

APPLICATION AS NOTIFIED

Woodlot Properties Limited

(RM250946)

FORM 12

File Number RM250946

QUEENSTOWN LAKES DISTRICT COUNCIL**PUBLIC NOTIFICATION**

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Woodlot Properties Limited

What is proposed:

To create two allotments, establish a building platform, construct a residential unit within the proposed platform, and to undertake associated earthworks and landscaping, requiring both subdivision and land use consents from the QLDC.

The location in respect of which this application relates is situated at:

77 Frogmore Lane, Queenstown

The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:

- **Gorge Road, Queenstown;**
- **and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).**

Alternatively, you can view them on our website when the submission period commences:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM250946 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Rebecca Holden, who may be contacted by phone at 021 170 1496 or email at rebecca.holden@qldc.govt.nz.

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

2nd April 2026

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant (Woodlot Properties Limited c/- David Broomfield, david@woodlotproperties.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Tom McIntyre
tom@vivianespie.co.nz
Vivian + Espie
PO Box 2514, Wakatipu, Queenstown 9349

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Andrew Woodford pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 5th March 2026

Address for Service for Consent Authority:

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

Phone
Email
Website

03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz

TechnologyOne ECM Document Summary

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Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	[A] - Form 9	9163469	1	12-Nov-2025
PUB_ACC	AEE Updated 11.12.2025	9224395	1	15-Dec-2025
PUB_ACC	Response to s88 matters	9224410	1	15-Dec-2025
PUB_ACC	[B] - Record of Title 1171345	9163468	1	12-Nov-2025
PUB_ACC	[B1] - Consent Notice 12995345.14	9163467	1	12-Nov-2025
PUB_ACC	[H] - Consent Notice 9728145.15	9163459	1	12-Nov-2025
PUB_ACC	[I] - Consent Notice 7149518.4	9163458	1	12-Nov-2025
PUB_ACC	Covenant 10121633.12	9224409	1	15-Dec-2025
PUB_ACC	[C1] - Architectural Plans	9163466	1	12-Nov-2025
PUB_ACC	[C2] - Subdivision Scheme Plan	9163465	1	12-Nov-2025
PUB_ACC	[C3] - Landscape Plan	9163464	1	12-Nov-2025
PUB_ACC	[C4] - Earthworks Plan	9224396	1	15-Dec-2025
PUB_ACC	[D] - Infrastructure Report	9163463	1	12-Nov-2025
PUB_ACC	[E] - Geotechnical Report	9163462	1	12-Nov-2025

PUB_ACC	[F] - Landscape Report	5	9163461	1	12-Nov-2025
PUB_ACC	[G] - Visual Simulations		9163460	1	12-Nov-2025
PUB_ACC	[J] - EMP and ESCP		9224408	1	15-Dec-2025



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



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

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

Please make sure that you are completing the correct form for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing (as per Appendix 5), your application will be rejected, and you will need to resubmit your application in full.



APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Woodlot Properties Limited**

(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **David Broomfield; Kaye Adamson**

*Postal Address: **3 Beechwood Lane, Tucker Beach, Queenstown**

*Post code:

9371

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

*Email Address: **david@woodlotproperties.co.nz; kaye@woodlotproperties.co.nz**

*Phone Numbers: Day **03 442 3369**

Mobile:

*The Applicant is:



Owner



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



Occupier



Lessee

Other - Please Specify:



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

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



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

*Name & Company: **Tom McIntyre - vivian+espie**

*Phone Numbers: Day **03 441 4189**

Mobile: **027 369 4422**

*Email Address: **tom@vivanespie.co.nz**

*Postal Address: **PO Box 2514, Wakatipu, Queenstown**

*Postcode:

9349



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

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

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention: **David Broomfield**

*Postal Address: **3 Beechwood Lane, Tucker Beach, Queenstown**

*Post code:

9371

*Please provide an email AND full postal address.

*Email: **david@woodlotproperties.co.nz; kaye@woodlotproperties.co.nz**



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

Owner Name: **As above.**

Owner Address:

Owner Email:

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

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing



Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

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



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

*Address / Location to which this application relates:

77 Frogmore Lane, Queenstown

*Legal Description: Can be found on the Record Title or Rates Notice – e.g Lot DP xxx (or valuation number)

Lot 3 DP 600882 held in Record of Title 1171345

District Plan Zone(s): **WBLP and WBRAZ**



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

Is there a gate or security system restricting access by council?

YES

NO

Is there a dog on the property?

YES

NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES

NO

If 'yes' please provide information below

Electric gate at property. Contact prior to site visit.



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

Yes

No

Copy of minutes attached

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



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

Land Use Consent

If the application type you are applying for is not listed it is because it has its own application form which you will need to complete instead of using this form i.e.

Land Use Consent includes earthworks

s127 Change or Cancellation of Consent Condition

Land Use Consent combined with s127 and/or s221

s221 Change or Cancellation of Consent Notice

Boundary / Marginal or Temporary Activity Notice

Outline Plan

Designations

These forms can be downloaded here

Subdivision Consent



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity Land Use

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



BRIEF DESCRIPTION OF THE PROPOSAL //

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

*Consent is sought to:

Subdivide 77 Frogmore Lane into two allotments, establish a building platform and construct a house within the platform.



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

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



OTHER CONSENTS

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

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

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

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

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

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

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

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



OTHER CONSENTS // CONTINUED

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

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

Any other National Environmental Standard

Yes

N/A

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

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

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

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1 - 5).

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

Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants (Must be official order copy from LINZ <https://www.linz.govt.nz/>).

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

A site plan at a convenient scale.

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

An AEE (Assessment of Effects).

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



Your application must be submitted via our online Community Portal. Please see **Appendix 5 - Requirements for Naming of Documents** for how documents should be named.



PRIVACY INFORMATION

The information that you have provided on this form is public information and is gathered for a lawful purpose to ensure the efficient functioning of Council's duties, powers and functions under the Resource Management Act 1991 and the Building Act 2004. The information will enable Council to adequately assess your application for Resource Consent in accordance with the statutory processes under the Resource Management Act 1991. The information may also be collected for and disclosed to, the Ministry for the Environment and Queenstown Lakes District Council, for the purpose of statistical analysis, so that the Agencies can efficiently undertake their statutory duties. The information will be stored on a public register (Council's eDocs website) and is available to the public in accordance with the terms and conditions set out on the eDocs website.

While available to the public through the eDocs portal, any disclosure of the information on the website must be in accordance with the Local Government Official Information and Meetings Act 1987 and must not be used for a purpose other than for the reason it was collected. Members of the public should not share or distribute this information for any purpose that is not a lawful purpose set out under relevant legislation.

Any unauthorised use, disclosure, or distribution of this information by third parties may constitute a breach of the Privacy Principles set out under the Privacy Act 2020 and may be reported to the Privacy Commissioner which could result in legal sanctions.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing of applications under this Act.

An invoice for an initial fee will be sent out typically within 1-2 business days of receipt of correctly completed application. Your application will not be processed until this invoice is paid. When making payment please use the application reference.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts. These will be invoiced monthly and are payable by the 20th of the month.

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits.

If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be submitted using the correct application form and required documents. This must be lodged within 15 working days of the receipt of the final invoice.

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

ADMINISTRATION FEE - The initial fee includes an administration lodgement fee for staff time spent setting up your application and generating your invoice.

MONITORING FEES – Please also note that the initial fee paid at lodgement includes an initial monitoring fee as per our Charges and Fees for Land Use Consent applications as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991. This initial monitoring fee also applies to designation related applications. For all application types the monitoring team may still charge an hourly rate if monitoring is deemed required.

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

A list of Charges and Fees is available on our website.



PAYMENT// An initial fee is payable upon receiving the initial fee invoice following the lodgment of this application.

Please wait for the initial fee invoice to be issued and **use the application reference on the invoice for your payment.**

This fee **MUST** be paid with the correct application reference in order for the processing to begin.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

Amount to Pay - Land Use and Subdivision Resource Consent fees - please select from drop down list below

\$3638 - Land Use Non-complying Activities (overall consent status)

APPLICATION & DECLARATION

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



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

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

OR:



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

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



PLEASE TICK

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

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

Digitally signed by Tom McIntyre
Date: 2025.11.12 11:09:45 +13'00'

Full name of person lodging this form **Tom McIntyre**

Firm/Company **Vivian and Espie**

Dated **12.11.2025**

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



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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

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

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

- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

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

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

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

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

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



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

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

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

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.

If you do not follow the required naming convention, your application will be rejected.

You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form

AEE (Assessment of Environmental Effects)

Landscape Report

Engineering Report

Affected Party Approval/s

Ecological Report

Traffic Report

Record of Title including the title identifier at the end and to be separate documents if multiple titles i.e. Record of Title 12345, Record of Title 678910
Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.

Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents
i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456

Geotechnical Report

Urban Design Report

ASSESSMENT OF ENVIRONMENTAL EFFECTS

SUBDIVISION CONSENT TO UNDERTAKE A TWO-LOT SUBDIVISION AND ESTABLISH ONE NEW BUILDING PLATFORM; AND

LAND USE CONSENT TO CONSTRUCT A RESIDENTIAL UNIT AND UNDERTAKE EARTHWORKS AT 77 FROGMORE LANE, WHAKATIPU BASIN.

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Quality Assurance

Prepared By	Tom McIntyre	Senior Planner	27 August 2025
Reviewed By	Carey Vivian	Planner/ Director	30 October 2025
Updated By	Tom McIntyre	Senior Planner	11 December 2025

1. Key Information

Address	77 Frogmore Lane, Queenstown
Legal Description	Lot 3 DP 600882 held in Record of Title 1171345 The title is attached as Attachment [B] .
Site Area	2.7525 hectares
Owners	Woodlot Properties Limited
Occupiers	Woodlot Properties Limited
Applicant	Woodlot Properties Limited
Operative District Plan Zoning	Rural General
Designations & Special Provisions	Visual Amenity Landscape
Proposed District Plan Zoning	Wakatipu Basin Lifestyle Precinct (WBLP), with small area of Wakatipu Basin Rural Amenity Zone (WBRAZ)
Designations & Special Provisions	LCU 3 (Shotover River Terrace);
Proposed Activity	Subdivide 77 Frogmore Lane into two allotments, establish a building platform and construct a house within the platform. Plans are appended as Attachment [C] .
Consents Required	<p>Proposed District Plan</p> <p>The site is within the Wakatipu Basin Rural Amenity Zone (Lifestyle Precinct Sub-zone) (WBLP) and the proposal requires resource consent under the following rules:</p> <ul style="list-style-type: none"> • A non-complying activity resource consent under rule 24.5.1.3 for the construction of a residential unit outside of the WBLP, where Rule 24.5.1.2 applies. • A restricted discretionary activity resource consent under Rule 25.4.2 for earthworks that exceed the 400 m³ permitted volume for the WBRAZ. • A restricted discretionary activity resource consent under Rule 25.5.16 for the fill placement that exceeds 2 metres in height. • A non-complying activity resource consent under Rule 27.5.22 for a subdivision includes land zoned as Wakatipu Basin Rural Amenity Zone, and will not comply with the 80 hectare minimum allotment size. • A non-complying activity pursuant to Rule 27.5.28 for subdivision that does not comply with the standards related to servicing and infrastructure under Rule 27.7.36.6. The applicant seeks to provide for wireless telecommunications in the WBLP. <p>Overall, the proposal is for a non-complying activity.</p>

Written Approvals and Consultation	No persons other than the applicants are affected by the proposal.
Other consents/permits	Nil.

2. Introduction

This report is submitted as part of the application by Woodlot Properties Ltd (“the Applicant”) for resource consent from Queenstown Lakes District Council (“QLDC” or “Council”) for land use consent to construct a residential unit outside of a building platform on a site where there is a registered building platform on the title. Consent is also sought to subdivide 77 Frogmore Lane into two residential lots, install services for the new house and lot, and undertake structural landscaping.

