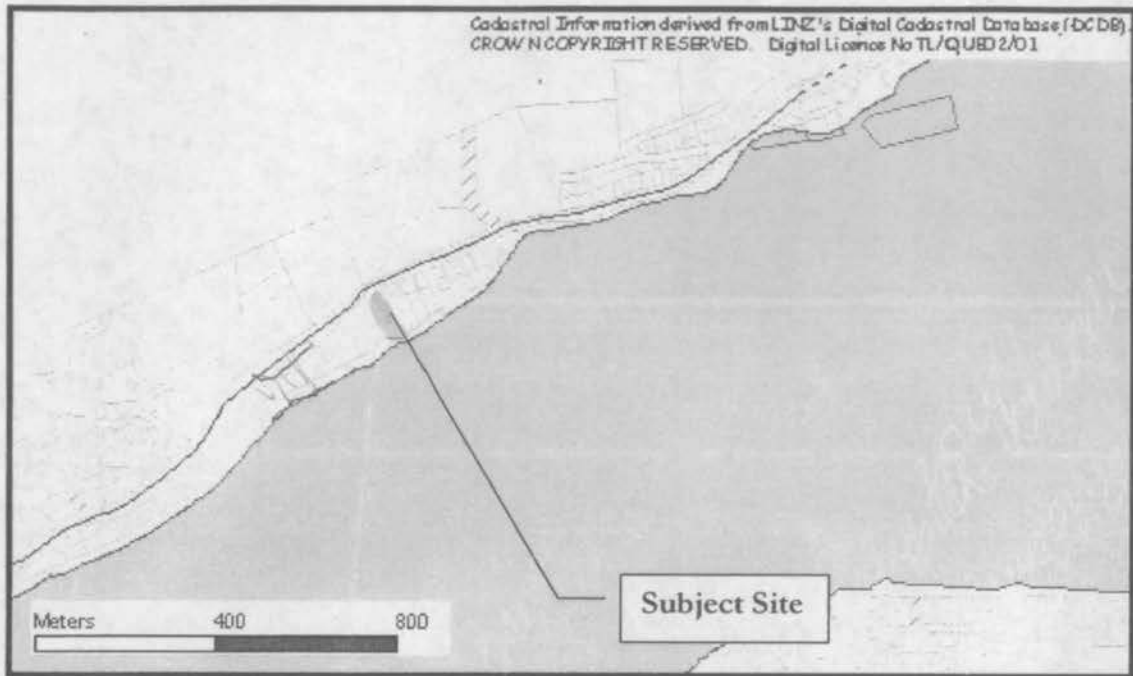
- A An assessment of the request in terms of section 127 of the Resource Management Act 1991
- B Location Plan
- C Copy of Certificate of Title
- D A Copy of Resource Consent RM021107
- E A Copy of Resource Consent RM021107.127
- F Floor Plans and Elevations
- G Amended Landscape Plan (as it applies to Block F - J only)

B

Mountain Lake Holdings Ltd

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16 JUN 2004
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Location Plan





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Historical Search Copy

Identifier OT11A/1071
Land Registration District Otago
Date Issued 17 November 1986

RECEIVED
16 JUN 2004
CivicCorp

Prior References
OT6C/1144

Estate Fee Simple
Area 5985 square metres more or less
Legal Description Lot 1 Deposited Plan 19708

Original Proprietors
Tai-Tec Investment Company Limited

Interests

Appurtenant hereto are rights to take and convey water over part Sections 35 and 16 Block XXI Shotover Survey District (CT OTB2/692) and over Sections 9 and 20 (CT OT47/266) and 18 (CT OT372/40) Block XXI Shotover Survey District created by Transfer 422292

460737 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 1 Deposited Plan 15820	A Transfer 460737	Lot 1 Deposited Plan 19708 - herein	
Drain sewage	Lot 1 Deposited Plan 15820	A Transfer 460737	Lot 1 Deposited Plan 19708 - herein	

476672 Gazette Notice declaring State Highway No. 6 (Queenstown - Frankton) to be a limited access road - 21.4.1977 at 11.00 am

Appurtenant hereto are rights to drain water and sewage over part Lot 2 DP 16517 (CT OT9A/1431) and over part Lot 3 DP 16517 (CT OT9A/1433) created by Easement Certificate 584273.2 Subject to Section 309(1)(a) Local Government Act 1974

829651.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 12.5.1993 at 10.21 am

5033366.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 5.4.2001 at 9:00 am

5246484.3 Discharge of Mortgage 829651.3 - 12.6.2002 at 9:00 am

5246484.4 Transfer to Noel Raymond Fitzgerald - 12.6.2002 at 9:00 am

5246484.5 Transfer to Mountain Lake Holidays Limited - 12.6.2002 at 9:00 am

5246484.6 Mortgage to Raymond Sullivan Solicitors Nominee Company Limited - 12.6.2002 at 9:00 am

5277298.1 Departmental Dealing correcting the name of the registered proprietor from Mountain Lake Holidays Limited to Mountain Lake Holdings Limited - 9.7.2002 at 9:10 am

Identifier

OT11A/1071

References

Prior C/T 6C/1144

Transfer No

N/C Order No 667605

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

No. 11A / 1071

This Certificate dated the 17th day of November one thousand nine hundred and eightysix under the seal of the District Land Registrar of the Land Registration District of OTAGO

WITNESSETH that ALLEN EDGAR SHORT, engineer and ALLEN RICHARD SHORT, labourer both of Queenstown as tenants in common in equal shares are

possessed of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, leases, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon. by the several discrepancies a little more or less, that is to say All that parcel of land containing 5985 square metres more or less being Lot 1 Deposited Plan 1970B and being part Section 8 Block XXI SHOTOVER DISTRICT.

Interests at date of issue:

Subject to a 1987 lease condition imposed by N/C 16905

Cancelled 2-4-1987

DISTRICT LAND REGISTRAR

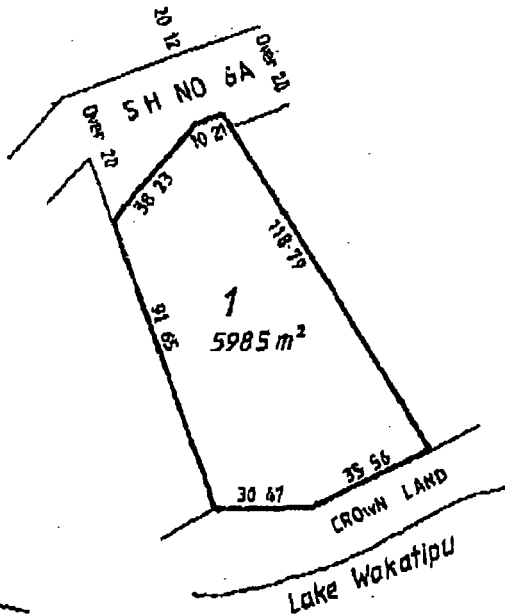
Appurtenant hereto are rights to take and convey water with incidental rights over part Sections 19 and 16 Block XXI Shotover District (B2/692) and over Sections 9 and 20 (47/266) and 18 (372/40) Block XXI Shotover District created by Transfer 422292

Appurtenant hereto is a right to drain water and sewerage over the part Lot 1 D.P. 15820 shown marked "A" on diagram annexed to Transfer 460737 created by said transfer

476672 Gazette Notice declaring State Highway No. 6 (Queenstown-Frankton) to be a limited access road - 21.4.1977 at 11.00 am

Appurtenant hereto are the following rights to drain water and sewages in terms of D.P. 16917: (i) over Lot 2 (C.T. 9A/1431) (ii) over Lot 3 (C.T. 9A/1433) -See Easement Certificate 584273/2

over...



No. 11A / 1071

Register Code for L. & D. 69 71. 71

CERTIFICATE OF TITLE No 11A / 1071

The easements specified in Basement Certificate 584273/2 are subject to Section 309(1)(a) Local Government Act 1974

[Signature]
D.L.R.

829651/2 Transfer to Tai-Tee Investment Company Limited - 12.3.1993 at 10.21am

[Signature]

A.L.R.

829651/1 Mortgage to ANZ Banking Group (New Zealand) Limited - 12.3.1993 at 10.21am

[Signature]

A.L.R.

672574 Transfer to Alan Bertram Harper of Invercargill, Solicitor and Roger Neil Wilson of Invercargill, Chartered Accountant - 16.2.1987 at 10.04am

678627/1 Mortgage to Trust Bank Southland - 14.5.1987 at 10.27am
[Signature]
A.L.R.

678627/2 Mortgage to Allen Edgar Short and Allen Richard Short - 16/9/1987 at 10.23am
[Signature]
A.L.R.

681653/1 Mortgage to Allen Edgar Short and Allen Richard Short - 29.6.1987 at 1.53pm
[Signature]

A.L.R.

681653/2 Mortgage to Trusteesbank Southland - 29.6.1987 at 1.53pm
27 AUG 1990
[Signature]

A.L.R.

731237/1 Transmission of Mortgage 681653/1 to Allen Edgar Short as survivor entered 19.5.1989 at 11.07am

[Signature]
A.L.R.

761740/2 Transfer to K.D. & J.A. Swain Limited - 27.8.1990 at 9.20 am

[Signature]

A.L.R.

761740/3 Mortgage to Trust Bank Southland - 27.8.1990 at 9.20 am
[Signature]

A.L.R.



QUEENSTOWN LAKES DISTRICT COUNCIL
 APPROVED PLANS: RM 1107-127
 23/2/04
 Date Initials

Please Note:
 Approval only on
 Stage One landscaping
 [Signature] 23/2/04

Earth mounding to partially screen development and to reduce noise from road. Height of mounding to be no greater than 1.5m above the level of the adjacent road kerb.

FRANKTON ROAD

Landscape planting to partially screen development and to reduce noise from road

Hebe salicifolia planting to screen road from houses, but planted to ensure views to lake maintained

Existing douglas fir trees removed to open views and to allow light into development. Create informal pathway to development

Tree planting to screen neighbouring development

Freestanding schist stone feature wall at either side of entrance

Bus parking area

Area of pedestrian scale paving to break up the large area of vehicle paving, to form a pedestrian connection between the terraces, and to define the flood water channel

Short term parking

Comm. gathering area

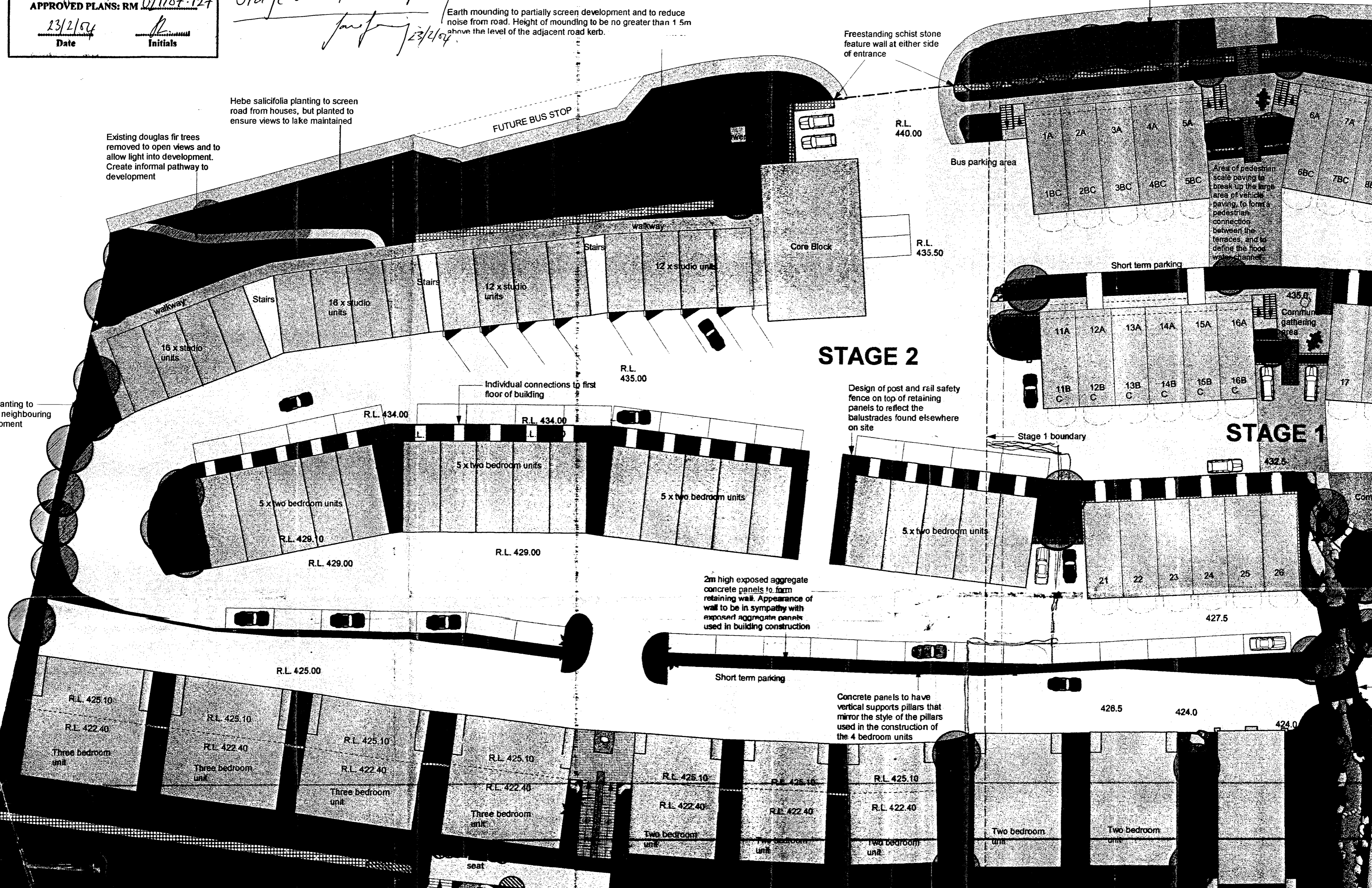
STAGE 2

Design of post and rail safety fence on top of retaining panels to reflect the balustrades found elsewhere on site

STAGE 1

2m high exposed aggregate concrete panels to form retaining wall. Appearance of wall to be in sympathy with exposed aggregate panels used in building construction

Concrete panels to have vertical supports pillars that mirror the style of the pillars used in the construction of the 4 bedroom units



FRANKTON ROAD

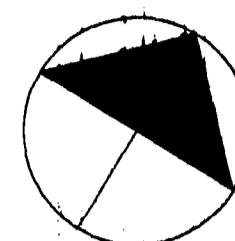
MAN HOLE TO CULVERT INVERT
RL. 433.00

RL. 441.0

DRAWING NUMBER:

003 A

DATE 19 NOV 2003
REVISED FOR RESORCE CONSENT
CONTAINING NEW TWO BED
ROOM UNITS ON LAKE SIDE



2.0M SETBACK

WALK WAY
RL. 423.85

CUT ROCK FACE

SCALE 1 : 200

SITE PLAN

PL DESIGN LTD

PO BOX 2192 QUEENSTOWN
PHONE 0064 3 4422250
FAX 0064 3 4422740

ENGINEERING -
ASSET MANAGEMENT SERVICES LTD
0274 370059

PLANNING - J EDMONDS
0064 3 4090075
021 409075

LANDSCAPE ARCHITECTURE -
MORGAN AND POLLARD
4423448

SURVEYING -
NOEL BONISCH & ASSOCIATES
0800 802 546

ALPINE VILLAGE
REDEVELOPMENT

STAGE ONE

PLEASE NOTE - ALL GRID LINES, LEVELS AND BUILDING ORIENTATION
TO BE DETERMINED BY THE SURVEYOR, NOEL BONISCH LIMITED.
AT NO TIME MAY ANY DRAWING SUPPLIED BY PL DESIGN BE USED FOR THIS TASK.

4.50M SETBACK



ELEVATION FROM LAKE

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLANS: RM 12/1107-127

23/2/04
Date

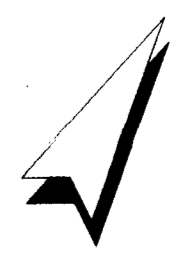
Initials

RECEIVED
10 DEC 2003
Civic Corp

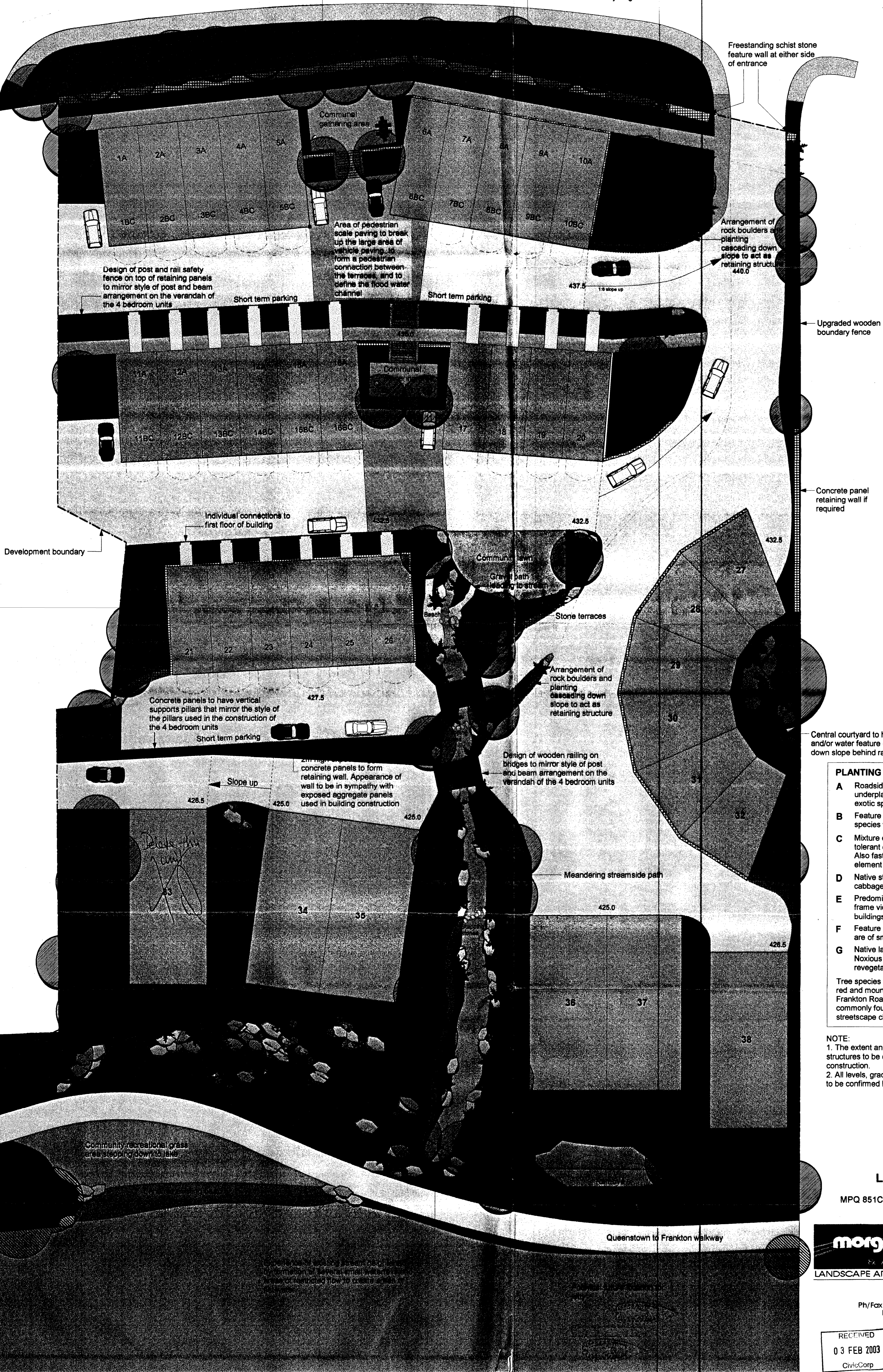
FRANKTON ROAD

Landscape planting to partially screen development and to reduce noise from road

Gabion basket wall, earth mounding or other solid structure to partially screen development and to reduce noise from road. Height of mounding to be no greater than 1.5m above the level of the adjacent road kerb. Nature and extent of noise prevention measures required to be determined by Engineer.



Alpine Village - Queenstown Landscape Masterplan



Freestanding schist stone feature wall at either side of entrance

Design of post and rail safety fence on top of retaining panels to mirror style of post and beam arrangement on the verandah of the 4 bedroom units

Area of pedestrian scale paving to break up the large area of vehicle paving, to form a pedestrian connection between the terraces, and to define the flood water channel

Arrangement of rock boulders and planting cascading down slope to act as retaining structure 440.0

Upgraded wooden boundary fence

Concrete panel retaining wall if required

Individual connections to first floor of building

Community lawn
Gravel path leading to stream

Stone terraces

Arrangement of rock boulders and planting cascading down slope to act as retaining structure

Central courtyard to have rock and/or water feature cascading down slope behind radial units

Concrete panels to have vertical supports pillars that mirror the style of the pillars used in the construction of the 4 bedroom units

Design of wooden railing on bridges to mirror style of post and beam arrangement on the verandah of the 4 bedroom units

2m high concrete panels to form retaining wall. Appearance of wall to be in sympathy with exposed aggregate panels used in building construction

Meandering streamside path

Details of retaining wall

Community recreational grass area stepping down to lake

Queenstown to Frankton walkway

PLANTING AREAS

- A** Roadside planting of screen and underplanting. To be mixture of native and exotic species
 - B** Feature planting of predominantly native species with emphasis on texture and form
 - C** Mixture of native and exotic species tolerant of low light eg. ferns and hostas. Also fastigate yew to highlight vertical element of the retaining wall
 - D** Native streamside plantings such as flax, cabbage trees and ferns
 - E** Predominately native lakeside plantings to frame views and screen walkway from the buildings
 - F** Feature area to have intimate plantings that are of small scale
 - G** Native lakeside planting in reserve. Noxious weeds to be removed and native revegetation programme undertaken
- Tree species to be predominately native such as red and mountain beech. Street trees along Frankton Road to be deciduous exotic species commonly found in locality in order that the streetscape character be maintained

- NOTE:**
1. The extent and details of buildings and all built structures to be confirmed by Architect before construction.
 2. All levels, gradients and details of built structures to be confirmed by Engineer before construction.

Alpine Village
Queenstown
Landscape Masterplan

MPQ 851C(01A) · 23.12.2002 · 1:200 (A1)

morgan pollard
EX ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING
Ralf Krüger MLA ANZLA
P.O. Box 1269 · Queenstown · NZ
Ph/Fax 03-442-3448 · Mobile 025-347-384
Email ralf.kruger@greenbell.co.nz
Internet www.greenbell.co.nz

RECEIVED
03 FEB 2003
CivicCorp

Alpine Village - Queenstown Landscape Masterplan

FRANKTON ROAD

Landscape planting to partially screen development and to reduce noise from road

Gabion basket wall earth mounding or other solid structure to partially screen development and to reduce noise from road. Height of mounding to be no greater than 1.5m above the level of the adjacent road kerb. Nature and extent of noise prevention measures required to be determined by Engineer.

Freestanding schist stone feature wall at either side of entrance

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NOTE:
 1. The extent and details of buildings and all built structures to be confirmed by Architect before construction.
 2. All levels, gradients and details of built structures to be confirmed by Engineer before construction.

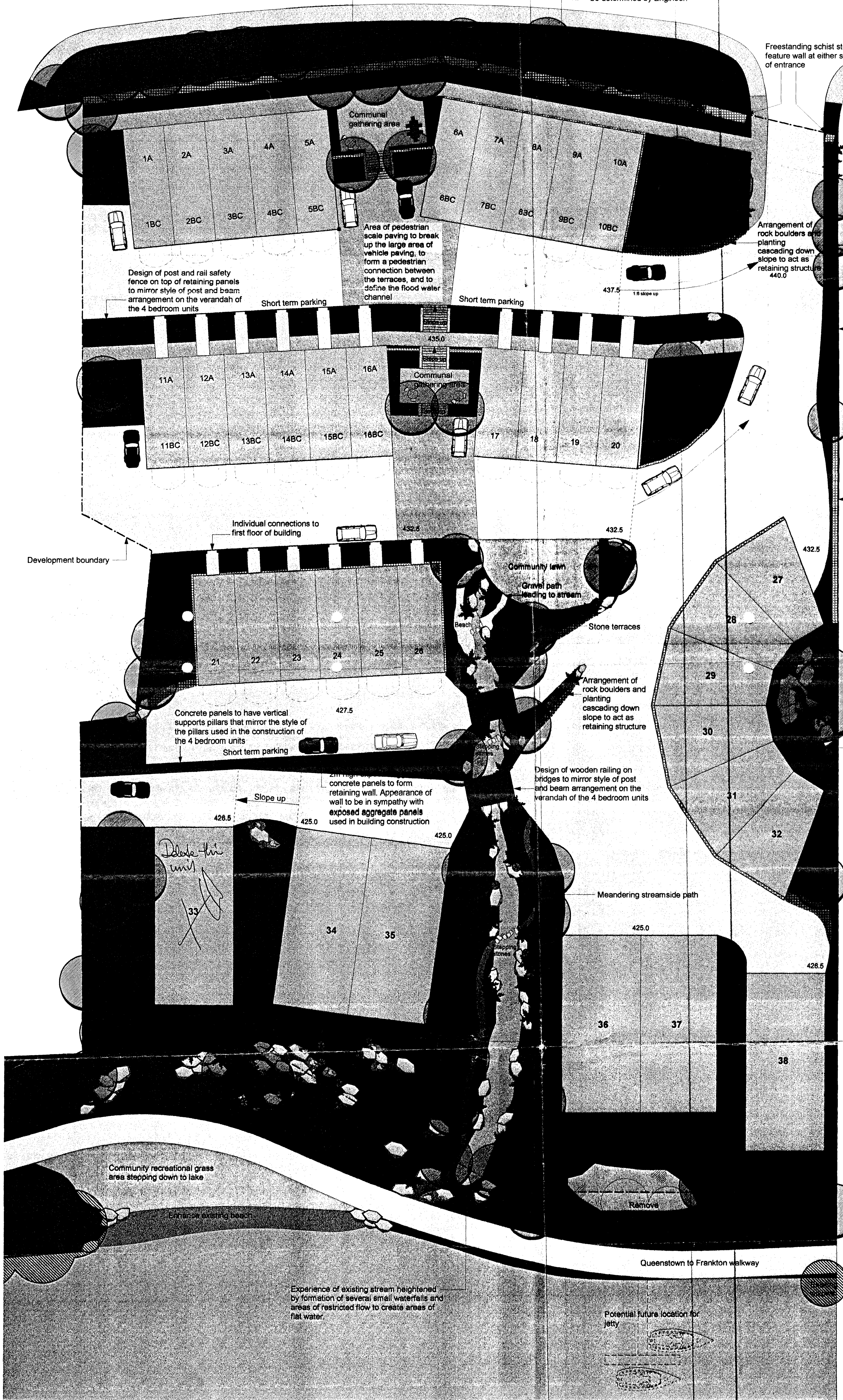
**Alpine Village
Queenstown
Landscape Masterplan**

MPQ 851C(01A) · 23.12.2002 · 1:200 (A1)

morgan pollard
 & ASSOCIATES
 LANDSCAPE ARCHITECTURE + PLANNING

Ralf Krüger MLA ANZILA
 P.O. Box 1269 · Queenstown · NZ
 Ph/Fax 03-442-3448 Mobile 025-347-364
 Email ralf.kruger@greenbelt.co.nz
 Internet www.greenbelt.co.nz

Approved:
 [Signature]
 P.P.O.S. 13 mmm 2003





QUEENSTOWN
LAKES DISTRICT
COUNCIL

File: RM021107.127

26 February 2004

Mountain Lake Holdings
C/- John Edmonds and Associates
PO Box 95
QUEENSTOWN

Dear Sir/Madam

DECISION OF THE QUEENSTOWN-LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991
MOUNTAIN LAKE HOLDINGS- RM021107.127

I refer to your application for a change of condition to the above resource consent under Section 127 of the Resource Management Act 1991 to change conditions 1 and 18 of the resource consent RM021107 granted by Council under delegated authority on 9 June 2003 to construct a high-density visitor accommodation development comprising 53 separate units. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 26 February 2004. This decision was made and its issue authorised by Mr Duncan Field, Chief Executive Officer as delegate for the Council.

The subject site is located at 643 Frankton Road. The site is identified as Lot 1 DP 19708 and held within Certificate of Title OT11A/1071.

The application was considered on a non-notified basis in terms of Section 127 (4) of the Act because the consent authority were satisfied that the degree of adverse effect of the activity is likely to be unchanged or decreased as a result of the change of condition and that it was unreasonable to require the written approvals that were originally obtained from persons considered to be adversely affected.

Decision

That the application by Mountain Lake Holdings Ltd to change condition 1 and 18 of the resource consent RM021107 granted by Council under delegated authority on 9 June 2003, be granted pursuant to Section 127 of the Resource Management Act 1991, and that condition 15 be varied to reflect these changes, such that:

RM021107.127

██████████ CivicCorp, Private Bag 50077, Queenstown, Tel 03-442 4777, Fax 03-442 4778.

Condition 1 reads:

“That the development be carried out in accordance with the plans (Ref: RM0201107/1-11 and date – stamped 3 June 2003 as approved) and the application as submitted, with the exception of the amendments required by the following conditions of consent”.

Condition 1 will be varied to read:

“That the development be carried out in accordance with the plans (Ref: RM0201107/1-11 and date – stamped 3 June 2003 as approved) and the application as submitted, with the exception of the amendments required by the following conditions of consent. *In addition to approved plans (Ref:RM021107/1-11), the development within the ‘revised area’ shown on the amended site plan (Ref: Drawing number 003A, dated 19 November 2003, and drawn by PL Design Ltd), shall be carried out in accordance with the plans (Ref: RM021107.127) and date-stamped 23 February 2004 as approved and the application to vary resource consent RM021107 as submitted”.*

Condition 18 reads:

‘The approved landscaping plan shall be implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant shall die or become diseased it shall be replaced. In order to maintain viewpoints from SWH6A, landscape planting as depicted along the northern boundary shall be restricted to a height of 3.0 metres in order to maintain viewpoints”.

Condition 18 will be varied to read:

‘The approved landscaping plan shall be implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant shall die or become diseased it shall be replaced. In order to maintain viewpoints from SWH6A, landscape planting as depicted along the northern boundary shall be restricted to a height of 3.0 metres in order to maintain viewpoints. *In addition to the approved landscaping plan (Ref:RM021107/11) the amended landscape plan (Ref: MPQ 851C(02A), dated 26 November 2003) as it applies to the immediate vicinity surrounding the five units closest to the southern boundary of stage 1 shall be implemented within the first planting season of approval. And shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree depicted on the amended landscape plan (Ref: MPQ 851C(02A), dated 26 November 2003) shall die or become diseased it shall be replaced”.*

Condition 15 reads:

“Payment to the Council (or proof that these fees have been paid) of the following headwork fees:

RM021107.127

Residential Charges

Water	\$13,805.00 (incl GST)
Sewage	\$20,350.00 (incl GST)

Visitor Accommodation Charges

Water	\$9,789.00 (incl GST)
Sewage	\$19,733.33 (incl GST)".

Condition 15 will be varied to read:

“Payment to the Council (or proof that these fees have been paid) of the following headwork’s fees:

Residential Charges (1 credit levied for the underlying lot)

Water	\$15,060.00 incl GST (13 units @ 1,255 per unit)
Wastewater	\$22,200.00 incl GST (13 units @ 1,850 per unit)

Accommodation Charges (No credits levied)

Water	\$13,001.80 incl GST (112 people)
Wastewater	\$27,626.67 incl GST (112 people)".

All other conditions of the resource consent (RM021107) granted on 9 June 2003 shall continue to apply.

Reasons for Decision

Section 127 of the Resource Management Act 1991 provides for a resource consent to be varied as follows;

- 1) The holder of resource consent may apply to a consent holder for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

...

- 3) *Sections 88 to 121 shall apply, with all necessary modifications, as if –*

- (a) the application were an application for a resource consent for a discretionary activity; and*
- (b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and effects of the change or cancellation respectively.*

- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –*
- (a) made a submission on the original application; and*
(b) may be affected by the change or cancellation.”

The original resource consent was non-notified and assessed as a non-complying activity. In determining affected parties, case law highlights that it is important to note that it is the effects of the change (not the activity itself), which are relevant. The appropriate comparison is between any adverse effects, which there may have been from the activity in its original form, and any adverse effects, which would arise from the proposal in its varied form. If the effects after variation are no greater than before, then there is no requirement for written approvals to be obtained from persons who may be affected by the activity, but not by the change to it.

The consent holder seeks to vary the consent as follows:

Condition 1 states: “That the development be carried out in accordance with the plans (Ref: RM0201107/1-11 and date – stamped 3 June 2003 as approved) and the application as submitted, with the exception of the amendments required by the following conditions of consent”.

The applicant wishes to vary the above condition to include a new plan showing a ‘revised area’. The reason for this variation is two-fold. The first reason relates to the location of unit 38 in the south-eastern corner of the subject site. In the carrying out of the original resource consent conditions, sub-soil investigations revealed that a significant amount of rock removal and extent of cut, in conjunction with very expensive retention measures, would be needed to maintain land stability in the area of unit 38. Therefore, the consent holder has proposed to vary the approved plan to allow unit 38 to be located further towards the centre of the site.

An Engineers report has been completed assessing this change and has been concluded that the variation applied for can be covered without the need to add new conditions. The earthworks condition on the original decision asks for information to be supplied with regard to work methodologies, temporary works etc, and the new earthworks can all be covered under the original conditions.

In addition to this variation, the consent holder proposes a change in the location and layout of the five approved four-bedroom units located adjacent to Frankton walking track. The consent holder has, since the granting of consent, received a market analysis report which has indicated a market change in demand from four-bedroom units to two-bedroom units. The consent holder proposes to change the five four-bedroom units to eight two-bedroom units with an existing approved four-bedroom unit. This variation will also mean the approved four-bedroom units will be split in two, the result being four smaller, semi-detached buildings.

This variation will not result in a change in the size of the units or their total building coverage; the number of bedrooms remains exactly the same, yet the number of units will increase in total from 53 units to 57 units. But, if anything, the effects of this change have the potential to be less than under the original resource consent as the buildings will now be split up, appearing smaller and less dominant. All exterior finishes are to remain the same.

The consent holder also proposes to vary the amount of earthworks allowed to include another 500m³ and a further 0.5m of cut. The original application approved approximately 11,000m³ of earthworks and between 3.5 – 5.0m for the height of cut-and-fill benches.

An engineers comment was requested and was concluded that the variation to the approved earthworks could be adequately covered by the conditions of the original resource consent RM021107 without the need to add new conditions.

The change in earthworks will eliminate previous encroachments into the 7m-height plane. While the actual buildings themselves will not be reduced in height, the amended locations of the buildings result in the units being located at a lower elevation in relation to the Frankton track area. This has potential to reduce the dominance of these units for users of the lake edge and Frankton track. Council's approval as landowner of the Frankton walking track was obtained under RM021107, in this case approval is not needed to be obtained again, as the Council is not considered to be adversely affected by the change, if anything, adverse effects resulting from the original application have the potential to be reduced.

Condition 18 states:

'The approved landscaping plan shall be implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant shall die or become diseased it shall be replaced. In order to maintain viewpoints from SWH6A, landscape planting as depicted along the northern boundary shall be restricted to a height of 3.0 metres in order to maintain viewpoints.'

The consent holder wishes to vary the above condition to include an additional landscaping plan, which amends the immediate vicinity surrounding the five units closest to the southern boundary on Stage 1. The reason for this variation is so the landscape plan will reflect the changes to the building layout and location as discussed above.

The proposed landscaping in the south-eastern corner of the property will change as a result of the variation to building design (semi-detached two bedroom units rather than four bedroom units) and building location. The planting style is to remain the same as the original landscape plan, with no new species proposed. The stream feature will remain with additional large trees located between the redesigned buildings. Due to the buildings moving further off the eastern boundary additional planting is to be carried out along the eastern boundary.

The proposed landscaping will be in accordance with the intent of the previous plan providing for partial screening of proposed buildings and planting between the Frankton track and the apartments. There are to be no changes to the planting along the Frankton track (Council owned land).

As with approval of the original plan, approval from Council should be obtained prior to carrying out any works on Council owned land. The original condition of consent should continue to apply in terms of planting timeframes and provision of view shafts from Frankton Road. It is

considered that the amended wording to Condition 18 as outlined in the variation above will ensure suitable landscaping can be carried out in response to proposed development alterations.

A variation to Condition 15 has been implemented also to accommodate the change in the number of units. Originally five four-bedroomed units were approved, 53 units in total. As these have been changed to eight two-bedroomed units and one remaining four-bedroomed unit, the number of units in total have increased to 57 units. It is noted once again that there has been no actual increase in the size, or building coverage of these units.

Other Matters

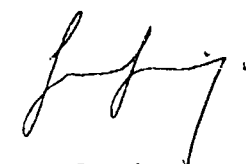
The costs of processing the application are currently being assessed and you will be advised under separate cover whether further money is required.

Should you not be satisfied with the decision of the Council an objection may be lodged in writing to the Council setting out the reasons for the objection under section 357 of the Resource Management Act 1991 not later than 15 working days from the date this decision is received.

This consent is not a consent to build under the Building Act 1991. A consent under this Act must be obtained before construction can begin.

If you have any enquiries please contact Jane Laming on phone (03) 442 4733.

Prepared by
CIVICCORP



Jane Laming
PLANNER

Reviewed and Approved by
CIVICCORP



Andrew Henderson
ACTING PRINCIPAL: RESOURCE MANAGEMENT



OFFICE MEMO

FILE REF: RM021107
TO: Jane Laming
FROM: Malika Elner
DATE: 16 February 2004
SUBJECT: Mountain Lakes Holdings – Variation

Jane,

I have re-calculated the headworks payable for this variation (attached) and the other conditions of the original decision are still applicable. It should be noted that we are only dealing with Stage 1. Stage 2 has not been considered for this decision.

The earthworks condition on the decision asks for information to be supplied with regard to work methodologies, temporary works etc so this covers the variation without the need to add conditions.

Residential Charges (1 credit levied for the underlying lot)

Water	\$15,060.00 incl GST	(13 units @ 1,255 per unit)
Wastewater	\$22,200.00 incl GST	(13 units @ 1,850 per unit)

Accommodation Charges (No credits levied)

Water	\$13,001.80 incl GST	(112 people)
Wastewater	\$27,626.67 incl GST	(112 people)

Regards,


Malika Elner
Engineer

Malika Elner

From: Malika Elner
Sent: Monday, 16 February 2004 13:15
To: 'Matt Allott'
Subject: RE: RM021107.127 - Variation - Mountain Lake Holdings

Thanks for that Matt

One more thing - I have altered the headworks charges to accommodate the variation as follows:

Originally 5 x 4 bed units and 53 units in total, now an additional 8 x 2 bed units and 1 x 4 bed unit = total of 57 units. The original consent stated that 23% of the units would be residential and 77% would be visitor accommodation, I have kept this ratio the same and therefore 13 units will be taken as residential and the remaining 44 units will be taken as visitor accommodation. The residential units have been taken as the 1x4 bed, 6x3 bed and 6x2 bed.

Please advise by return of fax if this ratio is still correct.

Cheers

-----Original Message-----

From: Matt Allott [mailto:matt@jea.co.nz]
Sent: Monday, 16 February 2004 11:22 a.m.
To: Malika Elner
Subject: RM021107.127 - Variation - Mountain Lake Holdings

Malika,

In assessing Drawing Number 003A, dated 19 November 2003, the distance between the proposed retaining wall and internal garaging (aisle width) for units 33 to 37 is 7.2m. Plenty of manoeuvring space is provided for units 38 to 41.