The completed Form 9 is appended as Attachment **[A]** and the Record of Title is appended as Attachment **[B]** (“the site”). Appended to this report are: architectural plans **[C1]**; subdivision plans **[C2]**, and a landscape plan **[C3]**. The purpose of this report is to provide sufficient information to enable a full understanding of the proposal and any effects that the proposal may have on the environment.

3. Background

3.1 Site Description

It is proposed to construct a residential unit at 77 Frogmore Lane. Title for the site was recently granted through subdivision consent RM230062. It contains an existing building platform and structural landscaping, with a house under construction as consented through **RM250133**. The majority of the lot is zoned WBLP, excepting the western periphery of the lot, which is zoned WBRAZ. Figure 1 below shows the structural landscape plan for the site, that was consented and implemented through the underlying subdivision, RM230062, explained further below.

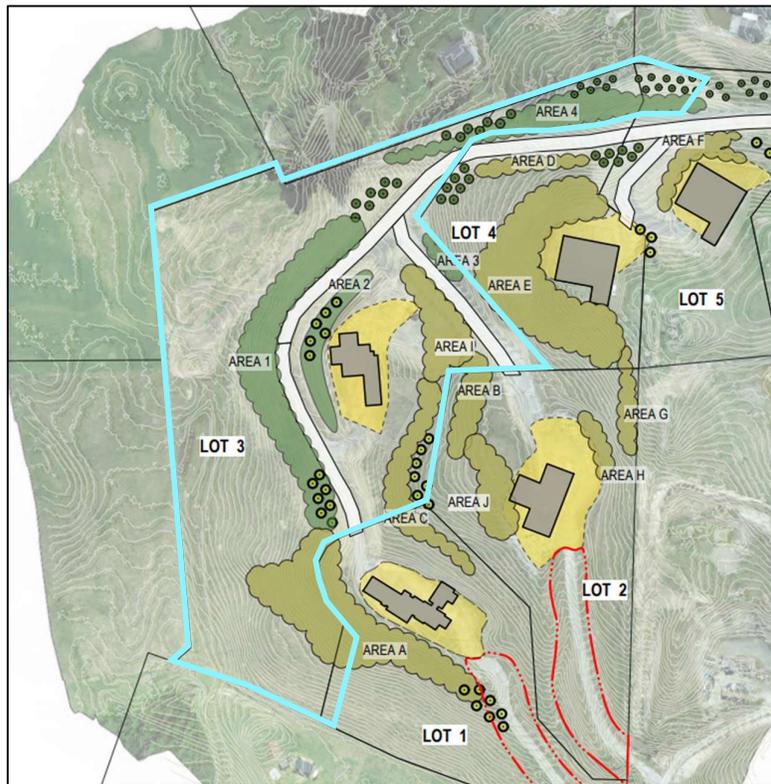


Figure 1: Snip of structural landscape plan. 77 Frogmore Lane is outlined in blue and contains a building platform. A house is currently under construction within the platform, in accordance with RM250133.

3.2 RM230062 (as varied)

Resource consent **RM230062** was granted in August 2023 to subdivide the parent lot, into six rural living lots and identify five additional building platforms (resulting in one per lot). The consent approval included services and access to each building platform as well as associated earthworks. Titles have recently been granted under this subdivision. Prior to s223 and s224c certification, RM230062 was varied twice, explained as follows.

A s127 variation through **RM240836** was granted on 22 November 2024. RM240836 authorised changes to the Lot 1 building platform as well as related changes to the landscape plan. These changes were to accommodate a proposed house design, for which land-use consent was also approved as part of the consent.

Another s127 variation, **RM250133**, granted on 29 May 2025. Similar to the preceding variation, RM250133 authorised changes to the Lot 3 building platform and structural landscaping. These changes were to accommodate a proposed house design, for which land-use consent was also approved as part of the consent. The current application relates to Lot 3.

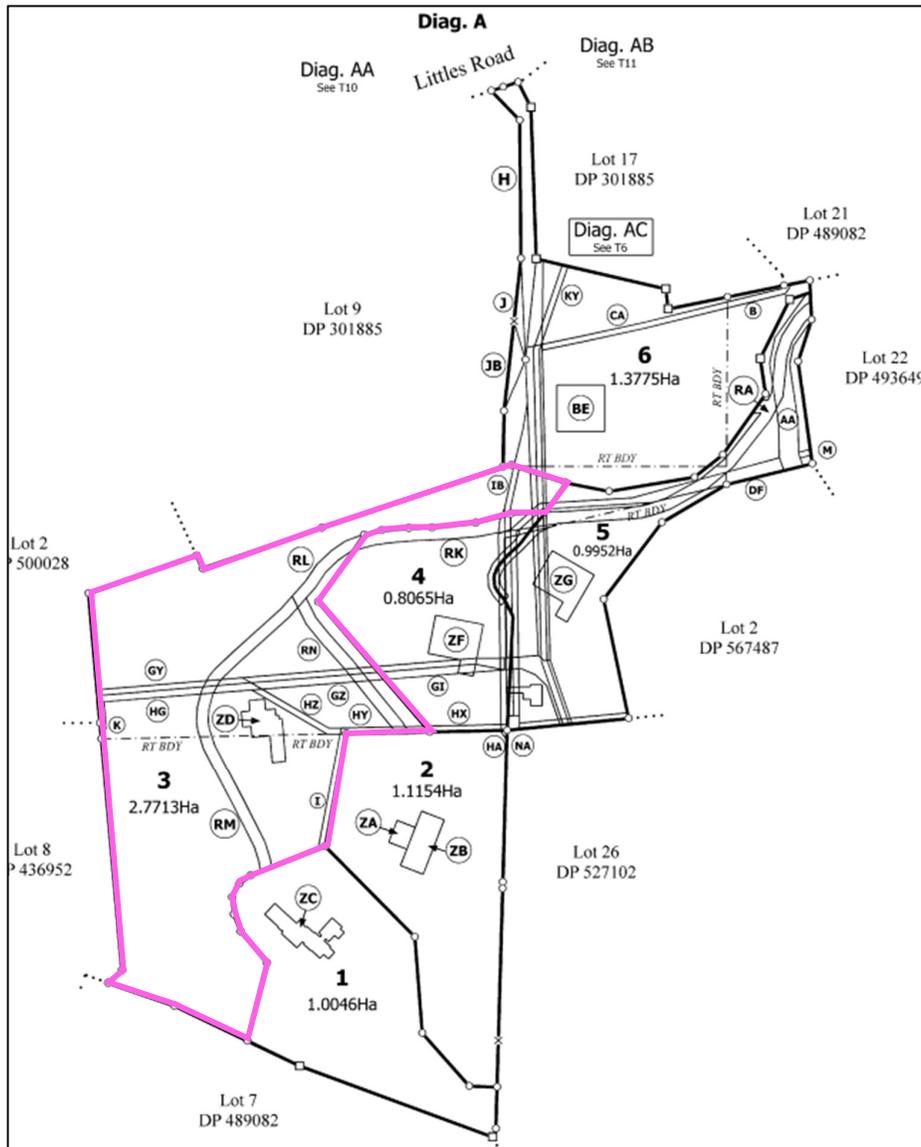


Figure 2: Deposited Plan 600882, authorised through RM230062. Lot 3 (pink) was the largest lot of RM230062, and is the subject of the current application.

4. The Proposal

4.1 Overview

It is proposed to: subdivide 77 Frogmore Lane into two lots; construct a dwelling on one of the new lots; and establish a corresponding building platform in place around the new house. Each aspect of the proposal is discussed in detail below.

4.2 Subdivision Details

It is proposed to subdivide 77 Frogmore Lane into two lots, referred to hereon as Lot 3A and 3B. As demonstrated in Table 1, the subdivision of Lot 3 LT600882 complies with the minimum and average lot sizes for subdivisions of the Wakatipu Basin Lifestyle Precinct.

Table 1: Summary of proposed subdivision of Lot 3 DP 600882

Lot #	Gross Area (Net Area)	Gross WBLP Area (Net WBLP area)	Comments
Lot 3A	0.7859 Ha (0.7355 Ha)	0.7859 Ha (0.7355 Ha)	To contain existing house within platform, as consented under RM250133.
Lot 3B	1.9854 Ha (1.8591 Ha)	1.4290 Ha (1.3027 Ha)	To contain the house that is also proposed under this application. New platform proposed in this lot.
Avg Net	1.2973 Ha	1.0191 Ha	

However, each lot contains a sliver of WBRAZ land, meaning the proposal cannot comply with the 80-hectare minimum lot size of the WBRA.

In terms of servicing, Lot 3A will continue to be serviced as consented under RM230062 and RM250133. Lot 3B will be serviced as per Section 4.2.1 below.

4.2.1 Servicing of Lot 3B

Full details of the servicing arrangement for Lot 3B are contained in the Civilised Infrastructure Report appended as Attachment [D]. This is outlined as follows:

Water Supply

It is proposed to connect the new allotment to an existing potable water supply bore near the site. This water supply for the existing allotment is from the North West Water Ltd and this water supply will be extended to the new allotment and building platform. This water source will provide a supply of adequate quantity and quality for the proposed subdivision. The water is from a consented water take from a nearby bore (near Littles Road).

Wastewater Disposal

On site wastewater disposal will be utilised for Lot 3B. The suitability of the ground for receiving the wastewater flows has been confirmed following test pitting carried out on site. A system has been designed for the proposed dwelling on Lot 3B, as detailed in the Civilised Report appended as Attachment [D].

Firefighting Supply

Water tanks are proposed in the near vicinity of the house. These will be wholly or at least partially buried and will hold a minimum 45,000 L of water as firefighting water reserve. The driveway will act as a hardstand for a firefighting appliance, with a hose coupling provided. Any earthworks required to bury the water tanks will be within the Permitted activity parameters.

Stormwater

Stormwater run-off from across the wider subdivision has been addressed through RM230062 and EA230062. Swales have been installed to receive and dispose of runoff from the driveway.

Stormwater runoff from the house impervious areas constructed on Lot 3B will also be soaked to ground by use of roadside swales and specifically constructed soakage galleries. A suitable soak pit has been designed for the proposed dwelling within proposed Lot 3B.

Power Supply & Telecommunications

The service provider for power supply has confirmed that they are able to provide a suitable connection to the proposed subdivision.

Telecommunications will be provided by either wireless means or by underground connection. Either option is feasible.

Access

Although not discussed in the Civilised Report, the proposal will utilise the existing formed access at the site, via Frogmore Lane, as consented and implemented under RM230062. New ROW easements will be established over the existing access to secure access for the surrounding lot owners. A new branch will be formed off this existing access to connect to the proposed dwelling on Lot 3.