Regards,

Matt Allott
John Edmonds and Associates

1 Shotover Street
PO Box 95
Queenstown

ph. 03-409-0055
fax. 03-409-0085
cell. 021-900-085

Headworks Fees

Location: Queenstown

1st Land Use Category: Residential

2nd Land Use Category: Accommodation

1a Water Headworks Fees - Residential Land Use

Number of Units/Lots:	13
Credits	1
Residential Fee	\$ 1,255.00
Headworks Fees	\$ 15,060.00

Res 13

1b Sewerage Headworks Fees - Residential Land Use

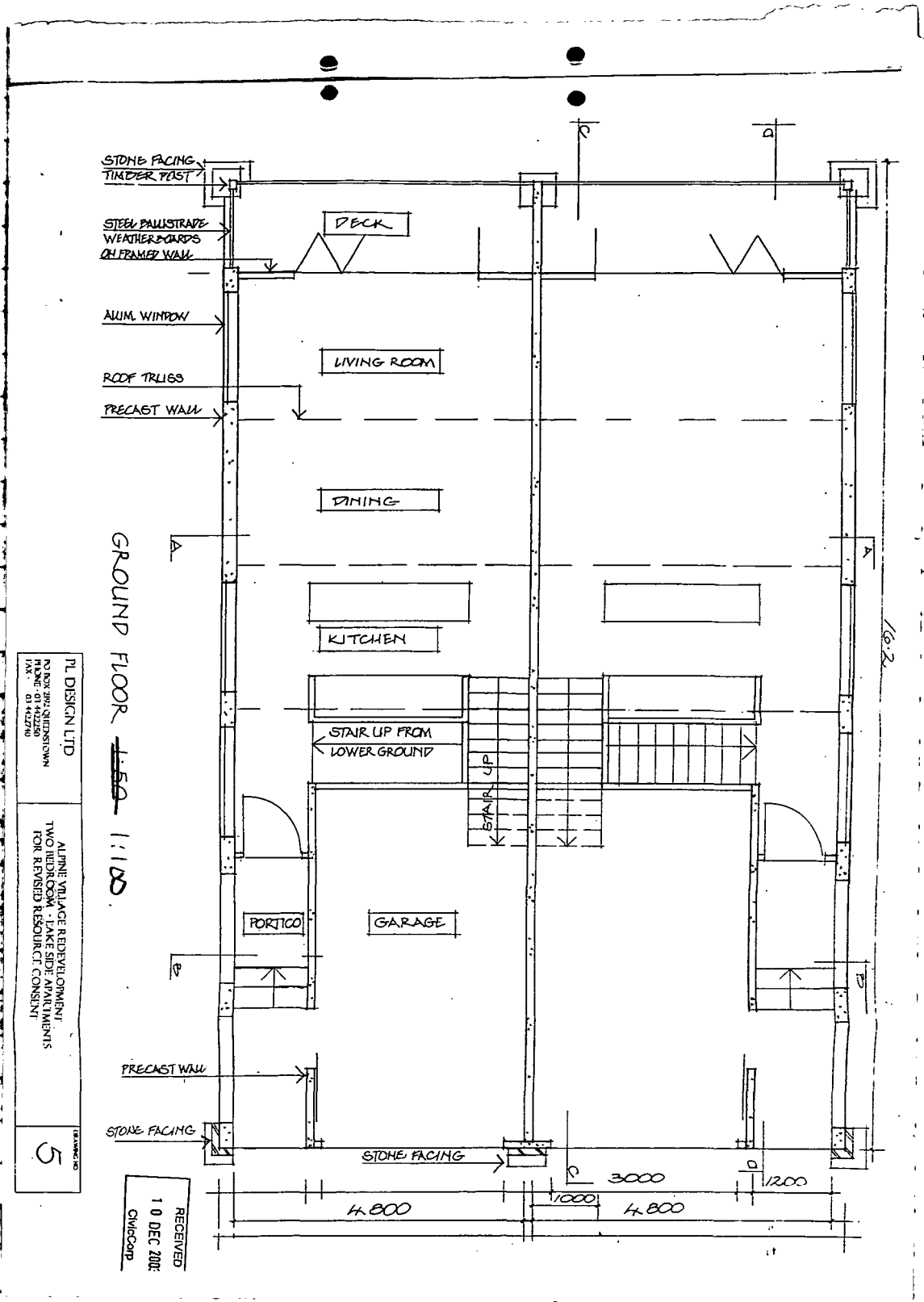
Number of Units/Lots:	13
Credits	1
Residential Fee	\$ 1,850.00
Headworks Fees	\$ 22,200.00

2a Water Headworks Fees - Accommodation Land Use

Peak number of people:	112
WCF	0.6
WCIF	0.6
NCF	3.5
NCIF	0.4
Differential	10.36
Credits	0
Residential Equivalent	\$ 1,255.00
Headworks Fees	\$ 13,001.80

2b Sewerage Headworks Fees - Accommodation Land Use

Peak number of people:	112
WCF	0.6
Differential	14.93
Credits	0
Residential Equivalent	\$ 1,850.00
Headworks Fees	\$ 27,626.67



FACE OF RETAINING WALL - 7.2M FROM GARAGE

CHECKED WITH 1:100 TURNING CIRCLE & NO PROBLEM

MURPHY 16/12/04



OFFICE MEMO

FILE REF: RM021107 - Mountain Lake Holdings
TO: Jane Laming
FROM: Rebecca Ramsay
DATE: 11/02/04
SUBJECT: Variation - Landscape plan assessment

INTRODUCTION

1. Consent is sought to vary an existing resource consent (RM021107) that sought to carry out the development of a property located at 653 Frankton Road. The changes proposed will result in changes to an approved landscape plan for the site.
2. Although there may be a number of effects associated with the variation, that may be both positive and negative, I will comment on the effects of the proposed building re-configuration and resultant landscape treatment only.

ANALYSIS

3. The application site includes a steep strip of land that sits between the Frankton track and shores of Lake Wakatipu to the south and Frankton Road to the north.
4. The part of the site that is subject to the current variation is the south eastern corner of the total development area. The proposed buildings closest to the southern boundary are to be moved inward (to the west) as a result of the discovery of difficult building conditions in the vicinity of the eastern boundary. It is my understanding that the application will result in the buildings closest to the southern boundary being slightly lower in height. While the actual buildings will not be reduced in height the amended locations of the buildings result in them being located at a lower elevation in relation to the Frankton track area. This has the potential to reduce the dominance of the buildings for uses of the lake edge and Frankton track.
5. The proposed built form as viewed from the Frankton track will change in that there will be a greater number of smaller buildings. It is my understanding that the proposed building materials, finishes and colours are to remain unchanged and the building design style (excluding size of the buildings) are to remain unchanged. The approved landscape plan has been amended to reflect changes to the building layout and location.
6. The proposed landscaping in the south eastern corner of the property will change as a result of the variation to building design (semi detached two bedroom units rather than four bedroom units) and building location. The planting style is to remain the same as the original landscape plan, with no new species proposed. The stream feature will remain with additional large trees located between the redesigned buildings. Due to the buildings moving further off the eastern boundary additional planting is to be carried out along the eastern boundary.

7. The proposed landscaping will be in accordance with the intent of the previous plan providing for partial screening of proposed buildings and planting between the Frankton track and the apartments. There are to be no changes to the planting along the Frankton track (Council owned land).

CONCLUSION

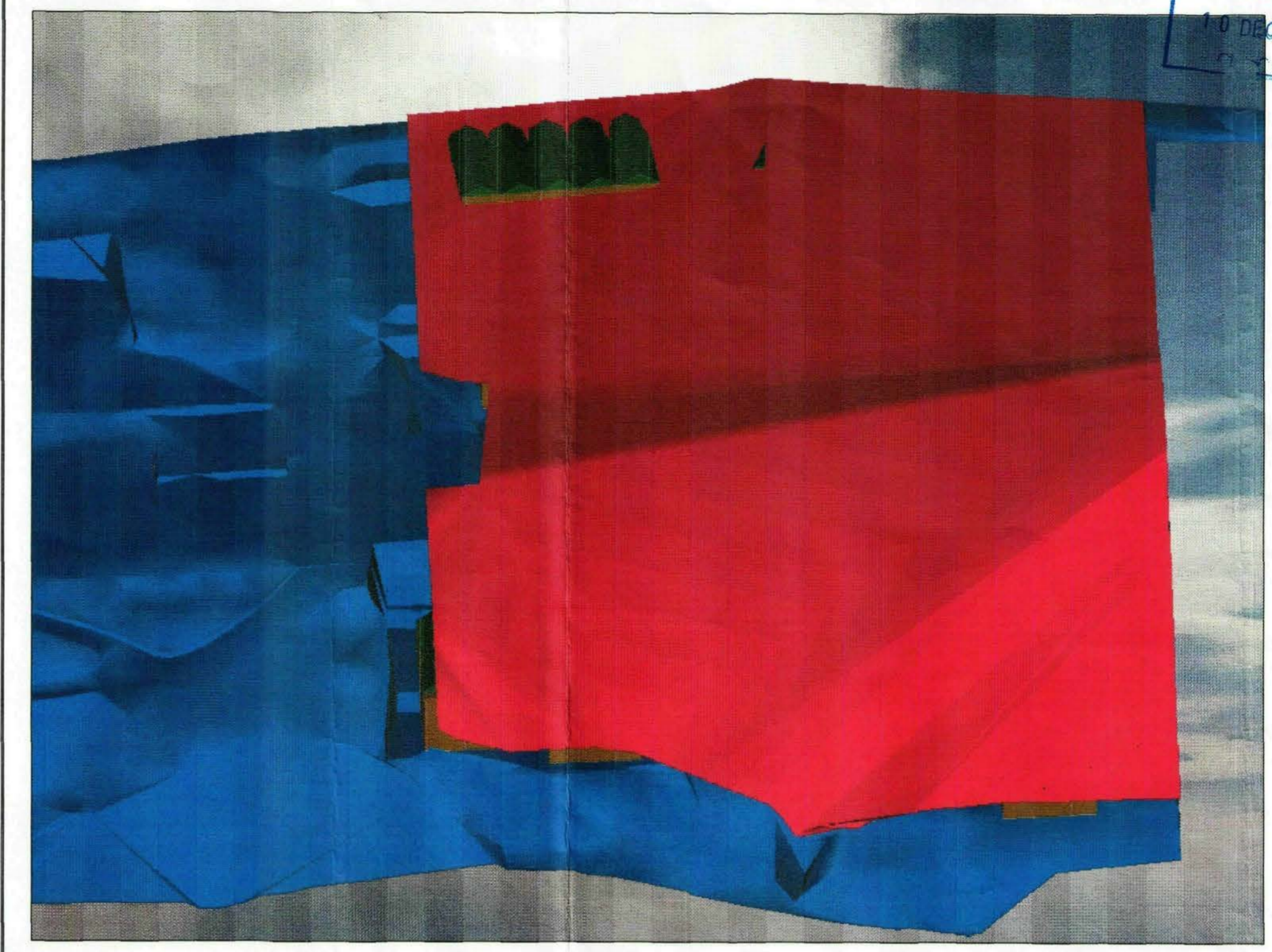
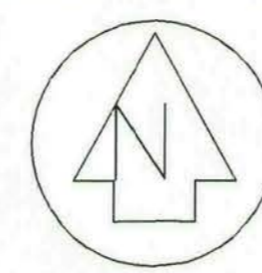
8. As with approval of the original plan, approval from Council should be obtained prior to carrying out any works on Council owned land. The original condition of consent should continue to apply in terms of planting timeframes and provision of view shafts from Frankton Road. I consider the amended wording to Condition 18 as outlined in the variation application (Annexure, A page 4) will ensure suitable landscaping can be carried out in response to proposed development alterations.

Report prepared by

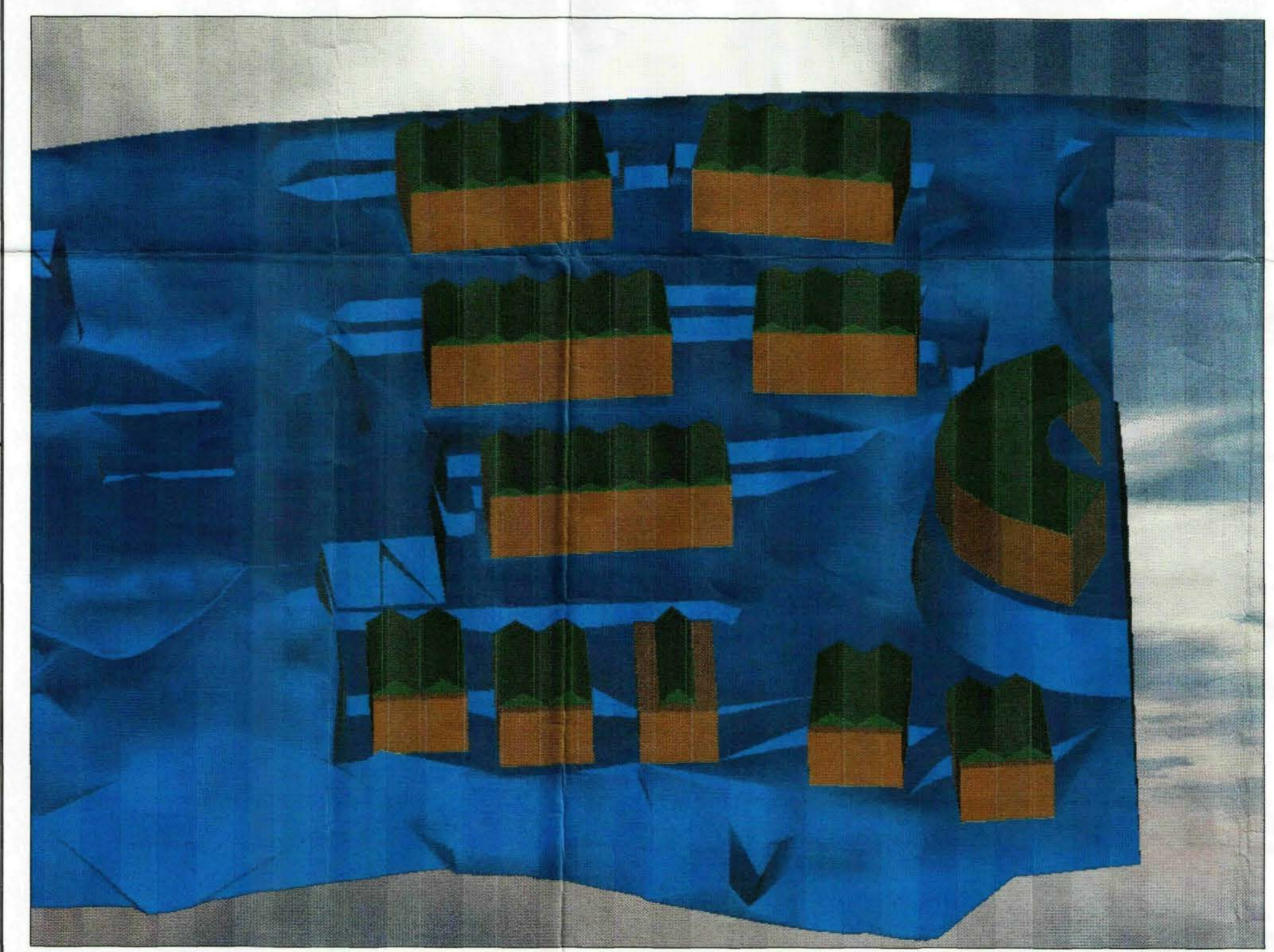


Rebecca Ramsay
LANDSCAPE ARCHITECT

RECEIVED
10 DEC 2003
[Signature]



RENDERED IMAGE OF SITE WITH HEIGHT PLANE



RENDERED IMAGE OF SITE

NOTES : Road grade runs at approx 1 in 5.5

SITE VOLUME TABLE		
Cut cum.	Fill cum.	Net cum.
19004	3707	15297 (Cut)

m.l.j.

NOEL BONISCH Limited
REGISTERED SURVEYORS
12 DON STREET, P.O. BOX 1262
PHONE 03-218 2546
INVERCARGILL, N.Z.

PROPOSED CONTOURS AT THE ALPINE VILLAGE SITE, QUEENSTOWN

CLIENT: ALPINE VILLAGE SITE
QUEENSTOWN
NEW ZEALAND

SCALE: 1 : 500 @

Surveyed M.L.J. & T.S.
Draughted M.L.J.
Date 21st November 2003
Job No 5318/5
Sheet No 2 of 2



OFFICE MEMO

FILE REF: RM021107 Mountain Lake Holdings Ltd
TO: Landscaping
FROM: Jane Laming
DATE: 9 February 2004
SUBJECT: Variation lodged (Reasonably urgent as I forgot to circulate this to you earlier)

An application for resource consent has been received to vary Condition 1 and 18 and the landscape plan of the original landuse consent.

In terms of Section (92)(2)(c) of the Resource Management Act 1991 I request that a report be prepared in relation to this application (copy *attached*) in terms of:

- Please check the new changes to the landscape plan, that they are to your satisfaction.

The site is located at 653 Frankton Road. In terms of the Transitional District Plan the site is zoned Residential 2. In terms of the Proposed District Plan the site is zoned High Density Residential.

Please provide your response in the form of a report, not in a memo or a letter.

Could you please ensure your response is forwarded to me by as soon as possible.
Cheers

Jane Laming
PLANNER

OFFICE MEMO

FILE REF: RM021107 Mountain Lake Holdings Ltd
TO: Engineering
FROM: Jane Laming
DATE: 9 February 2004
SUBJECT: Variation lodged (Reasonably urgent as I forgot to circulate this to you earlier).

An application for resource consent has been received to vary Condition 1 and 18 of the original landuse consent. Specifically, the amount of earthworks are to be changed, and the position of the units are to change.

In terms of Section (92)(2)(c) of the Resource Management Act 1991 I request that a report be prepared in relation to this application (copy attached) in terms of:

- Please check the new changes to the earthworks that they are to your satisfaction.
- Also please check the new position of the units in terms of their access, parking and manovering.

The site is located at 653 Frankton Road. In terms of the Transitional District Plan the site is zoned Residential 2. In terms of the Proposed District Plan the site is zoned High Density Residential.

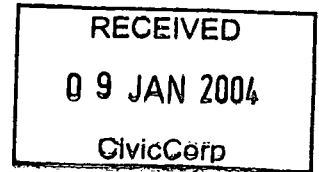
Please provide your response in the form of a report, not in a memo or a letter.

Could you please ensure your response is forwarded to me by as soon as possible.
Cheers

Jane Laming
PLANNER

Asset Management Services Ltd.

P.O. Box 10
Cromwell



Civicorp Corporation Limited
Civicorp House
Shotover Street
Queenstown

8/1/04

Att: Mr S. Brown

Subject: Alpine Village Development Resource Consent RM 021107 additional information requested by Civicorp

Dear Sir,

The attached information is in addition to the conditions of the Resource consent and is at the request of Civicorp. We use this opportunity to advise you of changes to the project, some of which are the subject of variations to the Resource consent (variation applied for December 2003) and some which will be applied for once redesign is complete. The background to these changes results from the owners engaging our company, together with the team of Duffill Watts and King Ltd and Tonkin and Taylor to undertake review of the Architectural and Concept of the original resource consent proposed construction. Our recommendation to redesign and reposition the construction on levels 4, 5, 6, and 7 (see att. Plan) was adopted and resulted from a concern relating to the depth of cuts close to the boundary and construction that we deemed to be impractical. The methodologies described in the attached document allow for the revised design and set out in this area. Our recommendation for redesign and set out in area 8 has been accepted by the owners. Once further exploratory earthworks has been completed and redesign has been completed, a variation to the resource consent will be made. All earthworks will be less than those of the original Resource and Building consents and are thus covered by these existing consents. The review also covered compliance with the rules of the District Plan, compliance with the Building Act and the use of recognised Acceptable Solutions from the Building Code. As a result of this review there are numerous minor revisions which we shall process through building control once review is complete.

Please find attached a copy of the Geotechnical Investigations and Recommendations for the above development. Certification will be forwarded to your office at the completion of the earthworks.

Should you require any further information, please contact me on 0274 383 292

Yours sincerely
Bruce Hulyer
Construction Manager
Asset Management Services Ltd.



Proposed Methodologies for the site works at 643 Frankton Road Queenstown

The site is made up of a complex range of naturally deposited materials (beach gravels, lake silts of varying strengths, disjointed and dislocated strata of schist bedrock, till, weathered rock and sound schist. Areas of debris, vegetation tree roots and organic material are to be removed from site. The geological report has identified suitable materials for building platforms. Unsuitable materials for building platforms shall be removed from site as each platform is constructed. Unsuitable materials include a layer of organic material towards Frankton Rd (old reed beds), lake silts that do not come within the strength/depth relation described in the geological report using the required safe bearing pressure defined by Duffill watts and King in their P.S.1 The building platform formation and slopes are under the direction of Graham Salt from Tonkin and Taylor Ltd. His design is assisted by Graham Halliday (Geologist). On site day to day works are directed by Nick Knowles and Bruce Hulyer from this company. Laboratory testing of fill materials and densities on site is being undertaken by Central Testing Laboratories who are reporting to Graham Salt and the site.

All material is to be mechanically excavated using a turntable hydraulic excavator. No explosives are to be used.