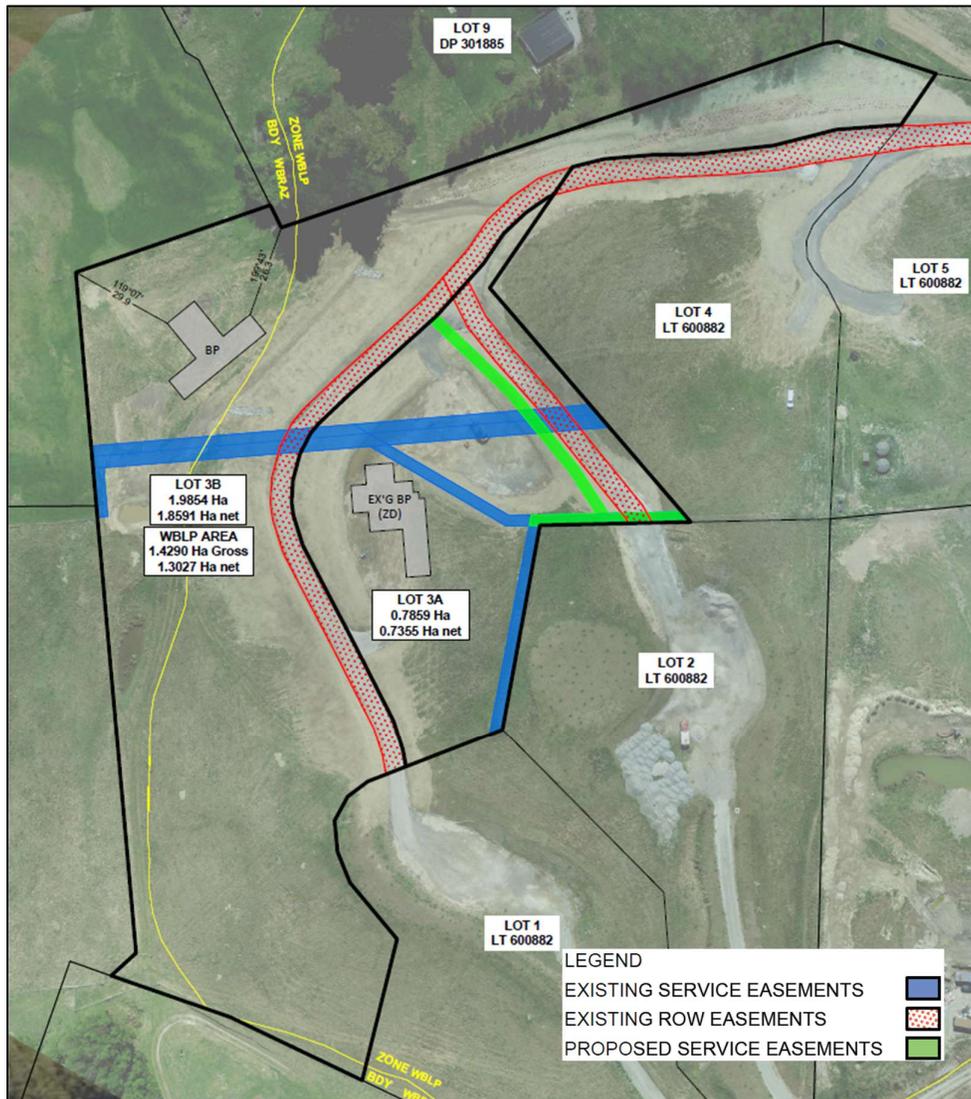


Figure 3: Snip of proposed scheme plan for the subdivision of 77 Frogmore Lane (Lot 3 DP 600882). New ROW easements will be established to protect existing access arrangements.

4.3 Proposed House and Platform

It is proposed to construct a new house within proposed Lot 3B, on the WBRAZ portion of the site. It is also proposed to establish a corresponding building platform for the new house.

The proposed house has four bedrooms and a footprint of ~300.23 m². The building is in a 'T' shape, comprising a long gable form with a maximum height of 5.89 m, and a flatter perpendicular form with a maximum height of 3.63 m. The cladding will be a combination of alpine tray coloursteel, accoya weatherboards, and schist veneer. Window and door joinery will be powder coated aluminium. Aside from

the schist, the exterior colours will be kept within the range of browns, greens or greys, with <30% LRV for the walls and <20% LRV for the roof.

Appended to the report is a Geotechnical Report (Attachment [E]) which has assessed the geotechnical suitability of the proposed house and platform location. Also appended is a Landscape Report (Attachment [F]) which has assessed the visual amenity and landscape character effects of the proposal.

4.3.1 Proposed Landscaping

The RM230062 subdivision was consented with an extensive structural landscaping plan which acts to integrate built form into the landscape. That landscaping was implemented as part of the s224c process for RM230062, and will provide effective visual mitigation of the subdivision as it matures. For the current proposal, it is proposed to extend/modify this existing structural landscaping to ensure that the new house will seamlessly integrate with the pattern of built form established through RM230062. From the Landscape Report: *“Existing vegetation will be retained and supplemented with new mounding and native planting along the western and southern edges of the platform to assist visual absorption within Lot 3B”*. A snip of the Structural Landscaping is shown in Figure 4. The mound triggers resource consent for breaches of the maximum permitted volume and fill height standards.

Visual simulations of the proposed house and structural landscaping have been prepared to assist with the assessment – these are appended as Attachment [G]. Alternative house locations within the WBLP portion of Lot 3B were also considered, and these have been depicted on the visual simulations.

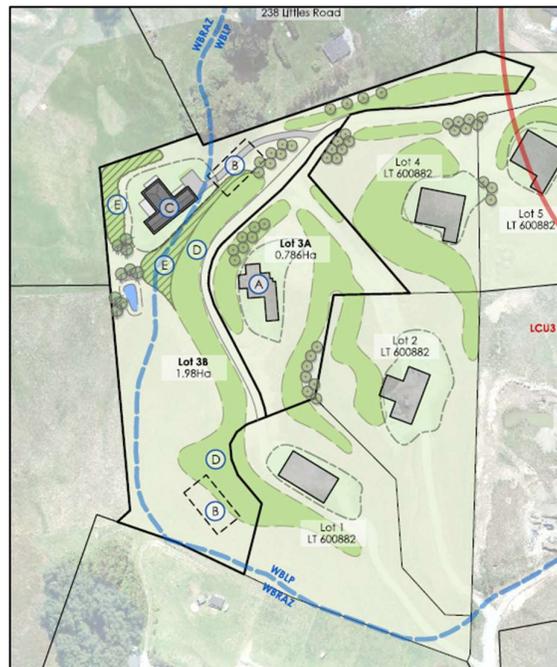


Figure 4: Snip of proposed structural landscape plan. Note, the dashed platforms marked as B were considered as alternative locations. Platform C shows the actual proposed location.

5. Matters Requiring Consent

5.1 Operative District Plan

The subject site is split-zoned WBRAZ and WBLP. No live appeals relate to the application of the PDP zoning over the subject property, meaning the PDP rules must be treated as operative. The proposal does not trigger any rules or standards under the ODP.

5.2 Proposed District Plan

The proposed dwelling is to be located within the WBRAZ portion of the site. Under the PDP, the proposal requires resource consent for the following matters:

- A **Controlled activity** resource consent under rule 24.4.5.1 for the construction of a dwelling within a building platform approved by a resource consent and registered on the applicable record of title.

Construction within the proposed platform on Lot 3B will be a controlled activity.

- A **Non-Complying** activity resource consent under rule 24.5.1.3 for the construction of a residential unit outside of the WBLP, where rule 24.5.1.2 applies (i.e. where there is WBLP land available on site).
- A **restricted discretionary** activity resource consent under Rule 25.4.2 for earthworks that exceed the 400 m³ permitted volume for the WBRAZ. Council's discretion is restricted to the following matters:
- A **restricted discretionary** activity resource consent under Rule 25.5.16 for the fill placement that exceeds 2 metres in height.

For the two consents required under Chapter 25 *Earthworks*, Council's discretion is restricted to the following matters:

- Soil erosion, generation and run-off of sediment;
- Landscape and visual amenity values;
- Effects on infrastructure, adjacent sites and public roads;
- Land stability;
- Effects on water bodies, ecosystem services and biodiversity;
- Cultural, heritage and archaeological sites;
- Nuisance effects;
- Natural Hazards;

- Functional aspects and positive effects.
- A **Non-Complying** activity resource consent under rule 27.5.22 for a subdivision that includes land zoned as Wakatipu Basin Rural Amenity Zone, and will not comply with the 80 hectare minimum allotment size.
- A **Non-Complying** activity pursuant to Rule 27.5.28 for subdivision that does not comply with the standards related to servicing and infrastructure under Rule 27.7.36.6. The applicant seeks to provide for wireless telecommunications in the WBLP.

The proposal is, overall, a **Non-Complying** activity under the PDP.

It is relevant to note that two alternative house sites have been identified on the WBLP portion of Lot 3B. Under the PDP, it is a restricted discretionary activity to construct a dwelling on WBLP land (on sites without a building platform), and such applications are precluded from limited and public notification under Rule 24.6.

5.3 Scope of Application

This application is for all matters requiring resource consent rather than for the specific list of consent matters / non-compliances identified above. If the Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this application. If the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under Section 104(5) of the Resource Management Act 1991 (“Act”) to process the application regardless of the type of activity that the application was expressed to be for.

6. Statutory Considerations

6.1 Section 104 – Matters for Assessment

Of relevance to this application, Section 104(1) of the Act requires the Council to have regard to the following matters, subject to Part 2 of the Act:

- (a) any actual and potential effects on the environment of allowing the activity; and
- (b) any relevant provisions of –
 - (i) a national environmental standard;
 - (ii) a national policy statement;
 - (iii) a regional policy statement or proposed regional policy statement;
 - (iv) a plan or proposed plan; and
 - (v) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104(2) of the Act states that, in considering the effects on the environment of allowing an activity, a consent authority may disregard an adverse effect if a national environmental standard or the plan permits an activity with that effect.

Section 104(3) states that a consent authority must not have regard to trade competition or the effects of trade competition, or any effect on a person who has given written approval to the application.

An assessment of the effects of the proposal on the environment is provided in section 7 of this report. Assessments against the relevant statutory documents are provided in section 9 below.

6.2 Section 104D Non-Complying Activities

Under section 104D, a consent authority processing an application for a non-complying activity may grant a resource consent only if it is satisfied that either:

- The adverse effects of the activity on the environment will be minor; or
- The activity will not be contrary to the objective and policies of the plan or proposed plan

7. Effects on the Environment

Section 104D provides that consent may only be granted for a non-complying activity if the Court is satisfied that one of the gateway tests are met. This section of the application considers whether or not the adverse effects on the environment will be minor. It is understood that “minor” suggests adverse effects that are less than major, but more than simply minute or slight, and are determined after having regard to any mitigation that may be achieved by imposing conditions.

7.1 Existing Environment and Permitted Baseline

In assessing the effects of a proposal, regard must be given to what constitutes the “environment” to inform the assessment of the effects of that proposal. This includes existing use rights, existing activities carried out under existing consents and resource consents which have been granted where it appears those consents will be implemented. In terms of the future state of the environment, there is no relevant permitted baseline to apply, however RM230062 (as varied) is highly relevant to the proposal. The physical works (including access, levelling of platforms, landscaping) approved under RM230062 have been implemented, titles have been issued, and dwellings have been constructed or are under construction on Lots 1 and 3.

RM230062 and the ongoing residential development of each lot provides an important context for the current application, as it is the manifestation of the recent WBLP rezoning. When viewed from Littles Road to the west, the RM230062 subdivision sets the rural living context for the subject site.

7.2 Zoning Context and Implications for Assessment

77 Frogmore Lane is split zoned between the WBRAZ and the WBLP, although the majority of the site is within the WBLP. As discussed in the Landscape Report, the WBRAZ applies to areas where further subdivision is unlikely to maintain the Basin's landscape character and visual amenity. The WBLP identifies areas where rural-living development can be absorbed at an average density of one unit per hectare while maintaining rural character. For context, it is a Restricted Discretionary activity to build a dwelling within the WBLP (on sites with no building platform), and such applications are precluded from limited and public notification and do not require written approvals.

The current proposal has two main components:

- The subdivision of Lot 3 DP 600882 into two lots; and
- The construction of a house on the proposed vacant lot.

The sliver of WBRAZ zoning results in an overall non-complying activity status, for breaches of the 80-hectare minimum lot size, and for locating a house within the WBRAZ when there is available WBLP land. In light of the non-complying status, it is useful to break down both components of the proposal separately, to demonstrate how the overall application can be supported.

7.2.1 Subdivision

A sliver of land at the western periphery of the site is within the WBRAZ meaning it is impossible to meet the WBRAZ minimum lot size with any subdivision of the applicant's land, despite the majority WBLP zoning. The infringement of the 80-hectare minimum lot size due to this sliver of land is considered to be a technical non-compliance in this case, and this is consistent with Council's view of the underlying subdivision consent.