The construction sequence is as follows:

- Removal of tipped material ,organic and debris
- Construction of the culvert for the existing creek. (Silt reduction plans are described in other correspondence.)
- Long section and lateral permanent ground water drains are to be constructed in sequence with the culvert. These are subject to on site design as the culvert exposes ground.
- Construction of a new public sewer to replace the existing sewer on the site. Details of this have been approved by civicorp/Intect/QLDC
- Setting out of the platforms and permanent retaining walls by Noel Bonish, Reg. Surveyors
- Construction of retaining walls and platforms in the following sequence:

The site is to be terraced into 6 building levels . The excavation work will commence midway down the site on level 3 with the removal of the contaminated materials in the first instant and then the excavation and stock piling of the reusable fill material. Areas of silt undercut and natural ground compaction are to be undertaken at this point. **No temporary retaining walls are envisaged as all batters are within the parameters defined by Graham Salt; however on site monitoring will be maintained.**

The areas that require fill will be filled and compacted in accordance with the specification and testing procedure. Laying and compaction will continue until the required building platform level is achieved

A batter slope will be formed between levels prior to the precast retaining walls installation. The precast retaining wall construction follows and is to be backfilled progressively, providing the next car park and building platform.

This cycle of construction is repeated for the other building platforms as the contractor moves up the site, towards the boundary on Frankton road.

Access to the site will be through the gates opening onto Frankton road, adjacent to the Northeast boundary. An access road has been established to allow trucks to enter the site to deliver and remove material. Trucks and material will be able to access all levels from this entrance

The lower levels of the site (4&5) will be established after the upper levels (1, 2&3) are in place

For the construction on the North Eastern boundary (area 8), Construction must wait for a variance to the resource consent and building consent to be approved.

Temporary Work

The temporary work will consist of the access road and the diversion of the open part of the existing stream

Permanent Retaining Walls

The retaining walls have been designed as precast units with insitu foundations. (The Engineering design has been submitted in the building consent documents).

The retaining walls will be installed progressively starting at level 3. After the main service ducts have been positioned and the detailed excavation completed, then the water, subsoil drainage and back filling will be completed before moving to the next level.

Roadworks

The design includes two minor access bridges over the creek. These are to be constructed in the dry as the building platforms progress.

Rock Stability work

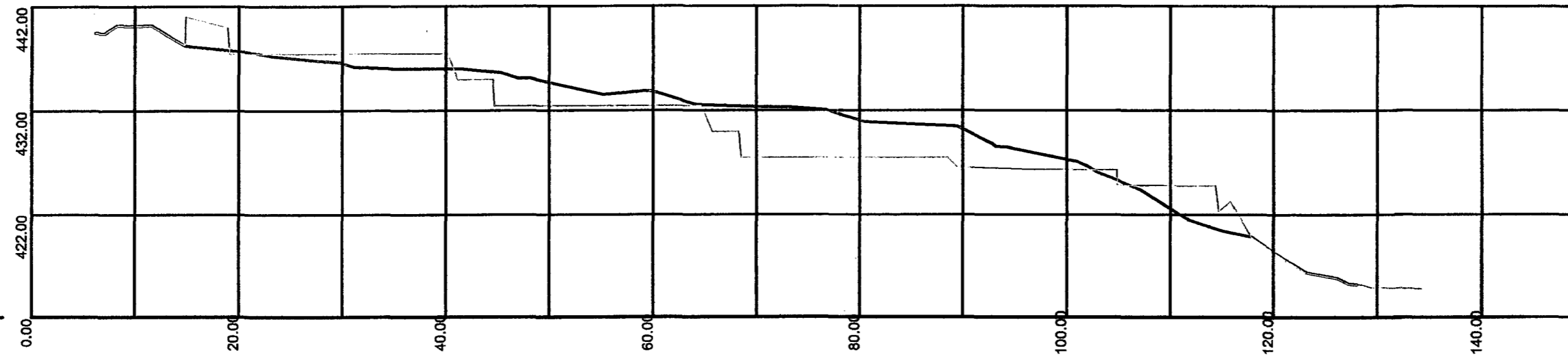
Along the north east boundary there is identified a Schist outcrop with areas of existing instability. This includes recent rock falls, imminent rock falls, dislocated rock area and areas of lower risk rock falls. Areas where there is visible dislocation will be removed using an excavator. These rocks will be used for landscaping features (ref landscaping plan, resource consent docs). Where Tonkin and Taylor deem that the existing strata in natural state or that any area in excavated state, poses an unacceptable risk to buildings or to users of the Frankton Walkway, then rock shear bolting or pinning shall be carried out under the design of Tonkin and Taylor.

Detailed monitoring, and classification will be undertaken as construction proceeds and detailed areas are exposed.

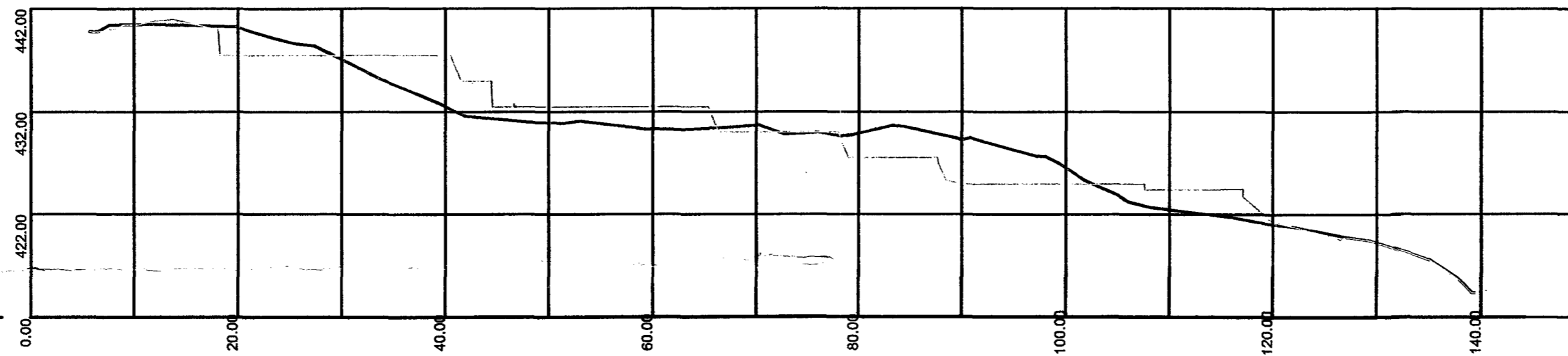
Attached Site sections from Tonkin & Taylor



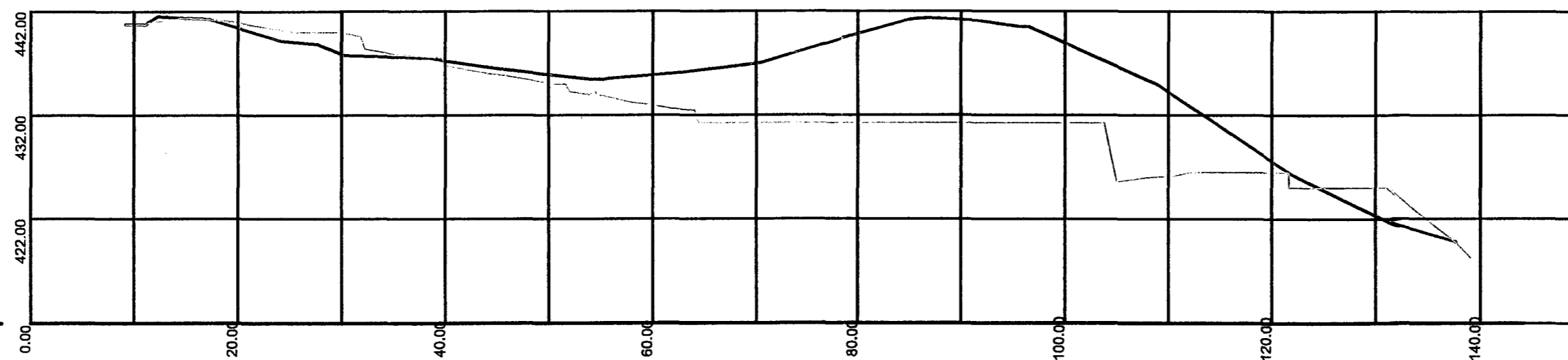
DATUM ELEV
412.00
GROUP C
SECTION A



DATUM ELEV
412.00
GROUP C
SECTION B



DATUM ELEV
412.00
GROUP C
SECTION C



NOEL BONISCH Limited
REGISTERED SURVEYORS
12 DON STREET, P.O. BOX 1262
PHONE 03-218 2546
INVERCARGILL, N.Z.
4 GORGE ROAD, P.O. BOX 1173
PHONE 03-442 4023
QUEENSTOWN, N.Z.

Vert Scale 1:500 (A2)
Horz Scale 1:500 (A2)

Datum: NZGD2000
Mt Nicholas

Heights in terms of:

OIT II DP 302574
812335.84 N
423941.31 E
446.68

RECEIVED
09 JAN 2004
Civica Corp.

**LONGSECTIONS -
ALPINE VILLAGE SITE**

NOEL BONISCH
LIMITED
registered surveyors
Invercargill 03 218 2546 Queenstown 03 442 4023
Te Anau 03 249 7524 Email admin@noelbonischsurveyors.co.nz
Freephone 0800 802 546



NOEL BONISCH Limited
REGISTERED SURVEYORS

12 DON STREET, P.O. BOX 1262
PHONE 03-218 2546
INVERCARGILL, N.Z.

4 GORGE ROAD, P.O. BOX 1173
PHONE 03-442 4023
QUEENSTOWN, N.Z.

Scale 1:300 (A2)

Datum: NZGD2000
Mt Nicholas

Heights in terms of:

OIT II DP 302574
812335.84 N
423941.31 E
446.68

**PROPOSED CONTOURS -
ALPINE VILLAGE SITE**

NOEL BONISCH
LIMITED
registered surveyors

Invercargill 03 218 2546 Queenstown 03 442 4023
Te Anau 03 249 7524 Email admin@bonischsurveyors.co.nz

Freephone 0800 802 546

RECEIVED
09 JAN 2006
CivicCorp



REFERENCE NUMBER: 890614

DECEMBER 2003

REPORT PREPARED FOR:
ALPINE VILLAGE LTD

REPORT PREPARED BY:
TONKIN & TAYLOR LTD

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Appendix B – Test Pit Logs	

1.0 Introduction

1.1 General

This report presents the results of geotechnical investigations carried out by Tonkin & Taylor Ltd at the Alpine Village redevelopment in Queenstown. The work was carried out for Alpine Village Ltd.

1.2 Development

The development comprises multiple units on a terraced cut/fill profile below Frankton Rd.

2.0 Site Description

2.1 General

The proposed development is immediately east of the existing Alpine Village, Queenstown.

2.2 Topography and Surface Drainage

The existing surface is undulating with valley profile falling towards Lake Wakatipu, carrying moderate flows.

3.0 Investigations

A geological inspection was undertaken and test pits were excavated. A plan of the site is contained in Figure 1, Appendix A showing the locations of test pits and sections. Test pit logs are contained in Appendix B.

4.0 Subsurface Conditions

4.1 Geological Setting

The site is located on the edge of Lake Wakatipu where glacial advances have resulted in ice worn bedrock mantled with glacial deposits, and alluvium. Post-glacial times have been dominated by erosion of schist bedrock and glacial sediments, and deposition of alluvial gravels, by local watercourses, and beach gravels and lake sediments as lake levels have fluctuated.

No active fault traces were observed in the field or have been reported in this vicinity. However, significant seismic risk exists in this region from potentially strong ground shaking likely to be associated with a rupture of the Alpine Fault, located along the West Coast of the South Island. There is a high probability that an earthquake of Magnitude 7.5 to 8 will occur along the Alpine Fault within the next 50 years.

4.2 Stratigraphy

The stratigraphy comprises beach gravels over soft saturated lake sediments with compact till and schist at depth. Subsurface drainage is being installed to control groundwater.

4.3 Groundwater

The watertable is close to the top of the lake sediments. With additional paved areas formed in the development, some general lowering of the groundwater can be expected, but not sufficiently to affect neighbouring properties.

5.0 Engineering Considerations

5.1 General

Recommendations and opinions in this report are based on the data sources noted above. The nature and continuity of subsoil conditions away from the exposures and test pits are inferred. However it must be appreciated that actual conditions could vary from the assumed model.

5.2 Strength and Deformation Parameters

Design Profile

The design profile for the site is highly variable with thick overburden for the most part but schist outcrops towards the south east.

A typical sequence with corresponding design parameters is given below.

Unit	Bulk Density γ (kN/m ³)	Effective Cohesion c (kPa)	Effective Friction ϕ (deg)	Elastic Modulus E (kPa)	Poisson's Ratio ν
Beach Deposits sandy GRAVEL - moist, loose to medium dense	21	0-2	35	20,000	0.35
Watertable					
Lake Sediments SILT to clayey SILT Soft	16	0	18	4,000	0.4
Till Gravelly SILT with some sand	19	2	35	15,000	0.3
Sheared SCHIST	26	0	25-30	30,000	0.3
Intact SCHIST	27	100+	30	100,000	0.2

Table 1. Geotechnical Parameters

5.3 Construction

The proposed development involves cuts and fills. The main issues will be drainage, settlements taking place in the lake sediments due to any loading, and earth pressures on retaining structures.

Significant settlement can be expected if the net increase in loading is more than 10 kPa where the lake sediments are deep. For greater loadings, settlement monitoring should be carried out to determine vertical movement during the cut/fill stage to confirm when primary consolidation is complete before proceeding with construction.

Retaining structures will be required where lake sediments are present and batters steeper than 3:1 (horizontal to vertical) are proposed. Parameters for retaining wall design are given in Table 1.

The cuts into schist will be into a dip slope, where foliation shears and crushes may be expected. Any batters steeper than 1.75:1 will require pilot cuts and provision for retaining walls or rock anchors if persistent adversely oriented defects are encountered.

5.4 Groundwater Control

Drainage has been installed to lower groundwater levels in the centre of the gully. Additional lateral drainage may be required if surface seepages are not effectively contained prior to filling.

5.5 Foundation Design

Many of the foundations are expected to be on compacted fill, beach deposits or intact schist. However in many instances, layered profiles will be present including lake sediments. For final design, specific recommendations for each structure will be required, but preliminary design of shallow footings on beach deposits or till should be in accordance with Figure 5-1.

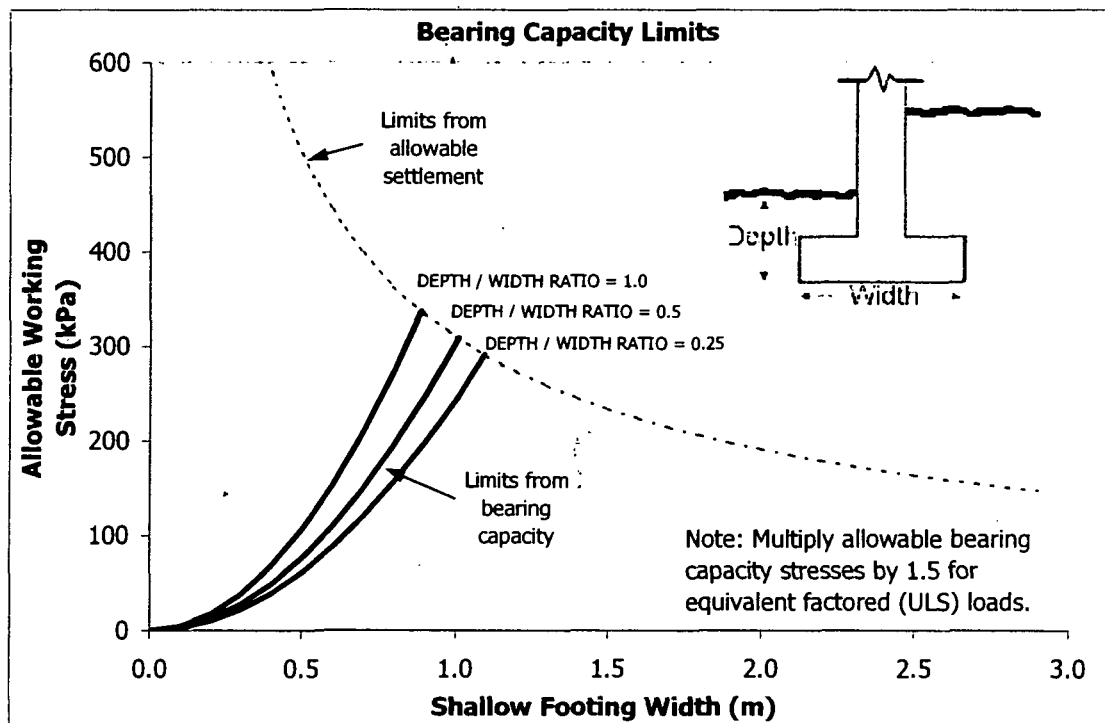


Table 5-1. Preliminary Design for Shallow Footings on Beach Deposits or Till

Where thick lake deposits are close beneath foundation level, raft solutions or piling are likely to be preferred and specific design is required.

The site will present moderate seismic response and should be categorised as Intermediate in relation to NZS 4203, Cl 4.6.2.2.

6.0 Conclusions & Recommendations

- Preliminary investigations for the Alpine Village redevelopment indicate variable strata with beach deposits, lake sediments, till then schist bedrock.
- Substantial excavations or stepped profiles are proposed. Specific design of all retaining structures is recommended (Table 1).
- Shallow footings or raft foundations will be appropriate, with specific design required for each structure.

7.0 Applicability

This report has been prepared for the benefit of Alpine Village Ltd with respect to the particular brief given to us and data or opinions contained in it may not be used in other contexts or for any other purpose without our prior review and agreement.

Further confirmatory investigations are recommended above. During construction, excavations should be examined by an inspector or engineer competent to confirm that localised subsurface conditions encountered are compatible with the inferred conditions on which this report has been based. As priority to ensure no impact on neighbours, inspection of initial exposures will be necessary before proceeding to cut below a 45 degree line drawn from any boundary of the property. At all stages, it is important that we be contacted if fill is encountered or if there is any variation in subsoil conditions from those described in this report.

TONKIN & TAYLOR LTD
Geotechnical and Environmental Consultants

Authorised for Tonkin & Taylor by:

Graham Salt

.....
Graham Salt
GEOTECHNICAL GROUP COORDINATOR

FRANSON

LAND

+ 437. / 1490

① + 437.2

+ 434.4

② + 431.8

+ 428.9

③ + 426.3

⑧

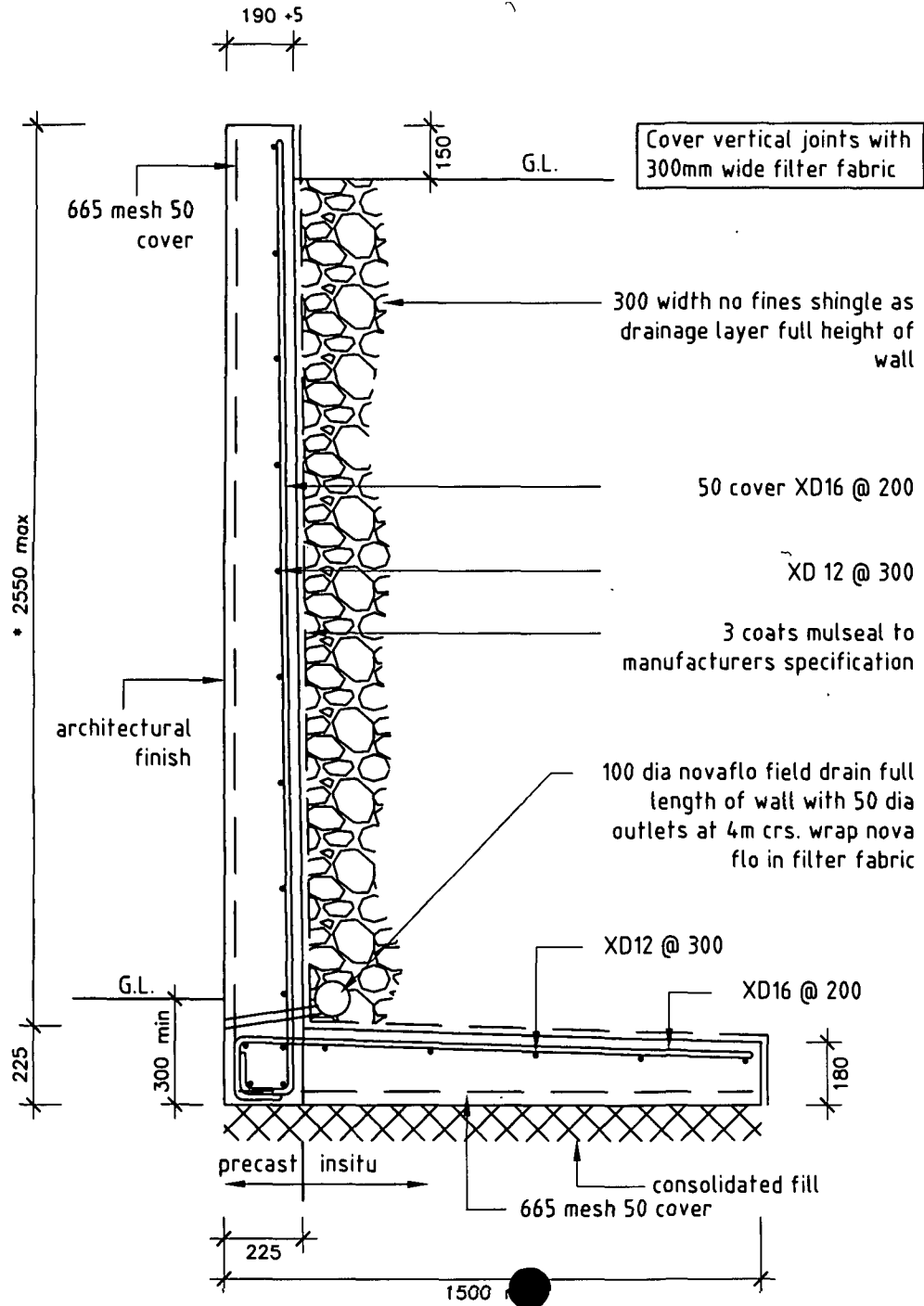
④ + 422.85

⑤ + 421.8

⑥ + 424.05

⑦ + 421.65

LAKE.