Looking at the WBLP land only, Table 1 demonstrates that the subdivision of Lot 3 DP 600882 will result in two lots, each containing >6000 m² of WBLP land, and the average area of WBLP land across both lots also exceeds 1 hectare. On its own, this would qualify as a restricted discretionary subdivision in the WBLP zone by virtue of meeting the minimum lot sizes specified for the WBLP. Under Rule 27.10 of the PDP, restricted discretionary subdivisions are precluded from public and limited notification and do not require written approvals.

In actuality, the periphery of Lot 3B (0.5564 ha) falls within the WBRAZ, thus the subdivision component of the proposal is a non-complying activity due to not meeting the 80-hectare minimum lot size. Given that both proposed lots contain enough WBLP land to meet the minimum lot areas for the WBLP, and given that the WBRAZ non-compliance relates to a sliver of the site's periphery, it is considered that the breach of the WBRAZ minimum lot size can be treated as a technicality, just as it was treated under RM230062. More importantly, the subdivision comfortably complies with the minimum lot sizes of the WBLP, which gives the application

7.2.2 Land Use Consent for Dwelling

The second component of the application is the construction of a house on Lot 3B (and the establishment of a corresponding building platform). Although there is ~1.3 ha of buildable WBLP land on Lot 3B, it is proposed that the dwelling be located on the WBRAZ portion of the site. For context, it would be a restricted discretionary activity to construct a dwelling (with no platform) on the WBLP portion of the site, under Rule 24.4.6. Furthermore, such an application would be precluded from notification under Rule 24.6 of the PDP. In this case however, it is proposed to build the dwelling on the WBRAZ portion, which is a non-complying activity.

Alternative platform locations within the WBLP have been considered. As explained in the Landscape Report, while compliant, these other locations are on more elevated, open landforms with reduced capacity for integration. The proposed location, although largely outside the WBLP, offers superior containment and integration potential within existing planted slopes and proposed mounding.

The majority WBLP zoning of Lot 3B is considered to be a unique advantage of the proposed lot, as it offers a quasi-credit in terms of site density, given that the PDP anticipates 1 dwelling per hectare of WBLP land. In this case however, the smaller WBRAZ portion of Lot 3B offers a superior platform location than the available WBLP land does. These specific circumstances are expected to be unique to Lot 3B among the wider WBRAZ zone.

The Landscape Report finds that proposed dwelling location on Lot 3B will:

- Minimise visual prominence when viewed from public roads and neighbouring dwellings;
- Allow for strong integration with existing and proposed vegetation;
- Avoid placing built form on more elevated parts of the site within the WBLP.

These findings are discussed further below and are partly demonstrated in the Visual Simulations are appended to the application. Overall, despite the non-complying status of the proposed dwelling location, its effects are found to be comparable to, and in some respects less than, WBLP alternatives shown in the Visual Simulations. To offer certainty to Council that the WBLP portion of Lot 3B would not be developed in future, the applicant proposes a 'no-development' consent notice across the WBLP portion of this lot.

The relevant objectives and policies dealing with the delineation of WBRAZ land and WBLP land seek that development proposals maintain a **defensible edge** between the two areas. At face value, the proposal seems to be inconsistent with this outcome given the proposed house has been located within the WBRAZ despite there being available WBLP land. However, as found by the Landscape Report, the chosen location in the WBRAZ is considered superior in terms avoiding, remedying, and mitigating the adverse landscape effects of the house.

Furthermore, a functional defensible edge is already provided at the sites western edge, as development beyond this site boundary on the valley floor is highly unlikely to be consentable when the existing constraints

on those sites are considered. To explain; the lots containing the valley floor to the west of the subject site (being land that is further into the WBRAZ) are both less than 80 hectares in area, are both zoned WBRAZ in full, and are both subject to consent notices preventing further development. Lots 1 and 2 DP 500028 is subject to **Consent Notice 9728145.15**, which contains *all* domestication within building platforms and a defined curtilage, and requires all land outside of the curtilage to be kept in pastoral use only. Similarly, Lot 8 DP 397750 is subject to **Consent Notice 7149518.4** which contains all domestication within the small defined curtilage area and imposes a *Pastoral Management Area* over the remainder of the site.

These combined constraints mean that an expansion of Rural Residential development on the WBRAZ valley floor is highly unlikely, and thus a defensible edge is effectively maintained.

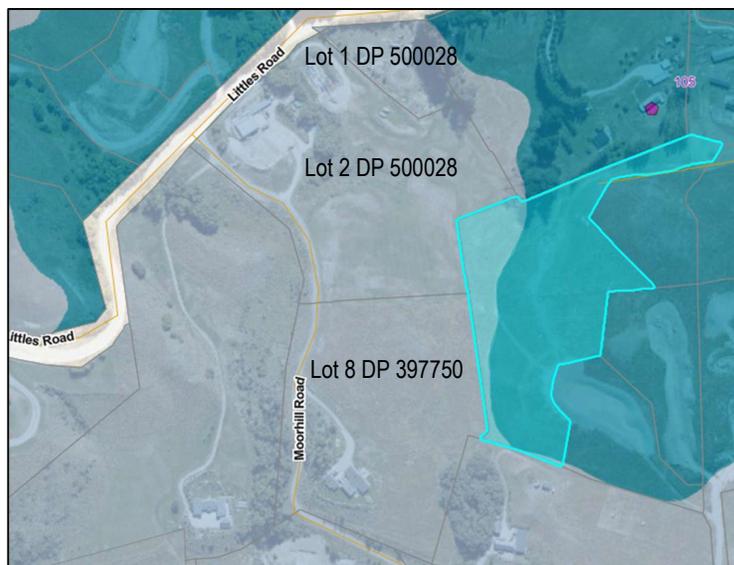


Figure 5: Snip of PDP mapping showing the WBRAZ zoning over the neighbouring lots to the west of the subject site (highlighted). Those lots are well below 80 hectares, are both zoned WBRAZ in full, and are both subject to consent notices preventing further development.

Overall, despite both components of the application falling under Non-Complying activity status, it is considered that there are robust planning arguments to support the proposal as a whole.

7.3 Effects of Subdivision

Although the subdivision component triggers a non-complying activity status, the matters of restricted discretion from PDP Rule 27.5.9, provide the most useful set of assessment criteria. The following assessment focuses on the effects of Lot 3B, given that the platform and dwelling on Lot 3A will remain as already consented through RM230062 and RM250133.

7.3.1 Location of building platforms and accessways;

It is proposed to construct a branch off the existing RM230062 accessway to connect with the dwelling proposed on Lot 3B. There is an existing informal access already in place here, that will be formalized to provide for the house on Lot 3B. There is appropriate topography in this area to construct a suitable access. It is expected that the formation details of the access branch would be finalized as part of the eventual Engineering Acceptance process for the proposed subdivision. No adverse effects are expected with regard to the access.

The attached geotechnical report [E] The geotechnical conditions of the Lot 3B platform location are suitable, as discussed in. Residential development is achievable at the platform using standard engineering and construction methods.

Existing services within the RM230062 subdivision can also be extended to supply the new platform, and the platform location can be supported by on-site wastewater and stormwater disposal, as set out in the Infrastructure Report.

The proposed platform on Lot 3B is located on the WBRAZ portion of the lot. Associated visual effects of the proposed dwelling are discussed in section 7.4 below, and are found to be no more than minor. However, in general terms, the Landscape Report makes the following statements about the proposed platform location:

This location benefits from containment by existing vegetation and the ability to introduce earth mounding and supplementary planting that integrate with the surrounding planted slopes. Steeper slopes will remain open or be revegetated, preserving the legibility of the landform and development pattern above.

The proposed location, while technically just outside the WBLP, better aligns with the District Plan's intent than the more elevated WBLP-compliant alternatives. The latter would introduce built form into more exposed positions, increasing visual prominence and reducing the opportunity for integration. By contrast, the proposed platform's position within the undulating toe-slope enables a low-profile built form, well integrated into the rural-living context

Overall, the location of the platform and accessways are considered to be suitable, and any associated effects will be no more than minor.

7.3.2 Subdivision design and lot layout including the location of boundaries, lot sizes and dimensions;

The sizes and dimensions of Lots 3A and 3B comfortably comply with the Precinct requirements of a minimum of 6,000 m² and an average of 1ha, as a restricted discretionary activity. The proposed boundaries account for topography and vegetation as well as existing fence lines and means of access. The proposed lot designs are a logical response to existing site conditions. No adverse effects are expected with regard to the size of the proposed lots, noting that the breach of the 80-hectare WBRAZ minimum lot size is considered to be a technical infringement, as discussed in 7.2.1 above and as was the case with RM230062.

7.3.3 Location, scale and extent of landform modification, and retaining structures;

As detailed in the Landscape Report, it is proposed to extend and modify the existing structural landscaping from RM230062, to integrate the house and platform with the existing pattern of development at the site. In terms of landform modifications, this will mostly be restricted to further mounding, indicated by areas labelled 'E' on the landscape plan. This added mounding will be planted with species matching the existing structural landscaping, ensuring that the new landforms integrate seamlessly with the existing subdivision landscape. Figure 6 below shows the extent of further mounding proposed, while Figure 7 is a snip of the visual simulation, depicting how the mounding and vegetation will appear after 5 years. The proposed landform modifications are considered to fit well with the existing landscape, and any adverse effects will be no more than minor.

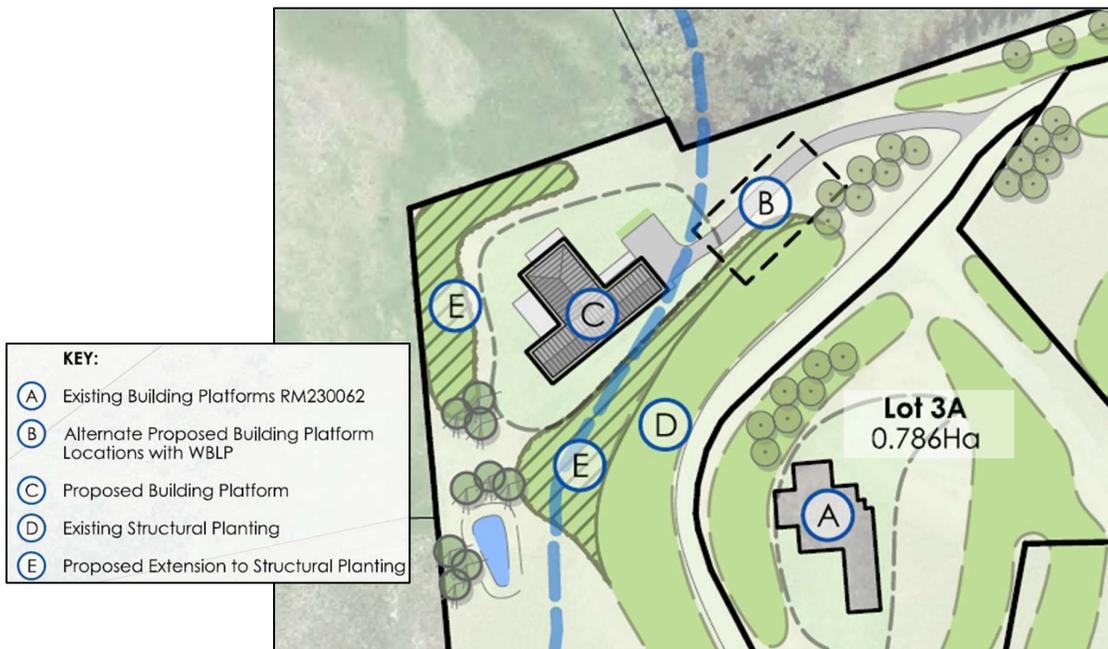


Figure 6: Snip of proposed landscape plan showing the further mounding that is proposed in addition to that consented and formed through RM230062.



Figure 7: Snip of the visual simulations, depicting the site and structural landscaping after 5 years.

7.3.4 Property access and roading;

The site is connected to Littles Road via Frogmore Lane, a private access. Internal accessways within the RM230062 have been constructed to Council standards as part of the s224c and title process. This existing access arrangement is considered to be suitable for the proposed development. No adverse effects are expected in this regard.

7.3.5 Esplanade provision;

No esplanade reserves are required.

7.3.6 Natural hazards;

The site and proposed building platforms are not known to be affected by any natural or other hazards. The Queenstown Lakes District Council's online GIS Hazard Map does not identify the site as being subject to any hazards. No natural hazard risk has been identified in the geotechnical assessment of the proposal. No section 106 matters are considered applicable to the proposal.

7.3.7 Firefighting water supply and access;

The existing firefighting arrangement for the house on Lot 3A remains unchanged. For Lot 3B, firefighting supply will be from 2x25,000 L tanks to be installed at the time of construction, which will hold a minimum reserve of 45,000 L. A hardstand area and coupling can also be installed at the time of construction. This arrangement complies with District Plan requirements, thus no adverse effects are expected in this regard.

7.3.8 Water supply;

The wider subdivision is connected to the private scheme owned by North West Water Ltd. Lot 3A enjoys an existing connection to this scheme, as per RM230062 and RM250133. It is proposed to establish a new

connection for Lot 3B. As discussed in the Infrastructure Report, North West Water Ltd has confirmed that they will supply water to the proposed Lot 3B. This will be a trickle supply that feeds water storage tanks to be installed at the time of construction. Storage tanks with proprietary pressure boosting as appropriate are recommended in the Infrastructure report and will be implemented. Overall, the water supply as recommended by the Infrastructure Report is suitable and any associated adverse effects will be less than minor.

7.3.9 Network utility services, energy supply and telecommunications;

Electricity connections will be extended within the site to provide for proposed Lot 3B. No adverse effects are expected in this regard.

The proposal seeks for the option of either wired or wireless telecommunication connections for Lot 3B. Conduit is installed within service corridors to provide for the wired option. This approach has been accepted by QLDC in past, e.g. RM240555 for a residential subdivision in the WBLP:

“Due to advances in technology, there are now numerous options available, including a variety of rural broadband providers and satellite services, such as Starlink. These alternatives can offer reliable and efficient services for future lot owners. As such, the environmental effects of not having reticulated telecommunications will be less than minor”.

The proposed telecommunications arrangements are considered to be appropriate.

7.3.10 Open space and recreation;

The proposal does not include the vesting of any reserves or recreational facilities such as trails.

7.3.11 Opportunities for nature conservation values, and natural landscape enhancement;

Through RM230062, a Structural Landscape Plan was developed in accordance with recommendations from Council’s Landscape Architect, Ms Helen Mellsop. As a result of the recommendations, the function of the Landscape Plan was effectively expanded to provide for native restoration planting (in addition to visual mitigation). This was achieved by increasing the diversity of endemic species within the planted areas, restricting planting of exotic species within these areas, and protecting these areas from stock and pests. Overall, the RN230062 landscape plan was considered to enhance the indigenous biodiversity of the area, and effects on nature conservation values were found to be no more than minor.

The current application seeks to extend these planted areas to encapsulate the new house. The scale of the extra planting is commensurate with the scale of the proposed development, and the diversity of endemic vegetation within the extended planting area will be to the same degree as consented through RM230062. These planted areas will also be protected from stock and pests, and there will be a restriction on exotic

species in those areas. The current proposal will expand native regeneration efforts, thus having a positive effect on nature conservation values.

7.3.12 Easements;

Existing ROW easements are in place and will remain in place, offering legal and physical access to Littles Road via Frogmore Lane. Easements within the area of proposed subdivision will be required for services. These are shown on the proposed scheme plan and can be reserved as appropriate through the s.223 certification. No adverse effects are expected in this regard.

7.3.13 Vegetation and proposed planting;

No changes are proposed to the Lot 3A structural landscaping, which will remain as consented through RM230062 and RM250133.

Structural vegetation planting is proposed for Lot 3B, and has been designed to integrate with the consented structural landscaping for RM230062. The nature, character, and scale of this proposed planting is considered to be appropriate, and as discussed in the landscape report, will soften the buildings' visual prominence, provide screening from private and public viewpoints, and blend the platform into the surrounding rural-lifestyle landscape.

7.3.14 Fencing and gates;

Existing post and wire fencing is in place throughout the site. No further fencing is proposed under this application.

7.3.15 Wastewater (WW) and stormwater (SW) management;

WW and SW disposal on Lot 3A will be as consented under RM230062 and RM250133. New onsite WW and SW disposal systems will be established within Lot 3B in accordance with the recommendations of the Infrastructure Report, which confirms the feasibility of both. No adverse effects are expected in this regard.

7.3.16 Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks;

There are no pedestrian networks, bridle paths or cycle networks in proximity to the site that could be connected to. No adverse effects on the environment will result from the lack of pedestrian networks, bridle paths or cycle networks to connect to.

7.3.17 Lake Hayes catchment;

Not applicable. The site is not within the Lake Hayes catchment.

7.4 Effects of Proposed Dwelling

Similarly to Section 7.3, the matters of restricted discretion from Rule 24.5.6 provide the most useful set of criteria for assessing the effects of the proposed house / platform. These are assessed in turn below, noting the non-complying status of the dwelling location.

- a. Effects on landscape character associated with the bulk and external appearance of buildings;
- b. Access;
- c. Infrastructure;
- d. Landform modification, exterior lighting, landscaping and planting (existing and proposed);
- e. Natural hazards;
- f. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment.;
- g. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.

7.4.1 Effects on landscape character associated with the bulk and external appearance of buildings;

The findings of the attached Landscape Report set out the effects of the proposed building on visual amenity and landscape character values. The report has been informed by the visual simulations attached as [G], depicted across Figures 7, 8, and 9 below. The visual simulations show how the proposed building will appear after 5 years, alongside the maturing structural landscaping implemented under RM230062, as well as the additional landscaping proposed under this application. To illustrate the points made in section 7.2.2 above, an additional simulation has been prepared which shows the alternative WBLP platform locations alongside the RM230062 landscaping.

Regarding visual effects, the report finds that the visual catchment for the platform is relatively small and localized, with limited potential for long-range or elevated views of the proposal due to the site's low position at the toe of the slope and screening offered by surrounding topography.

The report explains that the primary public view is from Littles Road to the west, at the elevated corner where the road winds down from the higher terrace. From there, the proposed building's roofline would be visible above the proposed earth mounding. In other sections of Littles Road, views are screened by a combination of landform and vegetation, including established shelterbelts and amenity plantings. Aside from this one public viewpoint, the house is also visible from the following private properties:

- 208 Littles Road;
- 27 Moorhill Road;
- Dwellings on the north side of Littles Road; and
- 238 Littles Road.

Section 5.3 of the Landscape Report details the visual effects, finding that these effects are low, as the building will be largely screened or partially visible from limited viewpoints on these private properties, and with mitigation measures (including mounding, planting, and a reduced building height) ensuring minimal impact on privacy or amenity. These findings are accepted.

While the house location is outside of the WBLP, it is still within LCU3, which is enabling of rural-residential type development, and is notably outside of the Building Restriction Area of LCU3. The WBLP line follows the base of the slope at the site's western end, with the proposed house/platform just outside this line at the slope's toe. This boundary was set through the Environment Court to allow development within the terrace slopes while keeping the flat valley floor free of buildings. The intent was for buildings to be integrated into undulations in the landform while keeping the steeper slopes free of development. As discussed, it is considered that the proposed house sits in the undulations at the toe of the slope, slightly above the valley floor.

The Landscape Report explains that "*Landscape character effects relate to changes to the physical, perceptual, and experiential qualities of the landscape, whether or not the proposal is perceived by people*". The report's overall finding is that landscape character effects will be low, as the proposal will read as a modest extension of the existing rural-living pattern, rather than a new or isolated incursion into rural land. From the report:

The building platform sits at the base of the terrace slopes, visually associated with existing development above rather than with the flat pastoral land below. This location benefits from containment by existing vegetation and the ability to introduce earth mounding and supplementary planting that integrate with the surrounding planted slopes. Steeper slopes will remain open or be revegetated, preserving the legibility of the landform and development pattern above.

The proposed location, while technically just outside the WBLP, better aligns with the District Plan's intent than the more elevated WBLP-compliant alternatives. The latter would introduce built form into more exposed positions, increasing visual prominence and reducing the opportunity for integration. By contrast, the proposed platform's position within the undulating toe-slope enables a low-profile built form, well integrated into the rural-living context.

In terms of experiential qualities, the proposal will not erode the sense of spaciousness or rural character. The visual relationship between the elevated slopes, the open paddocks, and the surrounding ONLs will be maintained. The result is a small-scaled, contained change that is compatible with the existing

character of LCU 3: Shotover River Terrace, avoiding perceptions of sprawl or cumulative overdevelopment.

These findings are accepted. Overall, any adverse effects on the landscape character of the site and wider LCU3 are considered to be no more than minor, noting the discussion regarding the WBRAZ defensible edge at section 7.2.2 above. Figure 7-9 below illustrate the landscape character effects discussed here and in the landscape report.



Figure 8: Current view of site from Littles Road (July 2025). The proposed house location is indicated by profile poles. The landscape report finds that the house position is set on a slightly elevated area visually associated with the elevated slopes rather than the flat paddocks below. A fenceline running along the site boundary reinforces this separation in character when viewed from Littles Road and surrounding places.



Figure 9: Simulated 5-year view of proposed building and landscaping, combined with RM230062 structural landscaping. The landscape report finds that the proposed house integrates well with the rural lifestyle type development above – it does not represent a shift in land use or the initiation of a new development type. Instead, it continues the low-density, well-managed rural-lifestyle pattern, reinforcing rather than undermining existing character.



Figure 10: Simulated 5-year view of alternative WBLP platforms, combined with RM230062 structural landscaping. The landscape report finds that the proposed house position is visually recessive, offering superior containment and integration potential than the alternative WBLP positions. Referring back to the points made Section 7.2.2 above, while there is sufficient WBLP land available on Lot 3B for the proposed platform; the chosen WBRAZ location is more appropriate in this instance as it better upholds existing landscape character values.

Notwithstanding the findings above, it is acknowledged that RM230062 was issued with an extensive set of development controls to be registered as consent notice conditions, with the intent of avoiding, remedying or mitigating any adverse landscape effects associated with the subdivision and development on the platforms. To further reinforce the integration of the proposed platform with the RM230062 development, it is proposed that the RM230062 controls be replicated for Lot 3B.

- Bespoke height limits for the new platforms;
- All water tanks to be wholly or partially buried, and be recessively coloured and screened from views outside of the site;
- All landscaping on the approved Structural Landscaping Plan to be retained and maintained in perpetuity;
- All domestic landscaping and structures to be maintained within the domestic curtilage areas defined on the Structural Landscaping Plan;
- External lighting to be down lighting only and shall be kept within the domestic curtilage areas, with no light spill beyond this area. Lighting shall not be used to highlight buildings or landscape features that are visible beyond the property;
- No lineal or border planting;
- Boundary fencing limited to post and wire at a maximum height of 1.2 m;
- Roads and driveways to be gravel or chip seal with local stone chip only, without concrete curb or channelling;
- Planting of exotic species within areas of native revegetation is prohibited;
- All native revegetation areas are to be protected from stock and pests.

Overall, the proposed house and platform will uphold the landscape character of LCU3. Any effects of the proposed house on landscape character and visual amenity values will be no more than minor.