DETAIL No .11. SECTION
ALPINE VILLAGE GENERAL RETAINING
WALL UP TO 2.5M RETAINING
Scale 1:20



OFFICE MEMO

FILE REF: RM021107
TO: John Hesselring
FROM: Tim Francis
DATE: 23/12/2003
SUBJECT: COMPLIANCE WITH CONDITION 9 RESOURCE CONSENT RM021107

I received today from the construction manager for this project the attached documents for compliance with condition 9 of the aforementioned resource consent.

Condition 9 states:

9. The consent holder shall provide for provision of suitable excavation, work methodologies, temporary works, retaining walls and cut batter slopes. A suitably qualified and experienced Registered Engineer (or Chartered Professional Engineer under the Chartered Professional Engineers Bill 2002) shall design these works and will be responsible for ongoing monitoring and supervision of the works. An engineer's design certificate shall be submitted in respect to all the earthworks within the site.

Please review these documents and confirm or otherwise compliance with this condition. If compliance is met with this condition through these documents, I anticipate commencement of the earth works may start on the (5th January 2004).

Please advise.

This report partly satisfies condition. Still need final design etc to be submitted. ~~met~~
The attached report outlines parameters only not final method etc

 24/12/03

Asset Management Services Ltd.

Civicorp Corporation Limited
Civicorp House
Shotover Street
Queenstown

19/12/03

Att : Mr T. Francis

Subject: Alpine Village Development Resource Consent RM 021107

Dear Sir

Please find attached a copy of the Geotechnical Investigations and Recommendations for the above development .

This document is to satisfy the requirements of the Specific Conditions (-item 9) relating to earthworks.

A certificate will be submitted to your office at the completion of the earthworks.

If you require any further information , please contact me on 0274 383 292

Yours sincerely

Bruce Hulyer
Construction Manager
Asset Management Services Ltd.





ALPINE VILLAGE LTD

ALPINE VILLAGE REDEVELOPMENT
GEOTECHNICAL INVESTIGATIONS

REFERENCE NUMBER: 890614

DECEMBER 2003

REPORT PREPARED FOR:
ALPINE VILLAGE LTD

REPORT PREPARED BY:
TONKIN & TAYLOR LTD

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1.0 Introduction

1.1 General

This report presents the results of geotechnical investigations carried out by Tonkin & Taylor Ltd at the Alpine Village redevelopment in Queenstown. The work was carried out for Alpine Village Ltd.

1.2 Development

The development comprises multiple units on a terraced cut/fill profile below Frankton Rd.

2.0 Site Description

2.1 General

The proposed development is immediately east of the existing Alpine Village, Queenstown.

2.2 Topography and Surface Drainage

The existing surface is undulating with valley profile falling towards Lake Wakatipu, carrying moderate flows.

3.0 Investigations

A geological inspection was undertaken and test pits were excavated. A plan of the site is contained in Figure 1, Appendix A showing the locations of test pits and sections. Test pit logs are contained in Appendix B.

4.0 Subsurface Conditions

4.1 Geological Setting

The site is located on the edge of Lake Wakatipu where glacial advances have resulted in ice worn bedrock mantled with glacial deposits, and alluvium. Post-glacial times have been dominated by erosion of schist bedrock and glacial sediments, and deposition of alluvial gravels, by local watercourses, and beach gravels and lake sediments as lake levels have fluctuated.

No active fault traces were observed in the field or have been reported in this vicinity. However, significant seismic risk exists in this region from potentially strong ground shaking likely to be associated with a rupture of the Alpine Fault, located along the West Coast of the South Island. There is a high probability that an earthquake of Magnitude 7.5 to 8 will occur along the Alpine Fault within the next 50 years.

4.2 Stratigraphy

The stratigraphy comprises beach gravels over soft saturated lake sediments with compact till and schist at depth. Subsurface drainage is being installed to control groundwater.

4.3 Groundwater

The watertable is close to the top of the lake sediments. With additional paved areas formed in the development, some general lowering of the groundwater can be expected, but not sufficiently to affect neighbouring properties.

5.0 Engineering Considerations

5.1 General

Recommendations and opinions in this report are based on the data sources noted above. The nature and continuity of subsoil conditions away from the exposures and test pits are inferred. However it must be appreciated that actual conditions could vary from the assumed model.

5.2 Strength and Deformation Parameters

Design Profile

The design profile for the site is highly variable with thick overburden for the most part but schist outcrops towards the south east.

A typical sequence with corresponding design parameters is given below.

Unit	Bulk Density γ (kN/m ³)	Effective Cohesion c (kPa)	Effective Friction ϕ (deg)	Elastic Modulus E (kPa)	Poisson's Ratio u
Beach Deposits sandy GRAVEL - moist, loose to medium dense	21	0-2	35	20,000	0.35
Watertable					
Lake Sediments SILT to clayey SILT Soft	16	0	18	4,000	0.4
Till Gravelly SILT with some sand	19	2	35	15,000	0.3
Sheared SCHIST	26	0	25-30	30,000	0.3
Intact SCHIST	27	100+	30	100,000	0.2

Table 1. Geotechnical Parameters

5.3 Construction

The proposed development involves cuts and fills. The main issues will be drainage, settlements taking place in the lake sediments due to any loading, and earth pressures on retaining structures.

Significant settlement can be expected if the net increase in loading is more than 10 kPa where the lake sediments are deep. For greater loadings, settlement monitoring should be carried out to determine vertical movement during the cut/fill stage to confirm when primary consolidation is complete before proceeding with construction.

Retaining structures will be required where lake sediments are present and batters steeper than 3:1 (horizontal to vertical) are proposed. Parameters for retaining wall design are given in Table 1.

The cuts into schist will be into a dip slope, where foliation shears and crushes may be expected. Any batters steeper than 1.75:1 will require pilot cuts and provision for retaining walls or rock anchors if persistent adversely oriented defects are encountered.

5.4 Groundwater Control

Drainage has been installed to lower groundwater levels in the centre of the gully. Additional lateral drainage may be required if surface seepages are not effectively contained prior to filling.

5.5 Foundation Design

Many of the foundations are expected to be on compacted fill, beach deposits or intact schist. However in many instances, layered profiles will be present including lake sediments. For final design, specific recommendations for each structure will be required, but preliminary design of shallow footings on beach deposits or till should be in accordance with Figure 5-1.

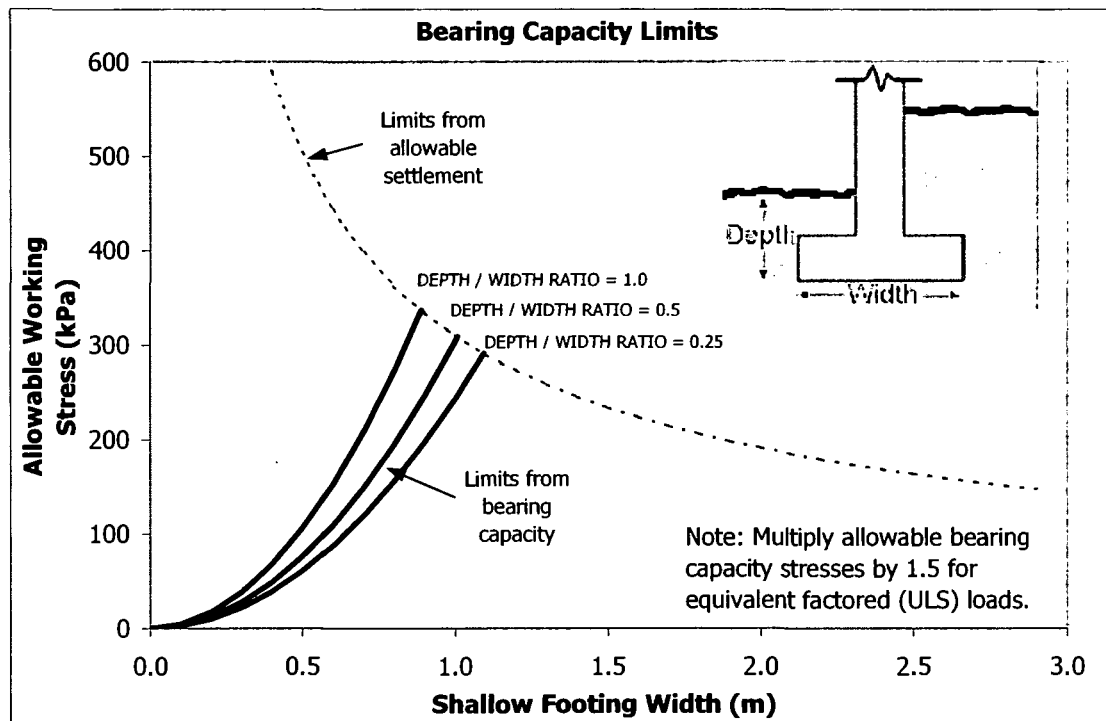


Table 5-1. Preliminary Design for Shallow Footings on Beach Deposits or Till

Where thick lake deposits are close beneath foundation level, raft solutions or piling are likely to be preferred and specific design is required.

The site will present moderate seismic response and should be categorised as Intermediate in relation to NZS 4203, Cl 4.6.2.2.

6.0 Conclusions & Recommendations

- Preliminary investigations for the Alpine Village redevelopment indicate variable strata with beach deposits, lake sediments, till then schist bedrock.
- Substantial excavations or stepped profiles are proposed. Specific design of all retaining structures is recommended (Table 1).
- Shallow footings or raft foundations will be appropriate, with specific design required for each structure.

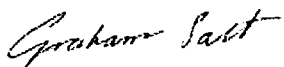
7.0 Applicability

This report has been prepared for the benefit of Alpine Village Ltd with respect to the particular brief given to us and data or opinions contained in it may not be used in other contexts or for any other purpose without our prior review and agreement.

Further confirmatory investigations are recommended above. During construction, excavations should be examined by an inspector or engineer competent to confirm that localised subsurface conditions encountered are compatible with the inferred conditions on which this report has been based. As priority to ensure no impact on neighbours, inspection of initial exposures will be necessary before proceeding to cut below a 45 degree line drawn from any boundary of the property. At all stages, it is important that we be contacted if fill is encountered or if there is any variation in subsoil conditions from those described in this report.

TONKIN & TAYLOR LTD
Geotechnical and Environmental Consultants

Authorised for Tonkin & Taylor by:



.....
Graham Salt
GEOTECHNICAL GROUP COORDINATOR



In reply please quote
File Ref. RM021107

Civic Corporation Limited
Private Bag 50077,
CivicCorp House, 74 Shotover Street
Queenstown, New Zealand
Tel. 64-3-442 4777
Fax. 64-3-442 4778
e-mail: enquiries@civicc corp.co.nz
site: <http://www.civicc corp.co.nz>

16 December 2003

Mountain Lake Holdings Ltd
C/- John Edmonds & Associates Ltd
P O Box 95
QUEENSTOWN

Dear Sir

ACKNOWLEDGEMENT OF REQUEST FOR VARIATION OF CONDITIONS TO RM021107

I acknowledge receipt of your application for a variation to conditions for resource consent RM021107 under Section 127 of the Resource Management Act 1991 for a consent to develop a visitor accommodation, comprising of 54 separate units at Frankton Road, Queenstown.

Please contact me on direct dial 03 442 4732 if you require further information.

Yours faithfully
CIVICCORP

Katherine Ashton
CONSENTS OFFICER

JL.

From: "Alex Dunn" <alex@southernplanning.co.nz>
Sent: Mon, 5 Dec 2022 12:09:02 +1300
To: "David Dwight" <David.Dwight@qldc.govt.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hi David,

It will be Councils. Unformed legal roads (or paper roads as they are sometimes referred to) are generally found all over NZ in rural areas and they are occupied (informally) by the adjacent landowner. This subdivision won't change the status of this legal road reserve. And as its Councils, it joins the two esplanade reserves together.

Cheers
Alex

Alex Dunn PLANNER



M 027 840 2855 | P 03 409 0140 | F 03 409 0145
19 Grant Road, Queenstown Central (Frankton), Queenstown, 9300,
Building A (Level 1), Tenancy A1-05(c)

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From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Monday, 5 December 2022 12:03 pm
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Is it ours? or does Ken lease it?

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz

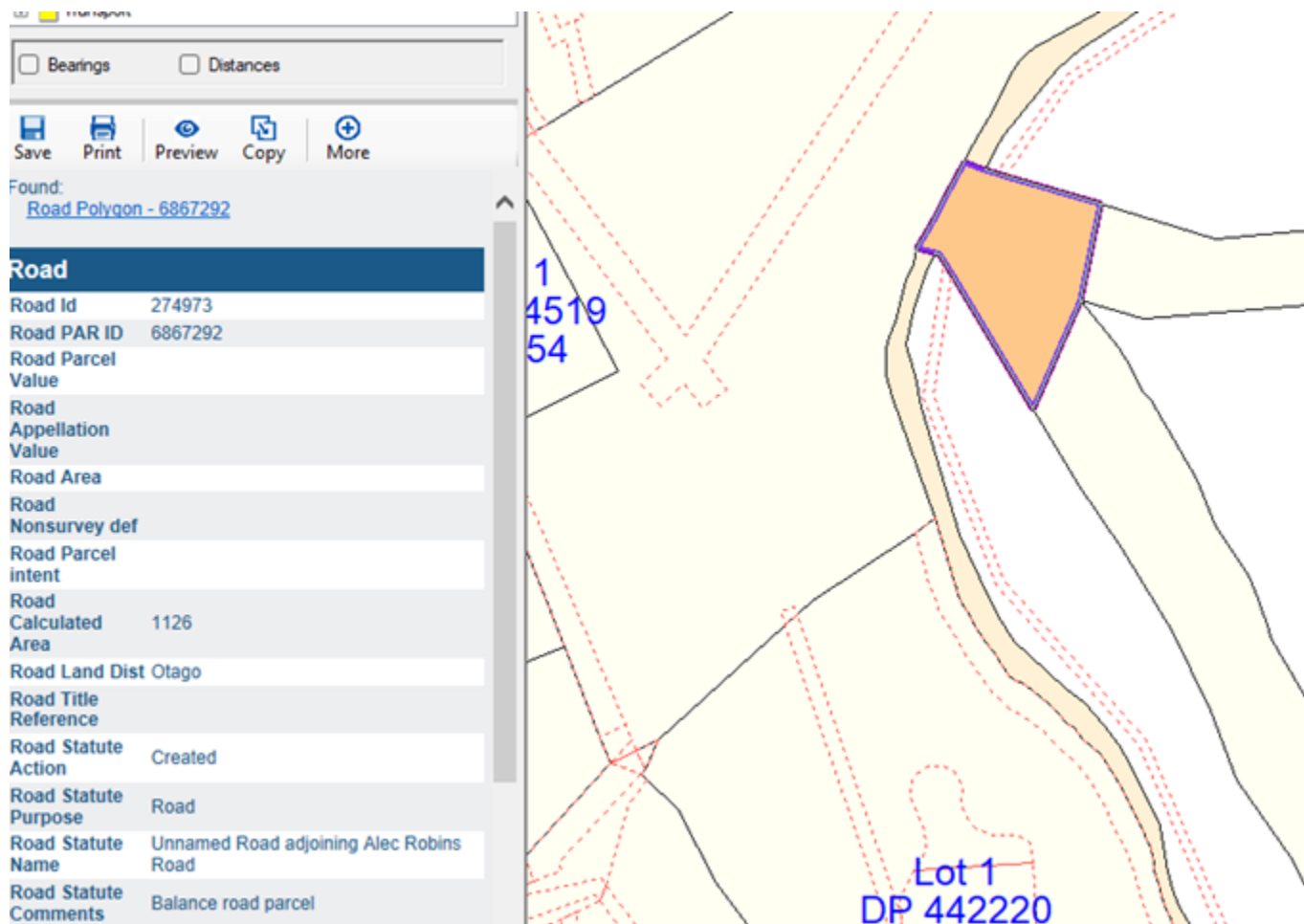


Please consider the environment before printing this e-mail

From: Alex Dunn <alex@southernplanning.co.nz>
Sent: Monday, December 5, 2022 11:58 AM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hi David,

Is this okay? I note the portion in the middle of two reserves is a random bit of unformed legal road reserve.



Regards,
Alex

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Monday, 5 December 2022 9:34 am
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Thanks Alex

Awesome, I think so, as they may be just seeking clarity on the proposed easement arrangement.

I'll let you know the outcome.

Cheers

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz



 Please consider the environment before printing this e-mail

From: Alex Dunn <alex@southernplanning.co.nz>
Sent: Monday, December 5, 2022 9:27 AM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Sweet, thanks for confirming. Will get these changes actioned now!

Absolutely – that sounds good. More than happy to participate in the meeting if you think that would be useful?
Certainly interested in what the Trails trust has to say.

Cheers,
Alex

Alex Dunn PLANNER



M 027 840 2855 | P 03 409 0140 | F 03 409 0145
19 Grant Road, Queenstown Central (Frankton), Queenstown, 9300,
Building A (Level 1), Tenancy A1-05(c)

 Follow us

southernplanning.co.nz

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Monday, 5 December 2022 9:25 am
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Nice edit 😊

Yeah, that's what we want.

I also received an email from mark Williams from Queenstown Trails on Friday, they are interested in the easement setup. I'll need to set up a call with him to see exactly what they're looking for. Do you want me to ask if I can forward their response to you?