7.4.2 Access;

As discussed above. Access to the platform will be via the route formed and consented under RM230062. It is proposed to construct a small branch from the existing subdivision access to connect with the proposed platform. No adverse effects are expected in this regard.

7.4.3 Infrastructure;

Water supply, firefighting provision, power, and telecommunications are discussed in sections 7.3.7 – 7.3.9 above. The remaining servicing matter is stormwater disposal. Stormwater disposal from the driveway branch and proposed dwelling will be in accordance with the design and specifications outlined in the Civilised report, which confirms that ground conditions are suitable. These systems will be installed at the time the dwelling is constructed. No adverse effects are expected in this regard.

7.4.4 Landform modification, exterior lighting, landscaping and planting (existing and proposed);

No exterior lighting is proposed under this application, and any future lighting would be subject to the site control discussed above. Discussed in section 7.3.3 above, landform modification will be limited to small areas of mounding, and the extension of existing mounding. The modifications and proposed structural planting have been designed by a Registered Landscape Architect, and will integrate with the existing structural landscaping and wider landscape. Any adverse effects will be no more than minor.

7.4.5 Natural Hazards

The site is not known to be affected by any natural or other hazards. Specifically, the Council's online GIS Hazard Map does not identify the site as being prevalent. No section 106 matters are considered applicable to the proposal.

7.4.6 Lake Hayes Catchment

The subject site is not within the Lake Hayes Catchment.

7.4.7 Electricity Infrastructure

This matter of discretion is not relevant to the application as there are no changes proposed to electricity distribution infrastructure.

7.5 Effects of Earthworks

The proposed area of earthworks is less than 2500 m² and is on a flat part of the site, therefore the works fall under the low-risk EMP category. An Environmental Management Plan has been prepared and is appended as Attachment [J]. The EMP will be implemented to avoid, remedy and mitigate any adverse effects of the earthworks. Given the earthworks are occurring within a large, relatively flat area of land, it is considered that the EMP more than adequately addresses any risk of adverse run-off and sedimentation effects from the earthworks. With the implementation of the EMP, no adverse effects are expected in this regard. Notwithstanding, an assessment against the relevant matters of discretion is as follows.

7.5.1 Soil erosion, land stability and generation of sediments

All works will be conducted in accordance with the EMP and ESCP and in accordance with the GD05 standards. The following devices will be installed as part of these works, and further elaborated in the EMP:

- Stabilised construction entrances – located at any entry or exit point of a construction site to limit traffic movements to these entrances only.
- Dirty water and clean water diversion channels.

- Dirty water drop-out pits and a decanting earth bund
- Stripping of existing grass will be limited where practicable

Significant weather events will be forecasted and observed prior to works commencing weekly, and all works will cease in sufficient time to ensure that erosion and sediment control devices will continue to function effectively during storm events. Regular inspections and monitoring will be undertaken to ensure that the environmental management of the site is capable of preventing any potential adverse effects with regard to the earthwork activity. Monitoring requirements and roles and responsibilities are further elaborated in the EMP.

7.5.2 Landscape and visual amenity values.

The scale of earthworks is commensurate with the scale of the development, and while the fill will appear unsightly during works, the exposed areas will quickly be revegetated / landscaped as part of the overall development. Any adverse effects on landscape and visual amenity values will therefore be less than minor.

7.5.3 Effects on infrastructure, adjacent sites and public roads.

There is no existing infrastructure within the site or on adjacent sites that would be affected by the proposed earthworks. The fill placement proposed near the boundary will not affect stability of neighbouring sites or the road.

7.5.4 Land Stability.

The earthworks mostly comprise the placement of fill in a flat location within a paddock. No adverse land stability effects are expected.

7.5.5 Effects on waterbodies, ecosystem services and biodiversity

The EMP and ESCP sets out parameters for managing earthworks on site and demonstrates that works can be appropriately managed on site subject to meeting the controls and requirements specified in the EMP and ESCP.

The nearest water body (the irrigation race) is uphill of the works, and the site does not contain any significant or indigenous vegetation which is protected under the PDP. The revegetation of the site will be done in accordance with the landscape plan.

7.5.6 Cultural, heritage and archaeological values

The site has not been identified through the QLDC's GIS web mapping application as Wahi Tupuna site of significance to Iwi, and no heritage features are identified on the site. Standard archaeological discovery procedures have been adopted as part of the EMP. As such, the effects with regard to culture, heritage and archaeological values will be less than minor.

7.5.7 Nuisance Effects

The EMP sets out measures in the event a complaint arises with regard to nuisance, and full details of nuisance controls are set out in the EMP.

The EMP also proposes measures such as dust mitigation and sediment control measures to prevent adverse effects resulting. As such adverse effects with regard to nuisance from earthworks can be minimised and is anticipated to be less than minor subject to adherence to the EMP and ESCP.

7.5.8 Natural Hazards

The impacts and implications of the natural hazards present at the site have been assessed by Geotago and are discussed in Section 7.2.8 above. Any associated adverse effects can be appropriately managed and mitigated.

7.5.9 Functional aspects and positive effects.

The earthworks mounding has been designed by a landscape architect and will contribute to visual mitigation of the proposed built form, assisting with the visual integration of the proposal with the existing pattern of built form above.

7.6 Conclusion on effects

Overall, it is concluded the effects on the environment will be no more than minor, and as such, the first section 104 threshold is passed.

8. Notification Assessment

8.1 Public Notification

Step 1 – Mandatory notification in certain circumstances (s95A(1)(3):

- **The applicant requests the application be publicly notified.**
- The applicant has not refused to provide information or agree to the Commissioning of a report.
- The application does not involve exchange of recreation reserve land.

It is requested that the application be processed on a publicly notified basis.

9. Policy Framework

The second test of section 104D requires considering the relevant objectives and policies of the Operative District Plan (ODP) and PDP to determine whether the Proposal is "contrary" in the sense of "being opposed to in nature; different or opposite" or "repugnant and antagonistic".

It is understood that an application may be considered to be in conflict with certain policies but that does not make it contrary. It is also understood that the accepted practice of the Courts has been that if a proposal is to be stopped at the second gateway it must be contrary to the objectives and policies as a whole.

However, first, some higher order documents are considered.

9.1 National Policy Statement for Highly Productive Land 2022

The Environment Court have issued a decision which confirms that the WBRAZ is not a rural or rural production zone in terms of the NPS-HPL. As such, the NPS-HPL is of no consequence to the proposal, as the site does not meet the definition of highly productive land.

9.2 National Policy Statement for Indigenous Biodiversity

The NPS-IB is of limited relevance as it is mainly focused on the effects of development on existing indigenous biodiversity, however, the following policies are applicable:

- ***Policy 13: Restoration of indigenous biodiversity is promoted and provided for.***
- ***Policy 14: Increased indigenous vegetation cover is promoted in both urban and non-urban environments.***

The proposal expands the areas of native regeneration that were consented through RM230062. These areas will comprise a diverse mix of endemic native species, will be protected from stock and pests, and planting of exotic species in these areas will be prevented. This proposed expansion of the areas of native regeneration is consistent with Policies 13 and 14 of the NPS-IB.

9.3 Operative Regional Policy Statement - 1998

Section 104(1)(b)(v) requires a consent authority to have regard to any regional policy statement or proposed regional policy statement. The Operative Regional Policy Statement 1998 (ORPS) has now been revoked:

9.4 Operative Regional Policy Statement - 2019

The Otago Regional Policy Statement 2019 became fully operative on 4 March 2024. At a high level, the proposal is consistent with the objectives and policies of the ORPS 2019, noting the following relevant provisions.

Chapter 3 of the PRPS is titled “Otago has high quality natural resources and ecosystems” and relates to natural resources, including landscapes that are not outstanding but which are valued. This is covered in the following assessment as the Littles Road site *is not* located within an ONL area.

Objective 3.2 is that ‘Otago’s significant and highly-valued natural resources are identified, and protected or enhanced’. Policies 3.2.5 and 3.2.6 relate to highly values landscapes that are not outstanding:

Policy 3.2.5 - Identifying highly valued natural features, landscapes and seascapes

Identify natural features, landscapes and seascapes, which are highly valued for their contribution to the amenity or quality of the environment but which are not outstanding, using the attributes in Schedule 3.

Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes

Protect or enhance highly valued natural features, landscapes and seascapes by all of the following:

- a) Avoiding significant adverse effects on those values which contribute to the high value of the natural feature, landscape or seascape;*
- b) Avoiding, remedying or mitigating other adverse effects;*
- c) Recognising and providing for positive contributions of existing introduced species to those values;*
- d) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) Encouraging enhancement of those values which contribute to the high value of the natural feature, landscape or seascape.*

With regard to Policy 3.2.5, the landscape of the Wakatipu Basin Amenity Zone and the Wakatipu Basin Amenity Zone (Lifestyle Precinct Sub-Zone) has been identified by QLDC as having value through the PDP provisions.

With regard to Policy 3.2.6, in terms of (a) and (b), the proposal does avoid significant adverse effects on landscape values. Other adverse effects are successfully avoided, remedied or mitigated. Part (c) of the policy is not applicable. Part (d) of the policy regarding pest species is addressed through the restriction on pest species within the native regeneration areas. With regard to (e), the proposed native regeneration planting will help enhance endemic biodiversity as well as the natural values of the site and landscape.

Overall, the proposal is consistent with the relevant objective and the two associated policies considered relevant under the PORPS.

9.5 Proposed Regional Policy Statement - 2021

The PORPS was separated into two parts: a freshwater and a non-freshwater planning instrument, following a determination by the High Court in 2021. The Otago Regional Council notified its decisions on submissions on the Proposed Otago Regional Policy Statement (2021) PORPS on 30 March 2024. The following provisions are of some relevance:

UFD-04 -Development in rural areas

Development in Otago's rural areas occurs in a way that:

- 1) Avoids impacts on significant values and features identified in this RPS,*
- 2) Avoids as the first priority, land and soils identified as highly productive by LF-LS-P19 unless there is an operational need for the development to be located in rural areas,*
- 3) Only provides for urban expansion, rural lifestyle and rural residential development and the establishment of sensitive activities, in locations identified through strategic planning or zoned within district plans as suitable for such development; and*
- 4) Outside of areas identified in (3), maintains and enhances the natural and physical resources that support the productive capacity, rural character, and long-term viability of the rural sector and rural communities.*

The site is not on nor adjacent to an ONL, ONF or any other significant feature identified in the RPS and thus effects on such features are avoided. The site does not meet the definition of highly productive land, as the site is located within the Wakatipu Basin Rural Amenity zone, which is not a rural production zone. In terms of point 3, as discussed above, the majority WBLP zoning over the site is considered to offer a 'quasi-credit' for the proposed dwelling, in that there is enough WBLP land available on the subject site to cater for an additional dwelling. Notwithstanding, and in response to point 4, the chosen WBRAZ location will maintain the values of LCU 3 described in Schedule 24.8.

Overall, proposal is consistent with the relevant provisions of the PORPS.

9.6 Operative District Plan

The relevant objectives and policies are contained within Sections 4 and 5 of the ODP. Although all of the rules that are relevant to the proposal are now treated as inoperative under Section 86F.

9.7 Proposed District Plan

The relevant objectives and policies are contained in Chapters 3 *Strategic Direction*, 24 *Wakatipu Basin*, and 27 *Subdivision* of the PDP.

9.7.1 Strategic Direction (Chapter 3)

Objectives 3.2.1 – 3.2.5 are relevant to the proposal:

3.2 Strategic Objectives

3.2.1 The development of a prosperous, resilient and equitable economy in the District (addresses Issue 1)

3.2.1.1 *The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.*

3.2.1.2 *The Queenstown and Wanaka town centres¹ are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.*

3.2.1.3 *The Frankton urban area functions as a commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.*

3.2.1.4 *The key function of the commercial core of Three Parks is focused on large format retail development.*

3.2.1.5 *Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres², Frankton and Three Parks, are sustained.*

3.2.1.6 *Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.*

3.2.1.7 *Agricultural land uses consistent with the maintenance of the character of rural landscapes and significant nature conservation values are enabled. (also elaborates on SO 3.2.4 and 3.2.5 following)*

3.2.1.8 *Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O. 3.2.5 following)*

3.2.1.9 *Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment. (also elaborates on S.O. 3.2.2 following)*

Policy 3.2.1.8 is particularly relevant to the proposal as it relates to diversification in land use beyond traditional farming activities provided landscape character is maintained. The effect of this diversification of land use is recognised in the WBLP zoning of the subject site, which enables rural living development within a rural context. In this case, there is enough WBLP land at the site to cater for the additional house proposed.

3.2.5 The retention of the District's distinctive landscapes. (addresses Issues 2 and 4)

3.2.5.1 *The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.*

3.2.5.2 *The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.*

3.3 Strategic Policies

Landscapes

3.3.29 Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps. (relevant to S.O.3.2.5.1)

3.3.30 Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)

3.3.31 Identify the District's Rural Character Landscapes on the District Plan maps. (relevant to S.O.3.2.5.2)

3.3.32 Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O. 3.2.19 and 3.2.5.2)

These policies are not relevant to the Wakatipu Basin Amenity Zone, including the Lifestyle Precinct. The site is not identified as ONL, ONF or RCL.

The proposal has therefore been assessed in accordance with Council's decision on the Wakatipu Basin Amenity Zone (WBAZ) and the Lifestyle Precinct Sub-Zone (LPSZ) objectives and policies.

9.7.2 Wakatipu Basin Rural Amenity Zone (Chapter 24)

The purpose of the Zone is to maintain or enhance the character and amenity of the Wakatipu Basin, while providing for rural living and other activities. The following is an assessment of the proposal against the most relevant objectives and policies.

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

Policy 24.2.1.2 Subdivision or residential development in all areas outside of the Precinct that are identified in Schedule 24.8 to have Very Low, Low or Moderate-Low capacity must be of a scale, nature and design that:

- a) is not inconsistent with any of the policies that serve to assist to achieve objective 24.2.1; and
- b) ensures that the landscape character and visual amenity values identified for each relevant Landscape Character Unit in Schedule 24.8 and the landscape character of the Wakatipu Basin as a whole are maintained or enhanced by ensuring that the landscape capacity is not exceeded.

Alternative platform locations within the WBLP have been considered for Lot 3B, but were found to be inferior to the chosen house location. As discussed in section 7 above, despite the placement of the house within the WBRAZ portion of the site, the proposal is expected to uphold the landscape character values set out in Schedule 24.8 for LCU3. The proposal is considered to be consistent with Part b of this policy.

The proposal does not meet part a of the policy, as the proposal is not consistent with one of the policies (24.2.1.18) that sits under objective 24.2.1. However, as explained in section 7, it is considered that the proposal does indeed maintain the landscape character values of LCU3, therefore the overall outcome sought

by objective 24.2.1 is still achieved. Referring back to the discussion on the s104D gateway test, the proposal is not repugnant or antagonistic (contrary) to the objective.

Policy 24.2.1.4 *Within those areas identified as having a landscape capacity rating of Moderate, do not allow any new residential development and subdivision for residential activity that is not located and designed so as to:*

- a) *Avoid sprawl along roads;*
- b) *maintain a defensible edge to and not encroach into any area identified as having Moderate-low, Low or Very Low landscape capacity rating;*
- c) *minimise incremental changes to landform and vegetation patterns associated with mitigation such as screen planting and earthworks which adversely affect important views of the landform and vegetation character identified for the relevant Landscape Character Units in Schedule 24.8; and*
- d) *not degrade openness when viewed from public places if that is identified in Schedule 24.8 as an important part of the landscape character of the relevant area, including as a result of any planting or screening along roads or boundaries.*

It is considered that this policy does not apply to the proposal, as no part of the site is identified as having a 'moderate' capacity rating. Instead, the site is split between ratings of 'moderate-high' and 'low'.

Policy 24.2.1.6 - *Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.*

The proposed structural mounding has been designed specifically to integrate with the vegetated mounding established through RM230062. This existing mounding has allowed the proposal to proceed with a minimal degree of further mounding. The proposed access is to be just a small branch off the existing RM230062 access, and the platform has been located on an elevated undulation, which will require minimal leveling to accommodate the proposed house. As discussed in the Landscape Report and at Section 7 above, the proposal is expected to integrate well with the landform above, thus none of the modifications proposed under this application are considered to be inappropriate. The proposal is consistent with this policy.

Policy 24.2.1.7 – *Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.*

As per Section 7 above, the proposal will maintain the existing landscape character and visual amenity values of LCU-3 as described in Schedule 24.8. The proposal is consistent with this policy.

Policy 24.2.1.8 – *Maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone including the Precinct and surrounding landscape context by:*

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

The house comfortably complies with the height and setback standards for the zone. The proposed vegetated mounding offers a high degree of visual containment for the building and promotes integration with the existing planted slopes and mounding of RM230062 above. i.e. when viewed from Littles Road, the house will appear as a modest extension to the existing rural-lifestyle pattern on the terrace slopes above, rather than a new or isolated incursion into rural land. The house will accord with relevant standards for external colours and materials. The form and scale of the building is commensurate with existing residential development in this locality. The proposal is consistent with the outcomes sought for LCU-3. The proposal is consistent with this policy.

Policy 24.2.1.15 – Provide for activities that maintain a sense of spaciousness in which buildings are subservient to natural landscape elements.

As per the Landscape Report, the proposal will not erode the sense of spaciousness nor the rural character of the receiving landscape. The visual relationship between the elevated slopes, the open paddocks, and the surrounding ONLs will be maintained. The house remains subservient to surrounding natural landscape elements. The proposal is consistent with this policy.

Policy 24.2.1.16 – Manage lighting so that it does not cause adverse glare to other properties, roads or public places, or degrade views of the night sky.

As with RM230062, site controls have been volunteered which require external lighting to be down lighting only and to be kept within the domestic curtilage areas, with no light spill beyond this area. Additionally, lighting shall not be used to highlight buildings or landscape features that are visible beyond the property. These controls give effect to and are consistent with the policy.

Policy 24.2.1.17 – Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua in the manner directed in Chapter 5: Tangata Whenua.

Regard has been given to Chapter 5. The site is not within a Statutory Acknowledgement Area or Wahi Tupuna.

Policy 24.2.1.18 – Ensure subdivision and development maintains a defensible edge between areas of rural living in the Precinct and the balance of the Rural Amenity Zone.

The 'defensible edge' of the WBLP is discussed 7.2.2 above. At face value, the proposal seems to be inconsistent with this outcome given the proposed house has been located within the WBRAZ despite there being available WBLP land.

However, a functional defensible edge is already provided at the sites' western edge, as development beyond this site boundary on the valley floor is highly unlikely to be consentable when the existing constraints on

those sites are considered. To explain; the lots containing the valley floor to the west of the subject site (being land that is further into the WBRAZ) are both less than 80 hectares in area, are both zoned WBRAZ in full, and are both subject to consent notices preventing further development. Lot 2 DP 500028 is subject to **Consent Notice 9728145.15**¹, which contains *all* domestication within building platforms and a defined curtilage, and requires all land outside of the curtilage to be kept in pastoral use only. Similarly, Lot 8 DP 397750 is subject to **Consent Notice 7149518.4**² which contains all domestication within the small defined curtilage area and imposes a *Pastoral Management Area* over the remainder of the site.

These combined constraints mean that an expansion of Rural Residential development on the WBRAZ valley floor is highly unlikely, and thus a defensible edge is effectively maintained, consistent with the policy.

Furthermore, as found by the Landscape Report, the chosen location in the WBRAZ is considered to offer superior containment and landscape integration potential than the alternative WBLP locations, and better upholds than landscape character values of LCU3. The landscape report finds that proposal will read as a modest extension of the existing rural-living pattern, rather than a new or isolated incursion into rural land.

These are expected to be unique circumstances, in that there is an existing defensible edge at the sites' western boundary (which will be maintained), and that the small sliver of WBRAZ on site offers a superior building location than the available WBLP land.

Policy 24.2.1.19 – *Require buildings, or building platforms identified through subdivision, to maintain views from roads to Outstanding Natural Features and the surrounding mountain Outstanding Natural Landscape context, where such views exist; including by:*

- a. *implementing road setback standards; and*
- b. *ensuring that earthworks and mounding, and vegetation planting within any road setback, particularly where these are for building mitigation and/or privacy, do not detract from views to Outstanding Natural Features or Outstanding Natural Landscapes; while*
- c. *recognising that for some sites, compliance with a prescribed road setback standard is not practicable due to the site size and dimensions, or the application of other setback requirements to the site.*

The proposal does not impede views towards any ONL or ONF, and does not breach any road boundary setback. The proposal is consistent with this policy.

Objective 24.2.3 - *Reverse sensitivity effects are avoided or mitigated where rural living opportunities, visitor and tourism activities, community and recreation activities occur.*

Policy 24.2.3.1 – *Ensure informal airports are not compromised by the establishment of incompatible activities.*

Policy 24.2.3.2 – *Ensure reverse sensitivity effects on rural living and non-residential activities are avoided or mitigated.*

Policy 24.2.3.3 – *Support productive farming activities such as agriculture, horticulture and viticulture in the Rural Amenity Zone by ensuring that reverse sensitivity issues do not constrain productive activities.*

¹ This consent notice is appended as Attachment [H]

² This consent notice is appended as Attachment [I]

No reverse sensitivity issues or concerns were identified through the RM230062 consent process. The current proposal is also not expected to give rise to any reverse sensitivity issues. The proposal is consistent with this objective and related policies.

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

The proposal will extend to the house the existing onsite arrangements for water supply, power and telecommunications installed through RM230062. The proposal includes an on-site wastewater disposal system designed by a qualified person. Stormwater will be disposed of via a soak-pit, to be designed at building consent stage. Adequate firefighting water supply will be reserved on site, and a hardstand for a firefighting appliance will be formed. Costs of servicing Lot 3B and the proposed platform will be met by the developer. Water and ecological quality, will be maintained and enhanced through the additional planting. The proposal is consistent with this objective and the policies that sit under it.

Objective 24.2.5 - *Objective – Rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced.*

This objective and the related policies are not strictly applicable to the application, as the proposed house is to be located outside of the precinct. However, as outlined in section 7.2.2, the majority WBLP zoning of Lot 3B is somewhat relied upon for supporting the new house proposed under this application. Through landscape analysis and comparison with the alternative WBLP positions, it was determined that the proposed WBRAZ position best maintains and enhances the landscape character and visual amenity values of LCU3. Therefore, while not strictly applicable, the landscape outcome sought by this objective (and related policies), is met by the proposal.

9.7.3 Earthworks (Chapter 25)

The most relevant objectives and policies are set out below:

25.2.1 Objective - *Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.*

Policy 25.2.1.4 *Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.*

Policy 25.2.1.5 *Design earthworks to recognise the constraints and opportunities of the site and environment.*

Policy 25.2.1.6 *Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.*

Policy 25.2.1.7 *Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.*

The earthworks will be carried out in accordance with the EMP and ESCP to avoid adverse effects on the environment, including erosion, sedimentation control, and restrictions on the hours of work. The scale of the earthworks is deemed appropriate for the WBRAZ zoning. The proposed mounding will be vegetated and once complete, the visual amenity effects will be less than minor. This will also allow the quality of the existing rural-living environment to be upheld. The proposal is considered to be consistent with this objective and associated policies.