Cheers

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz

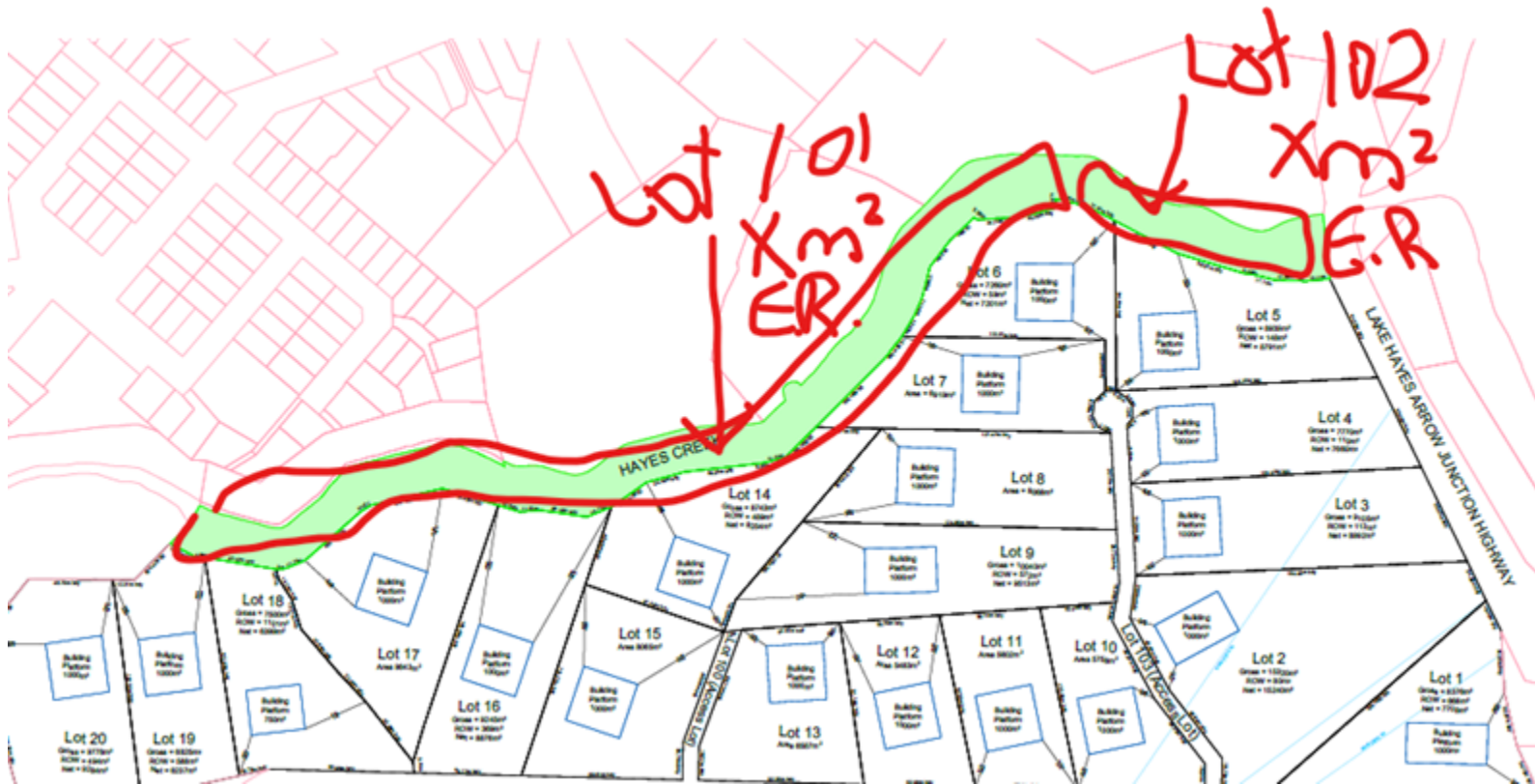


Please consider the environment before printing this e-mail

From: Alex Dunn <alex@southernplanning.co.nz>
Sent: Monday, December 5, 2022 9:12 AM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hi David,

To confirm, on the latest scheme plan submitted Richard wants to see the below information annotated? i.e. each lot, with the area of the lot, and then a specific esplanade reserve annotation? Just want to be sure before Kat changes the scheme plan again.



Regards,
Alex

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Monday, 28 November 2022 3:27 pm
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: FW: RM220821 - Alex Dunn - s92(2) request

Hey Alex

Refer to comments below.

Cheers

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz



 Please consider the environment before printing this e-mail

From: richard denney <denneyla@outlook.com>
Sent: Monday, November 28, 2022 3:22 PM

To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: Re: RM220821 - Alex Dunn - s92(2) request

Thanks

Can they label on the scheme plan Lots 101, 102 as esplanade reserve lots with areas , as noted on the landscape plan if this is correct as applied for. Just want to be clear this land is offered as Esplanade Reserve as part of this application, to be vested to QLDC / DoC.

kind regards

Richard

Richard Denney

LANDSCAPE ARCHITECT

DLA

Tāhuna Aotearoa Queenstown New Zealand

denneyla@outlook.com 021 02671164

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Monday, 28 November 2022 2:45 pm
To: richard denney <denneyla@outlook.com>
Subject: FW: RM220821 - Alex Dunn - s92(2) request

Hi Richard

Alex just sent these through, let me know if you need more.

Cheers

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz





Please consider the environment before printing this e-mail

From: Alex Dunn <alex@southernplanning.co.nz>
Sent: Monday, November 28, 2022 1:04 PM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hi David,

Please find attached the scheme plan updated that clearly shows the boundaries of the esplanade reserve (shown as Hayes Creek). An updated landscape plan has also been provided which shows the contours.

Sing out if anything else is required.

Cheers,
Alex

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Thursday, 24 November 2022 2:48 pm
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hey Alex

Spoke to Richard, what we need is:

- On the survey plan, defined boundaries showing the esplanade. At present, these are not clear and we don't know the extent of reserve proposed.
- Once this is done, on a separate plan, if you can demonstrate this with the contours (similar to the attachment).

Parks haven't got back to me yet, hence why I haven't done the formal RFI yet.

Also, Richard needs dates for the poles/site visit, let me know asap on this. Silly season approaching.

Cheers

From: [Alex Dunn](#)
Sent: Tuesday, November 22, 2022 9:15 AM
To: [David Dwight](#)
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hi David,

Is showing the boundary and contour overlay on the landscape plan okay for Richard – please see attached. Note this is still a work in progress to address Richard's other questions. I can ask our landscape architect to remove the text boxes and add in the actual contours (i.e. MASL) – but before I do this, just want to make sure we are on the right track.

Cheers,
Alex

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Friday, 18 November 2022 11:15 am
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: FW: RM220821 - Alex Dunn - s92(2) request

Hey Alex

Are you able to assist Richard with his request?

Refer below.

Cheers

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz



Please consider the environment before printing this e-mail

From: richard denney <denneyla@outlook.com>
Sent: Thursday, November 17, 2022 5:30 PM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: Re: RM220821 - Alex Dunn - s92(2) request

Hi David

I cant actually see a proposed esplanade reserve lot, or its boundary, its unclear, can we get a scheme plan of proposed lots with the esplanade reserve lot shown with a contour overlay?

thanks

Richard

Richard Denney

LANDSCAPE ARCHITECT

DLA

Tāhuna Aotearoa Queenstown New Zealand

denneyla@outlook.com 021 02671164

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Thursday, 17 November 2022 2:12 pm
To: richard denney <denneyla@outlook.com>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

How are these, included the original 1. Landscape Assessment.

2. Extract from the LA with the 3. Sub Layout. I can overlay 3 over 2 if you want.

Cheers

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz



Please consider the environment before printing this e-mail

From: richard denney <denneyla@outlook.com>
Sent: Thursday, November 17, 2022 1:27 PM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: Re: RM220821 - Alex Dunn - s92(2) request

thanks ,

these are very useful, is there any chance of getting a contour plan showing the proposed esplanade reserve boundary prior to a site visit.

Richard

Richard Denney

LANDSCAPE ARCHITECT

DLA

Tāhuna Aotearoa Queenstown New Zealand

denneyla@outlook.com 021 02671164

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Thursday, 17 November 2022 11:43 am
To: richard denney <denneyla@outlook.com>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Part 2

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz



Please consider the environment before printing this e-mail

From: richard denney <denneyla@outlook.com>
Sent: Thursday, November 17, 2022 11:10 AM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: Re: RM220821 - Alex Dunn - s92(2) request

....apart from the site registration number, nothing, I was hoping the applicant can provide further details for this via a request to Pouhere Taonga / Heritage NZ .

Richard Denney

LANDSCAPE ARCHITECT

DLA

Tāhuna Aotearoa Queenstown New Zealand

denneyla@outlook.com 021 02671164

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Thursday, 17 November 2022 10:47 am
To: richard denney <denneyla@outlook.com>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

No problem, I'll let them know.

Another thing was Heritage listing, I can't find anything on this. What have you been able to find?

Cheers

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz



Please consider the environment before printing this e-mail

From: richard denney <denneyla@outlook.com>
Sent: Thursday, November 17, 2022 10:42 AM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: Re: RM220821 - Alex Dunn - s92(2) request

Morning David,

Really need the four poles for those platforms breaching the 75m setback to get a spatial understanding of the effect of the breach, for Lot 20 a single pole centred would be ok.

kind regards

Richard

Richard Denney

LANDSCAPE ARCHITECT

DLA

Tāhuna Aotearoa Queenstown New Zealand

denneyla@outlook.com 021 02671164

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Thursday, 17 November 2022 9:54 am
To: richard denney <denneyla@outlook.com>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hey Richard

The applicant has asked if they can reduce the amount of poles to one per platform?

Once this is clarified they'll give me some dates.

I'll send you some photos from my site visit shortly for a bit of a pre-site sneak peak.

The creek escarpment is quite steep, so the esplanade area probably needs a closer look as to what is worth protecting rather than a blanket 20m width.

Cheers

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 450 1790
david.dwight@qldc.govt.nz



Please consider the environment before printing this e-mail

From: richard denney <denneyla@outlook.com>
Sent: Tuesday, November 1, 2022 7:24 PM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: Re: RM220821 - Alex Dunn - s92(2) request

Evening David,

RFI as follows:

1. Height poles for each proposed platform to the height control, one pole centred in each platform except platforms 1, 10,11,12,13,15, 16 and 18 (75m setback breach) and Lot 19 & 20 to have a pole in each of the four corners of the platform. Poles to be white please and secure.
2. Confirm width of proposed esplanade reserve lots, please provide a plan that clearly shows the proposed esplanade lots in context of contours.
3. Lot 16 shows cut and fill for the platform only, is the balance of the gully to be infilled?
4. Please define what the 'existing planting to be retained' is - species , density, age etc.,
5. Plant grades are not shown please indicate intended grades.
6. An archaeological site is shown on the NZ Arch Assoc website on this property as F41/65, please provide details on this site including location and nature of site.
7. Is the proposed access to Lot 1 to be off Alec Robbins Rd?
8. Can access be gained to the site at anytime, and area there any hazards on site to be aware off.

Once the poles are up I can carry out a site visit.

kind regards

Richard

Richard Denney

LANDSCAPE ARCHITECT

DLA

Tāhuna Aotearoa Queenstown New Zealand

denneyla@outlook.com 021 02671164

From: RC Expert Requests <RCexpertrequests@qldc.govt.nz>

Sent: Monday, 31 October 2022 3:26 pm

To: David Dwight <David.Dwight@qldc.govt.nz>; Richard Denney - Richard Denney Landscape Architect (denneyLA@outlook.com) <denneyla@outlook.com>

Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hi Richard


We'd like to engage you from today and once you've complete your initial assessment/RFI within agreed timeframe send that through to the planner on file. David's details are below if you need to make contact.

Hi David,

Richard is your peer reviewer. See his signature in one of the emails below if you need to make contact or give him any information, other than your initial request or what is on the E-Docs.


Thanks,

Louis

<p>Louis Brown <small>BCom BPhEd MPlan</small> Team Leader Resource Consents Wānaka Planning and Development Queenstown Lakes District Council M: +64 21 470 101 louis.brown@qldc.govt.nz</p>	 <p>QUEENSTOWN LAKES DISTRICT COUNCIL www.qldc.govt.nz</p>
--	---

From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Monday, October 31, 2022 2:46 PM
To: Louis Brown <Louis.Brown@qldc.govt.nz>
Subject: FW: RM220821 - Alex Dunn - s92(2) request

FYI

<p>David Dwight Senior Planner Planning & Development Queenstown Lakes District Council P: +64 3 441 0499 david.dwight@qldc.govt.nz</p>	 <p>QUEENSTOWN LAKES DISTRICT COUNCIL</p>
---	--

 Please consider the environment before printing this e-mail

From: Alex Dunn <alex@southernplanning.co.nz>
Sent: Monday, October 31, 2022 2:35 PM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hi David,

As discussed – please proceed with this.

Cheers

Alex

Alex Dunn PLANNER



M 027 840 2855 | P 03 409 0140 | F 03 409 0145
19 Grant Road, Queenstown Central (Frankton), Queenstown, 9300,
Building A (Level 1), Tenancy A1-05(c)

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From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Monday, 31 October 2022 12:42 pm
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hey Alex

I passed it onto Scott but didn't hear anything, but I think we are good. Just have to confirm with Louis. So your happy with the quote?

I note, Richard also stated he needed approx a month to complete his report.

Site visit next week would be better, have a training day then and some reports due this week.

But I'll have to touch base with you on this sometime this week, feedback is trickling in.

Cheers

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 441 0499
david.dwight@qldc.govt.nz



Please consider the environment before printing this e-mail

From: Alex Dunn <alex@southernplanning.co.nz>
Sent: Monday, October 31, 2022 12:28 PM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hi David,

Was on leave last week and did not check emails toward the end of the week.

Have I missed the boat here with Richard now?

Also – how about Wednesday for a site visit? Weather is looking a tad average though but we could play it by ear. I would suggest tomorrow (as the weather is looking better) but I am working in town all day tomorrow.

Cheers,
Alex

Alex Dunn PLANNER



M 027 840 2855 | P 03 409 0140 | F 03 409 0145
19 Grant Road, Queenstown Central (Frankton), Queenstown, 9300,
Building A (Level 1), Tenancy A1-05(c)

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From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Thursday, 27 October 2022 10:01 am
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hey Alex

Quote has come in, Louis is in charge of procurement at the moment so he asked me to let you know that there's a high demand for experts at the moment.

If you could provide an answer on whether to proceed or not within the next 24hours that would be grand.

Expert: **Richard Denney**

	<i>Consultant Name</i> <i>Hourly Charge out rate (ex GST)</i> Role in audit, e.g. area of expertise (e.g. Landscape Architecture)	<i>Consultant Name</i> <i>Hourly Charge out rate (ex GST)</i> Role in audit, e.g. area of expertise (e.g. Landscape Architecture) or internal peer reviewer
Application audit (hrs) ¹	2hrs	landscape architect

Technical report (hrs) ²	12 to 18 hours	
Site visit ³	3 to 5 hrs	
Further information request (hrs) ⁴	0.5 to 1 hr	
Further information review (hrs) ⁵	0.5 to 1 hr	
Hearing (hrs) ⁶	hourly rate \$150	
Correspondence and meetings (hrs) ⁷	hourly rate \$150	
Sub-total		
Total (excl. GST and disbursements)	\$2700 to \$4050 exc hearing and meetings	

1 Reading application/ background information and auditing application

2 Writing technical report (if there is no further information required or after further information is received)

3 Site visits

4 Writing further information request

5 Reviewing further information response from applicant

6 Time spent at hearing and writing evidence

7 Meetings, emails and phone calls

Cheers

David Dwight | Senior Planner | Planning & Development

Queenstown Lakes District Council

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david.dwight@qldc.govt.nz



 Please consider the environment before printing this e-mail

From: Alex Dunn <alex@southernplanning.co.nz>

Sent: Monday, October 17, 2022 8:29 AM

To: David Dwight <David.Dwight@qldc.govt.nz>

Subject: RE: RM220821 - Alex Dunn - s92(2) request

Morning David,

I hope you had a great weekend.

Are we able to reschedule this please? I just spoke to Ken and he is a bit under the weather at the moment so are we able to push this back until he is feeling better if that is okay with you?

Cheers,

Alex

Alex Dunn PLANNER



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19 Grant Road, Queenstown Central (Frankton), Queenstown, 9300,
Building A (Level 1), Tenancy A1-05(c)

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From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Friday, 14 October 2022 3:19 pm
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hey Alex

Sure, no problem.

Cheers, see you Tuesday.

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 441 0499
david.dwight@qldc.govt.nz



Please consider the environment before printing this e-mail

From: Alex Dunn <alex@southernplanning.co.nz>
Sent: Friday, October 14, 2022 2:59 PM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: RE: RM220821 - Alex Dunn - s92(2) request

Hi David,

Yes we agree with both of these. However before you officially proceed, can you get time/fee estimates for both reports – noting the transport one will be a bit later since we will wait to hear back from the engineers on this one.

Cheers
Alex

Alex Dunn PLANNER



M 027 840 2855 | P 03 409 0140 | F 03 409 0145
19 Grant Road, Queenstown Central (Frankton), Queenstown, 9300,
Building A (Level 1), Tenancy A1-05(c)

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From: David Dwight <David.Dwight@qldc.govt.nz>
Sent: Friday, 14 October 2022 2:56 pm
To: Alex Dunn <alex@southernplanning.co.nz>
Subject: RM220821 - Alex Dunn - s92(2) request

Hi Alex

I note there is a delay in notification of the application's formal acceptance, however you should receive this shortly.

This email is a request under s92(2) of the RMA. Can you please confirm whether the applicant agrees to this?

Commissioned Report

The following report is to be commissioned for the reasons set out below:

1. An independent peer review that confirms the suitability of the submitted **Landscape Assessment Report & Plans**, as well as its findings.

Of particular relevance, is the proposed location of up to 9 building platforms within the 75m road setback, sought under rule R.24.5.9.1. Other considerations include lot density, the esplanade, landscaping and proposed design controls and provision of water tanks sought to mitigate environmental, infrastructure and landscape effects.

Council has determined that a peer review of the proposed landscape plan and assessment is necessary, due to the potential for significant adverse landscape effects, and its potential to undermine existing policy, including:

Policy P.24.2.1.2 - Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform;

Policy P.24.2.1.3 - Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.

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

Policy P.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.

Policy P.24.2.5.4- 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.

Other Matters

- Council's P&D have conducted a preliminary review of the **Transportation Assessment** and have indicated it is likely an independent peer review will also be requested. As the application is currently under formal review, you may wish to agree in advance to an independent peer review prior to formal comments are received. I note that no formal action will occur until confirmed by the P&D Engineer assessing the proposal.

Responding to this request

This letter represents a formal notice under Section 92(2) and sets out the reasons for the Council wanting to commission this study in accordance with section 92(3) of the Act.

The applicant can refuse to the commissioning of this report under section 92B of the Act, however you are required to respond to the consent authority in written notice **15 working days** from the date of this letter which is **7 November 2022**. The Application will be placed on hold until the Council's receives confirmation from the applicant (or you acting on their behalf) in writing as to its position on this report.

If the applicant agree with the commissioning of this study, then the Council will defer consideration of resource consent application RM220821 until this report has been completed.

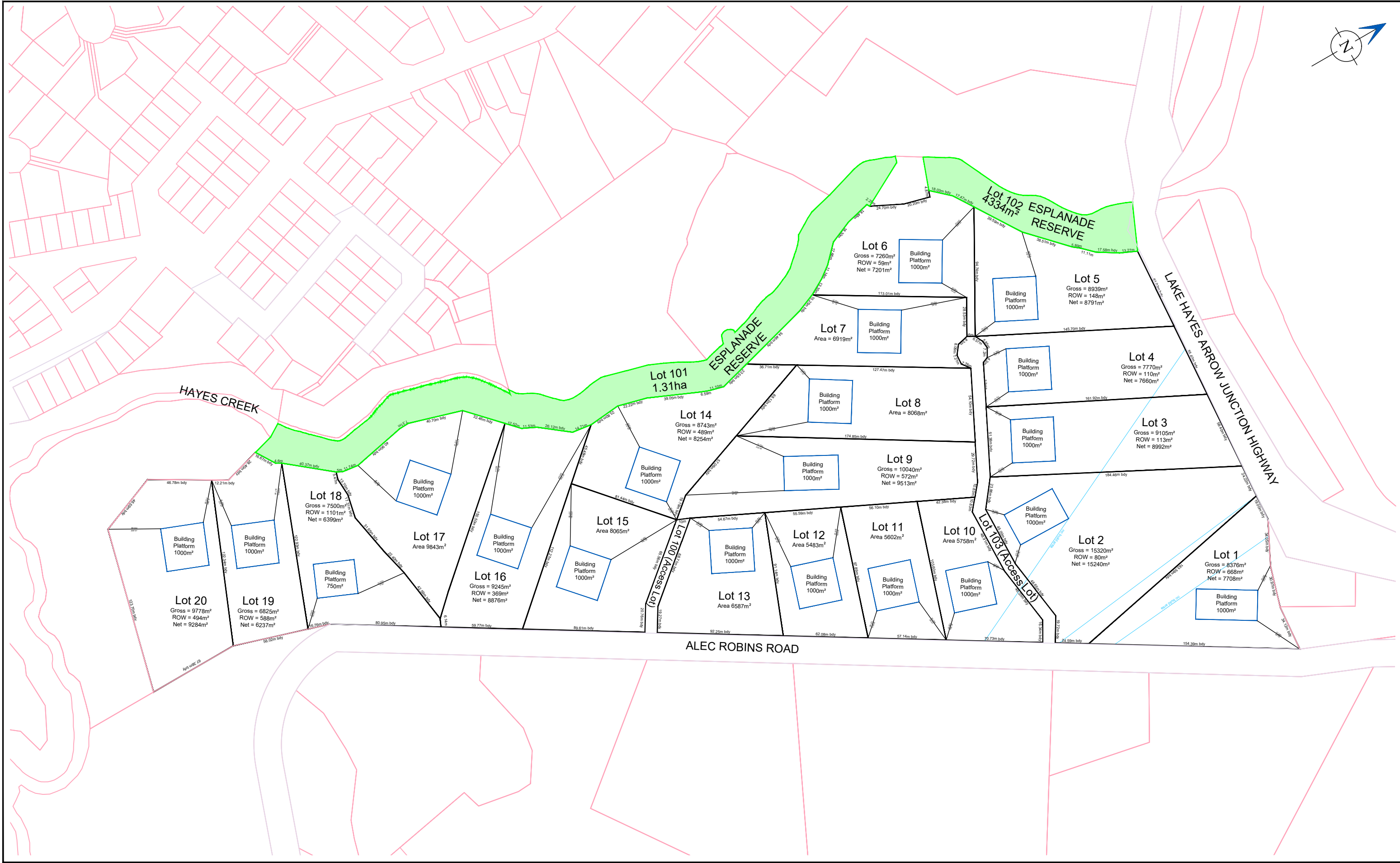
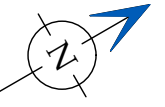
In accordance with section 92B(2) of the Act, in the event that the applicant refuses to agree to the commissioning of this report, the Council will advance the processing of the application. You should be aware that section 95C specifies that Council must publicly notify an application for a resource consent if you do not respond within the specified time limit (15 working days) or refuse to agree to the commissioning of the report.

Ngā mihi | with kind regards,

David Dwight | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 441 0499
david.dwight@qldc.govt.nz



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SURVEY
 CONSULTANTS

Document Set ID: 7547192
 Version: 1, Version Date: 09/03/2023

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:	DATE CREATED:
DRAWN:	KB	1: 2500	5/12/22
APPROVED:	BM	Original Plan A3	
JOB No.	DRAWING No.	SHEET No.	REV.
5473	7R	01	B

From: "David Dwight" <David.Dwight@qldc.govt.nz>
Sent: Tue, 7 Mar 2023 16:53:16 +1300
To: "David Dwight" <David.Dwight@qldc.govt.nz>
Subject: RM220821 - Hays Creek - Height poles being erected
Attachments: RM220821 - Transport RFI Matters.pdf, 1758.05 Discussion Structural landscape plan (response to council peer review).pdf

From: Alex Dunn <alex@southernplanning.co.nz>
Sent: Monday, March 6, 2023 1:59 PM
To: David Dwight <David.Dwight@qldc.govt.nz>
Subject: RE: RM220821 - Hays Creek - Height poles being erected

Hi David,

Please see attached our transport RFI response. This also addresses matters which have been raised by NZTA/Waka Kotahi, so I will send them through a copy of this as well. With regard to updating the plans, our preference is for this to occur at EA stage as the changes requested from a roading point of view are accepted.

We have also made some slight tweaks to the Structural Landscape Plan in response to comments that have been made by Richard. It would be appreciated if we could get his thoughts on the changes we have made. We will certainly consider any other changes suggested with regard to the implementation of structural landscaping (noting we are not proposing to move any platforms).

On the RFI matters relating to water and wastewater servicing, are we able to get confirmation that we could have an 'either or' option as an EA condition please?

This leaves the esplanade matter left to address.

Regards,
Alex

Alex Dunn PLANNER



M 027 840 2855 | P 03 409 0140 | F 03 409 0145
19 Grant Road, Queenstown Central (Frankton), Queenstown, 9300,
Building A (Level 1), Tenancy A1-05(c)

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6 March 2023

Hays Creek Development Limited
C/- Southern Planning Group
PO Box 1081
Queenstown, 9348

Attention: Alex Dunn

Dear Alex,

Hays Creek Subdivision (RM220821), 64 Alec Robins Road Further Transport Information

The purpose of this letter is to provide further transport information in response to the Council's request for information dated 22 November 2022.

1 Robins Road Upgrade

The transport assessment¹ and the information request agree that Alec Robins Road does not meet the requirements of a new road under the QLDC Land Development and Subdivision Code of Practice. The further information request requires that Alec Robins Road is to be upgraded to the new road standard. In this regard the Applicant has volunteered a consent condition to either:

- Upgrade Alec Robin Road from the SH6 intersection to the Lot 18-20 ROW to a Figure E3 road type, or
- Upgrade Alec Robin Road from the SH6 intersection to the Lot 100 access to a Figure E3 road type, and upgrade the portion of Alec Robin Road from the Lot 100 access to the Lot 18-20 ROW to a minimum Figure E1 road type (including passing bays etc).

I consider that either road upgrade options can be constructed within the available legal road corridor for Robins Road and therefore the option selected can be developed at a detailed design stage requiring approval during the Engineering Approvals process. Any consent condition will also need to consider temporary traffic management during the construction of the widened road carriageway.

2 Onsite Road Network

The information request requires a number of minor changes to the proposed onsite road network. Overall, it is considered that the onsite road network can be constructed to the requirements of the QLDC Land Development and Subdivision Code of Practice.

Access Lot 100 currently has a T-turning within the ROW portion of the access. It will be a better design solution to provide a full turning within Lot 100, similar to Lot 103, as required in the information request.

¹ Refer Bartlett Consulting – Robins Subdivision, 64 Alec Robins Road, Transport Assessment, dated 24 August 2022.

Access Lot 100 is expected to provide a Figure E2 road type to serve 7 lots (Lots 8, 9, 13-17). Whereas Access Lot 103 is expected to be a Figure E1 road type to serve 6 lots (Lots 2-7). This means that there may be a difference in the road formations within these lots. Upgrading Lot 103 to a Figure E2 road type will allow further development of Lots 2-7 as the future planning provisions may permit and/or allow this access lot to also serve Lots 8-10 which border the access lot. This would provide greater flexibility in the design and for future lot owners if preferred.

The information request requires that the required passing bays are shown on the ROW access to Lots 14-17, 8-9 & 18-20. These ROW accesses are provided as Figure E1 road types requiring the passing bays at 50m spacing although this may be increased to a maximum of 100m spacing if visibility is available from passing bay to passing bay.

The information request requires that the alignment of ROW access to Lots 18-20 is amended to approach the Alec Robins Road close to 90 degree to improve ROW users ability to see vehicles approaching from the south. It is recommended that the ROW access is amended to approach Alec Robins Road at 90 degrees +/- 15 degrees.

These minor design elements are matters of detail in line with the minimum requirements of QLDC Land Development and Subdivision Code of Practice. These may be developed during the detailed design stage requiring approval during the Engineering Approvals process.

3 State Highway Intersection, Sight Distances

The intersection of Alec Robins Road has Safe Intersection Sight Distance² of:

- 250m to the north (towards Arrowtown) which is limited by sloping ground within the road reserve and the horizontal alignment of SH6, and
- 260m to the south (towards Frankton) which is limited by vegetation on the opposite side of the road and the horizontal alignment of SH6.

To the north speed will be based on the 80km/hr speed limit, no speed assessment has been undertaken and therefore the assessed operating speed is assumed to be 10km/hr higher than the legal (posted) speed limit³, say 90km/hr. The required SISD for 90km/hr operating speed is 226m (2.5 second reaction time without gradient correction). Minimum SISD is achieved to the north.

To the south drivers are approaching the intersection through a series of 75km/hr (posted, advisory speed) curves. From MOTSAM⁴ the operating speed at the exit point of a previous curve can be assumed to be 20% higher than the rounded advisory speed for that curve. This would suggest that the operating speed exiting the 75km/hr curves to the south will be 90km/hr. At this point drivers are also entering the 80km/hr speed limit where the assumed operating speed would also be 90km/hr. The required SISD for 90km/hr operating speed is 226m (2.5 second reaction time without gradient correction). Minimum SISD is achieved to the south.

It is noted that vegetation and the batter slope to the south-west does partially obscure visibility of vehicles travelling away from the intersection. At this stage no vegetation trimming is

² Refer Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, Section 3.2.2 Safe Intersection Sight Distance (SISD). Minimum SISD is measured from an observation point 3m from the edge of the state highway traffic lane.

³ Refer Austroads Guide to Road Design, Part 3: Geometric Design, Section 3.1.

⁴ Refer Waka Kotahi (NZTA) Manual of Traffic Signs and Markings (MOTSAM), Appendix A3 – Curve Advisory Speed Signing.

required but this may need to be reviewed as part of regular state highway verge maintenance undertaken by Waka Kotahi.

4 State Highway Intersection, Left Turn Lane

In their review of the proposed development Waka Kotahi have requested the following:

An assessment of the intersection which includes a safe system assessment as per Austroads. Does the left turn lane require separation for safety reasons?

The existing intersection of Alec Robins Road with Lake Hayes-Arrow Junction Highway (SH6) includes a rural basic left (BAL) turn treatment. This includes carriageway widening to facilitate and accommodate swept paths for larger vehicles turning left from SH6 to Alec Robins Road. Generally left turning traffic to Alec Robins Road will occupy the SH6 traffic lane as they decelerate and prepare to turn left meaning that following traffic, travelling towards Frankton/Queenstown, may be slightly delayed by left turning traffic slowing ahead of them.

The need for a left turn lane at this intersection can be reviewed using Austroad Guide to Traffic Management, Part 6: Intersections, Interchanges and Crossings Management⁵. Based on the level of anticipated development and the proposed development the peak traffic flow on Alec Robins Road at the intersection with SH6 is expected to be less than 41 vehicle per hour (vph) during the peak period. The vast majority will be travelling to/from Frankton and Queenstown, which is similar to the observed traffic flows at Howards Drive (Lake Hayes Estate). The peak traffic flows on Alec Robins Road includes anticipated development accessed via Jean Robins Road. During the am and pm peak periods a rural auxiliary left (AUL) turn treatment (adjacent left turn lane) is not warranted⁶. During the pm peak period this is marginal and could change with increased development accessed via Alec Robins Road, Jean Robins Road, or increased traffic flow and growth within the state highway network.

The Austroads⁷ guidance includes the warrant for a rural channelised left (CHL) turn treatment, where the left turn lane is separated from the adjacent traffic lane. This turn treatment would be triggered by significantly higher traffic flows at the intersection. This guidance notes that CHL turn treatments are preferred to ensure a clear line of sight for vehicles at the intersection. In this case constructing a separated left turn lane may raise some significant safety concerns. A separated left turn lane is essentially a left turn diverge where drivers can leave the main traffic lane (SH6) without needing to slow down. Given the alignment of Alec Robins Road this will result in a high speed left turn and may result in some drivers continuing, at high speed, to Alec Robins road and through the intersection with Jean Robins Road, this is not desirable. The high speed diverge will result in the following significant safety concerns:

- Pedestrians and cyclists using SH6 may be endangered as they cross the left turn diverging lane. SH6 is a popular road cycle route between Arrowtown/Crown Range and Lake Hayes Estate/Frankton.

⁵ Refer Austroads Guide to Traffic Management, Part 6: Intersections, Interchanges and Crossings Management, section 3.3.6 Warrants for BA, AU and CH Turn Treatments.

⁶ Based on Austroads Guide to Traffic Management, Part 6: Intersections, Interchanges and Crossings Management, Figure 3.25: Warrants for turn treatments on major roads at unsignalised intersections.

⁷ Refer Austroads Guide to Traffic Management, Part 6: Intersections, Interchanges and Crossings Management, section 3.3.6 Warrants for BA, AU and CH Turn Treatments.

- Jean Robins Road intersection is located immediately adjacent to the Alec Robins Road intersection with SH6. The predominant traffic flow from Jean Robins Road to/from Frankton/Queenstown will be in conflict with the high speed diverge from SH6 to Alec Robins Road.
- There will be a significant speed differential on the left turn diverge between those which are continuing onto Alec Robins Road and those who will need to brake hard to make a slow speed tight left turn to Jean Robins Road.

A safe systems assessment has been undertaken for these possible intersection upgrades in line with guidance from Austroads Safe System Assessment Framework, this assessment is provided as Appendix A.

In terms of traffic the existing SH6 intersection with a rural basic left turn treatment is warranted and upgrading this intersection is not warranted for the proposed development traffic flows. The safe systems assessment shows that the current intersection, a rural basic left turn treatment, will be safer than the other left turn treatments. It is therefore considered that this existing intersection layout is to be retained and is appropriate for the anticipated traffic flow and is safer than the suggested intersection upgrades.

Should you require any further information please contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "Jason Bartlett", written over a large, light blue oval shape.

Jason Bartlett
CEng MICE, MEngNZ
Transport Engineer

Appendix A Safe Systems Analysis – Left Turn Facilities

A1 Background

The purpose of this assessment is to test the relative road safety of three left turn treatment options to enable the left turn from Lake Hayes-Arrow Junction Highway (SH6) to Alec Robins Road. The three options being:

- Existing rural basic left (BAL) turn treatment is retained being the warranted traffic solution.
- Upgrade to a rural auxiliary left (AUL) turn treatment with a left lane formed adjacent to the current SH6 traffic lane, or
- Upgrade to a rural channelised left (CHL) turn treatment with a separated left turn lane.

It is noted that this is a theoretical or desktop assessment with respect to road safety only, the constructability of the suggested upgrade options has not been considered.

A2 Existing – Basic Left Turn Treatment

A2.1 Objectives

This assessment is to identify how well the existing intersection aligns with safe system objectives, and to allow comparison with other treatment options. This assessment considers the existing layout of the intersection and the adjacent intersection of Alec Robins Road with Jean Robins Road. The existing intersection layout is shown in the following Figure.

Figure A1: Existing Left Turn Treatment, SH6 to Alec Robins Road



A2.2 Context

Table A1: Site Context, existing turn treatment

Prompts	Comments
<p>What is the function of the road? Consider location, roadside land use, area type, speed limit, intersection type, presence of parking, public transport services and vehicle flows.</p> <p>What traffic features exist nearby (e.g. upstream and downstream)?</p>	<p>State highway (SH6) within a semi-rural environment with a posted 80km/hr speed limit and a potential operating speed of 90km/hr. The state highway traffic flow is approximately 15,100vpd which is considered to be a high traffic volume rural arterial road.</p> <p>SH6 has a single lane in each direction with flush median centreline allowing for right turning to roadside properties.</p> <p>The SH6 intersection has priority give way controls with nearby priority give way controlled intersection at Jean Robins Road. The approach alignment of Alec Robins and Jean Robins Roads suggests a low approach speed, less than 40km/hr. Combined Alec Robins and Jean Robins Roads have an estimated traffic flow of 80vpd (existing) with a potential increase to 280vpd (41vph peak) with development.</p> <p>SH6 is on the Queenstown-Arrowtown bus route with no nearby (formal) bus stops. Verge parking is possible but extremely unlikely.</p> <p>SH6 intersection formation includes a basic left turn treatment.</p>
<p>What road users are present? Consider the presence of elderly, school children and cyclists. Also note what facilities are available to vulnerable road users (e.g. signalised crossings, bicycle lanes, school zone speed limits, etc.).</p>	<p>SH6 has 4% HGV with some motorcyclists and cyclists, particularly road cyclists for training rides.</p> <p>Occasional pedestrians will pass through the intersection to access the nearby pedestrian and cycle trails at Lake Hayes, or to utilise bus services.</p> <p>Side roads mainly provide access to rural residential housing and predominantly car traffic with little larger vehicles.</p> <p>No formal facilities for vulnerable road users (ped/cycle). SH6 has a hard shoulder for ped/cycle meaning that these user can have some separation from high speed traffic.</p> <p>Local road ped/cycle share the carriageway with low speed traffic.</p>
<p>What is the vehicle composition? Consider the presence of heavy vehicles (and what type), motorcyclists and other vehicles using the roadway.</p>	<p>Peak periods have high proportion of commuter traffic whilst during the day and pm peak have a high proportion of tourist traffic. There is a dominant am peak traffic flow towards Frankton/Queenstown with generally balanced traffic flows at other times of the day.</p> <p>SH6 provides a regional inland transport route with freight and tourist travel utilising larger vehicles such as trucks and busses.</p>
<p>What is the reason for the project? Is there a specific crash type risk? Is it addressing specific issues such as poor speed limit compliance, road access, congestion, future traffic growth, freight movement, amenity concerns from the community, etc</p>	<p>To assess relative safety benefits to upgraded intersection layouts to access proposed residential development via Alec Robins Road.</p> <p>No recorded intersection crash history. Crash history is single vehicle loss of control type crashes with a single two vehicle crash recorded to the north of the site.</p> <p>All recorded crashes are non-injury suggesting that there may be other unrecorded single vehicle crashes in the area.</p>

A2.3 Safe System Matrix

Table A2: Safe System Matrix, existing turn treatment

	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
Exposure	High volume rural road. 3/4	High volume rural road. 3/4	High volume rural road Low volume side road 3/4	Side road intersection (Jean Robins Rd). Low volume road. 2/4	Very low pedestrian volume. 1/4	Low volume of road cyclists, predominantly road cycling training rides. 2/4	Low volume of motorcycles. 2/4
Likelihood	Minimum shoulder width. Presence of intersection. Minimum clear zone. No barriers. 3/4	Flush median centreline. Flush median facilitates right turns to property. Intersection right turn bay. No physical lane separation barrier. Generally good visibility. 3/4	Low volume side road traffic flows (conflict flows) Generally left out/right in with right turn bay. Left turn in vehicles are turning from the through lane. 90° intersection angle with low turning speeds. Acceptable sight distance. 2/4	Low volume roads. Left turning to Jean Robins Road, right turning from Jean Robins Rd. Acceptable sight distance from give way for low traffic speeds. 2/4	Shoulders provided on SH6. Shared on local roads. 2/4	Likely to be partially within SH6 traffic lane. Sufficient space and visibility for drivers to avoid. Generally, west bound will be within traffic lane through intersection. 2/4	Will be within traffic lane moving at the same speed of other vehicles. 2/4
Severity	High speed. No barriers or other protection. Moderate grade or trees. 2/4	High speed. Low speed side roads. 3/4	High speed side impact crash type. 4/4	Low speeds at Side Road intersections. 1/4	High speed SH6. Low speed local roads. 4/4	High speed SH6. Low speed local roads. 4/4	High speed SH6 Low speed local roads. 4/4
Product	3x3x2=18/64	3x3x3=27/64	3x2x4=24/64	2x2x1=4/64	1x2x4=8/64	2x2x4=16/64	2x2x4=16/64
Total Safety Factor							113/448

Additional Safe System components

Pillar	Prompts	Comments
Road user	<p>Are road users likely to be alert and compliant, or are there factors that might influence this?</p> <p>What are the expected compliance and enforcement levels (alcohol/drugs, speed, road rules, and driving hours) and what is the likelihood of driver fatigue? Can enforcement of these issues be conducted safely?</p> <p>Are there special road uses (e.g. entertainment precincts, elderly, children, on-road activities), distraction by environmental factors (e.g. commerce, tourism), or risk-taking behaviours?</p>	<p>Road users will be generally alert driving through a mixed rural/urban environment.</p> <p>Predominant driver will be local driving between Queenstown, Frankton and Arrowtown, generally short trips.</p> <p>There are a number of tourists that use this route which may be unfamiliar with the road layout and seasonal conditions.</p> <p>General environment can result in winter conditions with ice on the road increasing the occurrence of loss of control type crashes.</p>
Vehicle	<p>What level of alignment is there with the ideal of safer vehicles?</p> <p>Are there factors which might attract large numbers of unsafe vehicles? Is the percentage of heavy vehicles too high for the proposed/existing road design?</p> <p>Are there enforcement resources in the area to detect non-roadworthy, overloaded or unregistered vehicles and thus remove them from the network? Can enforcement of these issues be conducted safely?</p> <p>Has vehicle breakdown been catered for?</p>	<p>Generally, vehicles are a mixture of local residents and tourist (rental) vehicles which may include campervans. Generally, a newer well maintained vehicle fleet.</p> <p>SH6 has some shoulders to cater for vehicle breakdowns if necessary, this includes the increased shoulder widening at the intersection to facilitate the basic turn treatment.</p>
Post-crash care	<p>Are there issues that might influence safe and efficient post-crash care in the event of a severe injury?</p> <p>Do emergency and medical services operate as efficiently and rapidly as possible?</p> <p>Are other road users and emergency response teams protected during a crash event? Are drivers provided the correct information to address travelling speeds on the approach and adjacent to the incident? Is there reliable information available via radio, VMS etc.?</p> <p>Is there provision for e-safety (i.e. safety systems based on modern information and communication technologies, C-ITS)?</p>	<p>The site is located near to emergency services in Frankton and Arrowtown.</p> <p>The site has good mobile phone coverage over multiple providers networks.</p> <p>Only mobile message signing is available which is unlikely to be used for an unplanned on road incident.</p>

A3 Upgrade – Auxiliary Left Turn Treatment

A3.1 Objectives

This option is developed to assess any relative safety benefits from upgrading the left turn (SH6 westbound to Alec Robins Road) to an auxiliary left (AUL) turn treatment. This intersection type will include widening to facilitate a new traffic lane adjacent to the westbound traffic lane. The possible intersection layout is shown in the following Figure.

It is noted that this is provided to assess the relative safety only and the this turn treatment is not warranted in traffic terms and no assessment of constructability has been undertaken.

To give the this design type some context, an auxiliary left turn treatment is similar to the current left turn from SH6 eastbound to Arrowtown-Lake Hayes Road, or alternatively SH6 westbound to Howard Drive at Lake Hayes Estate.

Figure A2: Possible Auxiliary Left Turn Treatment, SH6 to Alec Robins Road



A3.2 Context

Table A3: Site Context, possible auxiliary turn treatment

Prompts	Comments
What is the reason for the project? Is there a specific crash type problem? Is it addressing specific issues such as poor speed limit compliance, road access, congestion, future traffic growth, freight movement, amenity concerns from the community, etc.	To assess the relative safety of possible intersection left turn upgrade to accommodate future growth within the state highway network and possible future anticipated residential growth accessed via Alec Robins Road. The additional left turning traffic lane means that there is less vehicles slowing within the westbound traffic lane to turn left to Alec Robins Road.
What is the function of the road? Consider location, roadside land use, area type, speed limit, intersection type, presence of parking, public transport services and vehicle flows. What traffic features exist nearby (e.g. upstream and downstream)?	State highway (SH6) within a semi-rural environment with a posted 80km/hr speed limit and a potential operating speed of 90km/hr. The state highway traffic flow is approximately 15,100vpd which is considered to be a high traffic volume rural arterial road. SH6 has a single lane in each direction with flush median centreline allowing for right turning to roadside properties.

	<p>The SH6 intersection has priority give way controls with nearby priority give way controlled intersection at Jean Robins Road. The approach alignment of Alec Robins and Jean Robins Roads suggests a low approach speed, less than 40km/hr. Combined Alec Robins and Jean Robins Roads have an estimated traffic flow of 80vpd (existing) with a potential increase to 280vpd (41vph peak) with development.</p> <p>SH6 is on the Queenstown-Arrowtown bus route with no nearby (formal) bus stops. Verge parking is possible but extremely unlikely.</p> <p>Will introduce a left turn traffic lane into the overall road width providing a facility for left turners to slow on approach to Alec Robins Rd without affecting other westbound road users.</p>
<p>What road users are present? Consider the presence of elderly, school children and cyclists. Also note what facilities are available to vulnerable road users (e.g. signalised crossings, bicycle lanes, school zone speed limits, etc.).</p>	<p>SH6 has 4% HGV with some motorcyclists and cyclists, particularly road cyclists for training rides.</p> <p>Occasional pedestrians will pass through the intersection to access the nearby pedestrian and cycle trails at Lake Hayes, or to utilise bus services.</p> <p>Side roads mainly provide access to rural residential housing and predominantly car traffic with little larger vehicles.</p> <p>No formal facilities for vulnerable road users (ped/cycle). SH6 has a hard shoulder for ped/cycle meaning that these user can have some separation from high speed traffic.</p> <p>Local road ped/cycle share the carriageway with low speed traffic.</p> <p>This means that pedestrians may need to cross the left turning traffic lane at the Alec Robins Road intersection which may mean slightly quicker vehicle speeds.</p> <p>This means that road cyclists (westbound) will need to straddle the through traffic lane and the left turn lane resulting in greater conflict.</p>
<p>What is the vehicle composition? Consider the presence of heavy vehicles (and what type), motorcyclists and other vehicles using the roadway.</p>	<p>Peak periods have high proportion of commuter traffic whilst during the day and pm peak have a high proportion of tourist traffic. There is a dominant am peak traffic flow towards Frankton/Queenstown with generally balanced traffic flows at other times of the day.</p> <p>SH6 provides a regional inland transport route with freight and tourist travel utilising larger vehicles such as trucks and busses.</p>
<p>What is the reason for the project? Is there a specific crash type risk? Is it addressing specific issues such as poor speed limit compliance, road access, congestion, future traffic growth, freight movement, amenity concerns from the community, etc</p>	<p>To assess relative safety benefits to upgraded intersection layouts to access proposed residential development via Alec Robins Road.</p> <p>No recorded intersection crash history. Crash history is single vehicle loss of control type crashes with a single two vehicle crash recorded to the north of the site.</p> <p>All recorded crashes are non-injury suggesting that there may be other unrecorded single vehicle crashes in the area.</p> <p>Will reduce delay to westbound traffic but may mean that visibility between westbound traffic and Alec Robins Road intersection is obscured by vehicles within the left turn lane.</p>

A3.3 Safe System Matrix

Table A4: Safe System Matrix, possible auxiliary turn treatment

	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
Exposure	High volume rural road. ¾	High volume rural road. ¾	High volume rural road. Low volume side road. ¾	Side road intersection (Jean Robins Rd). Low volume road. 2/4	Very low pedestrian volume. ¼	Low volume of road cyclists, predominantly road cycling training rides. 2/4	Low volume of motorcycles. 2/4
Likelihood	Minimum shoulder width. Presence of intersection. Minimum clear zone. No barriers. Provides additional space between westbound traffic lane and the road verge. 2/4	Flush median centreline. Flush median facilitates right turns to property. Intersection right turn bay. No physical lane separation barrier. Generally good visibility. ¾	Low volume side road traffic flows (conflict flows) Generally left out/right in with right turn bay. Left turn in vehicles are turning from the through lane. 90° intersection angle with low turning speeds. Acceptable sight distance. Visibility between westbound traffic and Alec Robins Road intersection is obscured by vehicles within the left turn lane. ¾	Low volume roads Left turning to Jean Robins Road, right turning from Jean Robins Rd. Acceptable sight distance from give way for low traffic speeds. 2/4	Shoulders provided on SH6. Shared on local roads. It is possible that pedestrians may need to cross a slightly larger intersection area. In reality vehicles approach paths will have minimal change to direction or speed. 2/4	Likely to be partially within SH6 traffic lane. Sufficient space and visibility for drivers to avoid. Generally, west bound will be within traffic lane through intersection. Road cyclists (westbound) will need to straddle the through traffic lane and the left turn lane resulting in greater conflict. ¾	Will be within traffic lane moving at the same speed of other vehicles. 2/4
Severity	High speed. No barriers or other protection.	High speed. Low speed side roads.	High speed side impact crash type. 4/4	Low speeds at Side Road intersections. ¼	High speed SH6. Low speed local roads.	High speed SH6. Low speed local roads.	High speed SH6 Low speed local roads.

	Moderate grade or trees 2/4	3/4			4/4	4/4	4/4
Product	3x2x2=12/64	3x3x3=27/64	3x3x4=36/64	2x2x1=4/64	1x2x4=8/64	2x3x4=24/64	2x2x4=16/64
	Total Safety Factor						127/448

Additional Safe System components

Pillar	Prompts	Comments
Road user	<p>Are road users likely to be alert and compliant, or are there factors that might influence this?</p> <p>What are the expected compliance and enforcement levels (alcohol/drugs, speed, road rules, and driving hours) and what is the likelihood of driver fatigue? Can enforcement of these issues be conducted safely?</p> <p>Are there special road uses (e.g. entertainment precincts, elderly, children, on-road activities), distraction by environmental factors (e.g. commerce, tourism), or risk-taking behaviours?</p>	<p>Road users will be generally alert driving through a mixed rural/urban environment.</p> <p>Predominant driver will be local driving between Queenstown, Frankton and Arrowtown, generally short trips.</p> <p>There are a number of tourists that use this route which may be unfamiliar with the road layout and seasonal conditions.</p> <p>General environment can result in winter conditions with ice on the road increasing the occurrence of loss of control type crashes.</p>
Vehicle	<p>What level of alignment is there with the ideal of safer vehicles?</p> <p>Are there factors which might attract large numbers of unsafe vehicles? Is the percentage of heavy vehicles too high for the proposed/existing road design?</p> <p>Are there enforcement resources in the area to detect non-roadworthy, overloaded or unregistered vehicles and thus remove them from the network? Can enforcement of these issues be conducted safely?</p> <p>Has vehicle breakdown been catered for?</p>	<p>Generally, vehicles are a mixture of local residents and tourist (rental) vehicles which may include campervans. Generally, a newer well maintained vehicle fleet.</p> <p style="color: red;">SH6 has some shoulders to cater for vehicle breakdowns if necessary, The provision of a left turn lane may reduce the availability of shoulders for vehicle recovery at the intersection.</p>
Post-crash care	<p>Are there issues that might influence safe and efficient post-crash care in the event of a severe injury?</p> <p>Do emergency and medical services operate as efficiently and rapidly as possible?</p> <p>Are other road users and emergency response teams protected during a crash event? Are drivers provided the correct information to address travelling speeds on the approach and adjacent to the incident? Is there reliable information available via radio, VMS etc.?</p> <p>Is there provision for e-safety (i.e. safety systems based on modern information and communication technologies, C-ITS)?</p>	<p>The site is located near to emergency services in Frankton and Arrowtown.</p> <p>The site has good mobile phone coverage over multiple providers networks.</p> <p>Only mobile message signing is available which is unlikely to be used for an unplanned on road incident.</p>

A4 Upgrade – Channelised Left Turn Treatment

A4.1 Objectives

This option is to assess any relative safety benefits from upgrading the left turn (SH6 to Alec Robins Road) to a channelised left (CHL) turn treatment. This intersection type will include widening to separate the new left turn lane from the adjacent westbound traffic lane. This turn treatment is generally preferred over the auxiliary turn treatment as it ensures a clear line of sight for vehicles at the intersection. The possible intersection layout is shown in the following Figure.

It is noted that this is provided to assess the relative safety only and the this turn treatment is not warranted in traffic management terms and no consideration of constructability has been undertaken.

To give this design type some context, a channelised left turn treatment is similar to the current left turn from SH6 northbound to Jack Hanley Drive at Hanley Farm.

Figure A2: Possible Channelised Left Turn Treatment, SH6 to Alec Robins Road



A4.2 Context

Table A5: Site Context, possible channelised turn treatment

Prompts	Comments
What is the reason for the project? Is there a specific crash type problem? Is it addressing specific issues such as poor speed limit compliance, road access, congestion, future traffic growth, freight movement, amenity concerns from the community, etc.	<p>To assess the relative safety of possible intersection left turn upgrade to accommodate future growth within the state highway network and possible future anticipated residential growth accessed via Alec Robins Road.</p> <p>The additional left turning traffic lane means that there is less vehicles slowing within the westbound traffic lane to turn left to Alec Robins Road resulting in less intersection delay.</p> <p>The channelised left turn treatment retains intersection visibility whilst an approaching vehicle is slowing to turn left in a separated traffic lane allowing drivers to diverge from SH6 westbound at speed.</p>

What is the function of the road? Consider location, roadside land use, area type, speed limit, intersection type, presence of parking, public transport services and vehicle flows.

What traffic features exist nearby (e.g. upstream and downstream)?

State highway (SH6) within a semi-rural environment with a posted 80km/hr speed limit and a potential operating speed of 90km/hr. The state highway traffic flow is approximately 15,100vpd which is considered to be a high traffic volume rural arterial road.

SH6 has a single lane in each direction with flush median centreline allowing for right turning to roadside properties.

The SH6 intersection has priority give way controls with nearby priority give way controlled intersection at Jean Robins Road. The approach alignment of Alec Robins and Jean Robins Roads suggests a low approach speed, less than 40km/hr. Combined Alec Robins and Jean Robins Roads have an estimated traffic flow of 80vpd (existing) with a potential increase to 280vpd (41vph peak) with development.

SH6 is on the Queenstown-Arrowtown bus route with no nearby (formal) bus stops. Verge parking is possible but extremely unlikely.

Will introduce a left turn traffic lane into the overall road width providing a facility for left turners to slow on approach to Alec Robins Rd without affecting other westbound road users.

What road users are present? Consider the presence of elderly, school children and cyclists. Also note what facilities are available to vulnerable road users (e.g. signalised crossings, bicycle lanes, school zone speed limits, etc.).

SH6 has 4% HGV with some motorcyclists and cyclists, particularly road cyclists for training rides.

Occasional pedestrians will pass through the intersection to access the nearby pedestrian and cycle trails at Lake Hayes, or to utilise bus services.

Side roads mainly provide access to rural residential housing and predominantly car traffic with little larger vehicles.

No formal facilities for vulnerable road users (ped/cycle). SH6 has a hard shoulder for ped/cycle meaning that these user can have some separation from high speed traffic.

Local road ped/cycle share the carriageway with low speed traffic.

This means that pedestrians may need to cross the left turning traffic lane at the Alec Robins Road intersection which will be travelling at a high speed, especially those continuing to Alec Robins Road.

This means that road cyclists (westbound) will need to cross the diverge area which is a conflict with diverging vehicles resulting in greater conflict speeds.

What is the vehicle composition? Consider the presence of heavy vehicles (and what type), motorcyclists and other vehicles using the roadway.

Peak periods have high proportion of commuter traffic whilst during the day and pm peak have a high proportion of tourist traffic. There is a dominant am peak traffic flow towards Frankton/Queenstown with generally balanced traffic flows at other times of the day.

SH6 provides a regional inland transport route with freight and tourist travel utilising larger vehicles such as trucks and busses.

What is the reason for the project? Is there a specific crash type risk? Is it addressing specific issues such as poor speed limit compliance, road access, congestion, future traffic growth, freight movement, amenity concerns from the community, etc

To assess relative safety benefits to upgraded intersection layouts to access proposed residential development via Alec Robins Road.

No recorded intersection crash history. Crash history is single vehicle loss of control type crashes with a single two vehicle crash recorded to the north of the site.

All recorded crashes are non-injury suggesting that there may be other unrecorded single vehicle crashes in the area.

Will reduce delay to westbound traffic but may mean that visibility between westbound traffic and Alec Robins Road intersection is retained and unaffected by the approaching lane.

A4.3 Safe System Matrix

Table A6: Safe System Matrix, possible channelised turn treatment

	Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist
Exposure	High volume rural road. ¾	High volume rural road. ¾	High volume rural road. Low volume side road. ¾	Side road intersection (Jean Robins Rd). Low volume road. 2/4	Very low pedestrian volume. ¼	Low volume of road cyclists, predominantly road cycling training rides. 2/4	Low volume of motorcycles. 2/4
Likelihood	Minimum shoulder width. Presence of intersection. Minimum clear zone. No barriers. Provides additional space between westbound traffic lane and the road verge. 2/4	Flush median centreline. Flush median facilitates right turns to property. Intersection right turn bay. No physical lane separation barrier. Generally good visibility. ¾	Low volume side road traffic flows (conflict flows) Generally left out/right in with right turn bay. Left turn in vehicles are turning from the through lane. 90° intersection angle with low turning speeds. Acceptable sight distance. Visibility between westbound traffic and Alec Robins Road is retained. 2/4	Low volume roads Left turning to Jean Robins Road, right turning from Jean Robins Rd. Acceptable sight distance from give way for low traffic speeds. Left turn alignment means that some vehicles passing the intersection with Jean Robins Road will be travelling at a high speed ¾	Shoulders provided on SH6. Shared on local roads. Pedestrians will need to cross a larger intersection area. with some drivers passing through the intersection at high speed. ¾	Likely to be partially within SH6 traffic lane. Sufficient space and visibility for drivers to avoid. Generally, west bound will be within traffic lane through intersection. Road cyclists (westbound) will need cross the diverge lane from SH6 where driver may travel at high speed. ¾	Will be within traffic lane moving at the same speed of other vehicles. 2/4
Severity	High speed. No barriers or other protection. Moderate grade or trees	High speed. Low speed side roads. ¾	High speed side impact crash type. 4/4	high speeds at Side Road intersections. 4/4	High speed SH6. Low speed local roads. 4/4	High speed SH6. Low speed local roads. 4/4	High speed SH6 Low speed local roads. 4/4

	2/4						
Product	3x2x2=12/64	3x3x3=27/64	3x2x4=24/64	2x3x4=24/64	1x3x4=12/64	2x3x4=24/64	2x2x4=16/64
Total Safety Factor							139/448

Additional Safe System components

Pillar	Prompts	Comments
Road user	<p>Are road users likely to be alert and compliant, or are there factors that might influence this?</p> <p>What are the expected compliance and enforcement levels (alcohol/drugs, speed, road rules, and driving hours) and what is the likelihood of driver fatigue? Can enforcement of these issues be conducted safely?</p> <p>Are there special road uses (e.g. entertainment precincts, elderly, children, on-road activities), distraction by environmental factors (e.g. commerce, tourism), or risk-taking behaviours?</p>	<p>Road users will be generally alert driving through a mixed rural/urban environment.</p> <p>Predominant driver will be local driving between Queenstown, Frankton and Arrowtown, generally short trips.</p> <p>There are a number of tourists that use this route which may be unfamiliar with the road layout and seasonal conditions.</p> <p>General environment can result in winter conditions with ice on the road increasing the occurrence of loss of control type crashes.</p>
Vehicle	<p>What level of alignment is there with the ideal of safer vehicles?</p> <p>Are there factors which might attract large numbers of unsafe vehicles? Is the percentage of heavy vehicles too high for the proposed/existing road design?</p> <p>Are there enforcement resources in the area to detect non-roadworthy, overloaded or unregistered vehicles and thus remove them from the network? Can enforcement of these issues be conducted safely?</p> <p>Has vehicle breakdown been catered for?</p>	<p>Generally, vehicles are a mixture of local residents and tourist (rental) vehicles which may include campervans. Generally, a newer well maintained vehicle fleet.</p> <p>SH6 has some shoulders to cater for vehicle breakdowns if necessary, the provision of a separate left turn lane will create a significant hatched area between the SH6 westbound traffic lane and the left turn diverge lane which may provide additional space to cater for breakdowns and recovery.</p>
Post-crash care	<p>Are there issues that might influence safe and efficient post-crash care in the event of a severe injury?</p> <p>Do emergency and medical services operate as efficiently and rapidly as possible?</p> <p>Are other road users and emergency response teams protected during a crash event? Are drivers provided the correct information to address travelling speeds on the approach and adjacent to the incident? Is there reliable information available via radio, VMS etc.?</p> <p>Is there provision for e-safety (i.e. safety systems based on modern information and communication technologies, C-ITS)?</p>	<p>The site is located near to emergency services in Frankton and Arrowtown.</p> <p>The site has good mobile phone coverage over multiple providers networks.</p> <p>Only mobile message signing is available which is unlikely to be used for an unplanned on road incident.</p>

A5 Comparison of Options

The three left turn options are summarised in the table below.

Table A7: Safe System Matrix Comparison

	ROR	HO	Int	Other	Ped	Cyc	M/C	Total
Existing	18/64	27/64	24/64	4/64	8/64	16/64	16/64	113/448
AUL	12/64	27/64	36/64	4/64	8/64	24/64	16/64	127/448
CHL	12/64	27/64	24/64	24/64	12/64	24/64	16/64	139/448

This assessment suggest that the existing, rural basic left turn treatment, is the overall safest intersection type at this location. There are two main factors which affect this intersection:

- The semi-rural location means that there is likely to be some pedestrians and particularly road cyclists which pass through this intersection. The extended lane length of the auxiliary and channelised turn treatments means that these users will not have a safe place within the overall carriageway layout and therefore result in reduced safety for pedestrians and cyclists, and
- The close proximity of the Alec Robins Road intersection with Jean Robins Road combined with the alignment of the channelised turn treatment will result in increased speed and corresponding reduced safety.

Although channelised left turn treatments often result in safety benefits in a rural environment this is not the case in this location. Safety improvement of the different intersection types will not be realised without further consideration or management of vulnerable road users through the intersection.

Proposed amenity trees to soften views from SH6. Trees to have a mature height of 5m or less and to be species similar to the existing trees to be retained on the site.

Note no build covanant to protect views from 61 Alec Robins Road

Reconfigure vegetation to open up views from the road

Vegetation along Alec Robins Road to have a maximum height of 4m

Extend planting soften views from car park

Legend

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

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: 1758.05
 DATE: 20.02.2023
 SCALE: 1: 2100 @ A3

Discussion Structural Landscape Plan
 Ken Robins

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 resource management and landscape planning

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