9.7.4 Subdivision (Chapter 27)

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

Policies

27.2.1.1 *Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.*

27.2.1.2 *Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.*

27.2.1.3 *Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.*

27.2.1.4 *Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing: a. desirable urban design outcomes; b. greater efficiency in the development and use of the land resource; c. affordable or community housing.*

27.2.1.5 *Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.*

27.2.1.6 *Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.*

27.2.1.7 *Recognise there will be certain subdivision activities, such as boundary adjustments, that will not require the provision of services.*

As detailed above, Lot 3A is already serviced, and Lot 3B can be adequately serviced in accordance with the Civilised Report. All costs of servicing Lot 3B and the platform will be met by the developer. The proposed lot sizes meet the minimum requirements for the WBLP zone, and the infringement of the 80 hectare WBRAZ minimum lot size is considered to be a technical breach, as was found through RM230062. The shape and design of the lot boundaries are considered to be logical responses to site topography fencelines, and access

routes. Essentially, the proposal is a small extension to RM230062, which itself is considered to be a high-quality example of a rural-living subdivision. Overall, the proposal is considered to continue the quality of subdivision and planting that has been implemented through RM230062 and is consistent with this objective and related policies.

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

Policies

27.2.2.1 *Ensure subdivision design provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.*

27.2.2.3 *Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.*

27.2.2.6 *Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.*

This objective and related policies are more applicable to urban greenfield subdivision, rather than the proposed subdivision of WBLP/WBRAZ land. Notwithstanding, the proposed boundary layout responds well to existing site conditions and will provide for a high level of amenity for future residents and is consistent with this objective and related policies.

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

Transport, Access and Roads

27.2.5.1 *Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling. For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.*

27.2.5.2 *Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.*

27.2.5.3 *Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.*

27.2.5.4 *Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.*

27.2.5.5 *Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:*

- a.** *the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;*

- b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;*
- c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;*
- d. the provision and vesting of corner splays or rounding at road intersections;*
- e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;*
- f. the provision of appropriate tree planting within roads;*
- g. any requirements for widening, formation or upgrading of existing roads;*
- h. any provisions relating to access for future subdivision on adjoining land;*
- i. the provision and location of public transport routes and bus shelters.*

Water supply, stormwater, wastewater

27.2.5.6 *All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.*

Water

27.2.5.7 *Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.*

27.2.5.8 *Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.*

27.2.5.9 *Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.*

27.2.5.10 *Ensure appropriate water supply, design and installation by having regard to:*

- a. the availability, quantity, quality and security of the supply of water to the lots being created;*
- b. water supplies for fire fighting purposes;*
- c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;*
- d. any initiatives proposed to reduce water demand and water use.*

Stormwater

27.2.5.11 *Ensure appropriate stormwater design and management by having regard to:*

- a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;*
- b. the capacity of existing and proposed stormwater systems;*
- c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;*
- d. the location, scale and construction of stormwater infrastructure;*
- e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.*

27.2.5.12 Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.

Wastewater

27.2.5.13 Treat and dispose of sewage in a manner that:

- a. maintain public health;
- b. avoids adverse effects on the environment in the first instance; and
- c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.

27.2.5.14 Ensure appropriate sewage treatment and disposal by having regard to:

- a. the method of sewage treatment and disposal;
- b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;
- c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.

27.2.5.15 Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.

Energy Supply and Telecommunications

27.2.5.16 Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:

- a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;
- b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;
- c. generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.

Easements

27.2.5.17 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.

27.2.5.18 Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

As above, Lot 3A is already serviced, and servicing for Lot 3B is easily achieved by extending the existing services for RM230062. As per the Civilised Reports, servicing will still be adequately provided for through the proposal. The proposal is consistent with this objective and related policies.

9.7.5 Conclusion

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the PDP. As such, the second section 104D threshold test is also passed.

10. Other Matters

No other matters are considered relevant to this proposal.

11. Consultation

No consultation has been undertaken.

12. Conclusion

In considering whether to approve the application, the Council is required to have regard to any relevant provisions of any national policy statements, national environmental standards, regional policy statements, regional plans and district plans, “subject to Part 2”. The Council is also required to have regard to the effects of the proposal on the environment.

The proposed development will achieve the purpose of sustainable management under s 5 of the Act, including by reference to the other principles in Part 2 of the Act by enabling the Applicant to provide for their economic and social well-being, while at the same time sufficiently avoiding, remedying, and mitigating any adverse environmental effects.

Attachments

Attachment **[A]**: Form 9

Attachment **[B]**: Record of Title

Attachment **[B1]**: Consent Notice 12995345.14

Attachment **[C1]**: Architectural Plans

Attachment **[C2]**: Subdivision Scheme Plan

Attachment **[C3]**: Landscape Plan

Attachment **[C4]**: Earthworks Plan

Attachment **[D]**: Infrastructure Report

Attachment **[E]**: Geotechnical Report

Attachment **[F]**: Landscape Report

Attachment **[G]**: Visual Simulations

Attachment **[H]**: Consent Notice 9728145.15

Attachment **[I]**: Consent Notice 7149518.4

Attachment **[J]**: Environmental Management Plan and ESCP

11 December 2025

RM250946 – WOODLOT PROPERTIES LTD – RESPONSE TO s88 MATTERS

On 19 November 2025, Council determined that the application for land use and subdivision consent at 77 Frogmore Lane (RM250946), was not yet complete. Council require further information on the following matters before formally accepting the application:

1. *The landscape plan shows mitigation mounding within the north-western corner of proposed Lot 3B up to 2.8m high. Can you please confirm the total volume of earthworks proposed, provide an earthworks plan, update the AEE to trigger the relevant PDP rules and provide an assessment of effects?*

An earthworks plan has been prepared and is attached as [C4]. The earthworks require consent for infringements of the maximum permitted volume and fill height standards. These triggers have been added into the AEE, as well as an assessment of the effects of these works, and assessment of the relevant objectives and policies.

2. *Further to point (1), with reference to QLDC's Guidelines for Environmental Management Plans, please confirm the risk category of the proposed earthworks, and if required, provide an EMP to ensure works are carried out appropriately such that any adverse effects on the environment are adequately avoided, remedied or mitigated.*

The earthworks fall under the low-risk category of the EMP guidelines, as the exposed land is <2500 m² and the area of works is relatively flat. An EMP and ESCP has been prepared and is attached as [J]. Essentially, the proposed mounding will contain the majority of the dirty water within the area of works. Clean water is also diverted away from the area of works by the existing channel installed under RM230062.

3. *There are a number of land covenants registered on the title for the subject site. Please provide copies of these to confirm whether QLDC has an interest:*

- ~~a. Land Covenant in Easement Instrument 7149518.8~~
- ~~b. Land Covenant in Easement Instrument 7626056.4~~
- ~~c. Land Covenant in Easement Instrument 7801949.2~~
- ~~d. Land Covenant in Easement Instrument 8205688.3~~
- ~~e. Land Covenant in Easement Instrument 8863673.2~~
- ~~f. Land Covenant in Easement Instrument 9046165.6~~
- ~~g. Land Covenant in Easement Instrument 9728145.18~~
- ~~h. Land Covenant in Easement Instrument 9728145.19~~
- ~~i. Land Covenant in Easement Instrument 10047314.9~~
- ~~j. Land Covenant in Easement Instrument 10121633.11~~
- k. 10121633.12 Covenant**
- ~~l. Land Covenant in Easement Instrument 10262467.6~~
- ~~m. Land Covenant in Easement Instrument 11246605.10~~
- ~~n. Land Covenant in Covenant Instrument 12995345.12~~

Only one of these titles instruments is of relevance to the resource consent process, being instrument number 10121633.12 which is a s108 covenant that was created through RM130444. It is attached.

The covenant applies only to Lot 15 DP 489082 and Lot 24 DP 489082, which are separate to the subject site. The covenant does not conflict with the current proposal.

Conclusion

We trust this addresses the section 88 requirements that processing of the application can begin. Please contact me if you have any questions.

Yours faithfully,

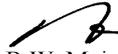


Tom McIntyre
SENIOR RESOURCE MANAGEMENT PLANNER



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1171345**
Land Registration District **Otago**
Date Issued 17 October 2025

Prior References
1017284

Estate Fee Simple
Area 2.7525 hectares more or less
Legal Description Lot 3 Deposited Plan 600882
Registered Owners
Woodlot Properties Limited

Interests

Subject to Section 11 Crown Minerals Act 1991 (affects part formerly Section 89 Block IV Shotover Survey District)

Subject to Part IV A Conservation Act 1987 (affects part formerly Section 89 Block IV Shotover Survey District)

Appurtenant hereto is a right to maintain a storage tank and right to convey water created by Transfer 619321 - 2.8.1984 at 11:16 am

Subject to a right to convey electricity over part marked KL on DP 600882 created by Transfer 852253.1 - 29.3.1994 at 9:13 am

Appurtenant to part formerly Section 89 Block IV Shotover Survey District is a right to convey electricity created by Transfer 852253.1 - 29.3.1994 at 9:13 am

Subject to a right to convey water over part marked JW, FZ, MF on DP 600882 created by Easement Certificate 5084662.5 - 19.9.2001 at 9:27 am

Appurtenant to part formerly Lot 20 DP 436952 is a right to store and convey water and a right to convey electricity specified in Easement Certificate 5084662.5 - 19.9.2001 at 9:27 am

Some of the easements specified in Easement Certificate 5084662.5 are subject to Section 243 (a) Resource Management Act 1991 (See DP 301885)

Subject to a right (in gross) to convey electricity over part marked JW, FZ and MF on DP 600882 in favour of Dunedin Electricity Limited created by Transfer 5084662.6 - 19.9.2001 at 9:27 am

Some of the easements created by Transfer 5084662.6 are subject to Section 243 (a) Resource Management Act 1991 (See DP 301885)

Appurtenant hereto is a right to transmit electrical energy, take, convey and lead water, place and maintain a water bore and pump and store water created by Transfer 5110716.1 - 20.11.2001 at 9:00 am

5110716.2 Surrender of the right to convey electricity over part marked KA, KB, KC and KY on DP 489082 created by Transfer 852253.1 appurtenant to Section 87 Block IV Shotover Survey District CT OT13A/860 - 20.11.2001 at 9:00 am

Subject to a right to convey water over part marked GY and GT on DP 493649 created by Easement Instrument 7149518.6 - 7.12.2006 at 9:00 am

The easements created by Easement Instrument 7149518.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part formerly Lot 20 DP 436952 is a right of way and rights to convey water created by Easement

Instrument 7149518.7 - 7.12.2006 at 9:00 am

The easements created by Easement Instrument 7149518.7 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 7149518.8 affecting part formerly contained in Lot 20 DP 436952 - 7.12.2006 at 9:00 am

Subject to a right to convey water over part marked GY and GT on DP 600882 created by Easement Instrument 7626056.3 - 22.11.2007 at 9:00 am

Appurtenant hereto is a right of way and appurtenant to part formerly Lot 20 DP 436952 is a right to convey water and electricity created by Easement Instrument 7626056.3 - 22.11.2007 at 9:00 am

The easements created by Easement Instrument 7626056.3 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 7626056.4 affecting part formerly Lot 20 DP 436952 - 22.11.2007 at 9:00 am

Land Covenant in Easement Instrument 7801949.2 affecting part formerly Lot 20 DP 436952 - 30.4.2008 at 3:36 pm

Land Covenant in Easement Instrument 8205688.3 - 13.7.2009 at 3:33 pm

Subject to a right to convey water over part marked GY and GT on DP 600882 created by Easement Instrument 8667741.2 - 24.1.2011 at 12:06 pm

The easements created by Easement Instrument 8667741.2 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 8863673.2 affecting part formerly Lot 20 DP 436952 - 21.9.2011 at 12:37 pm

Land Covenant in Easement Instrument 9046165.6 affecting part formerly Lot 24 DP 493649 and part formerly Lot 24 DP 486928 - 23.4.2012 at 10:35 am

Subject to a right to convey water over part marked JW, FZ and MF on DP 600882 created by Easement Instrument 9289199.1 - 17.1.2013 at 1:16 pm

Subject to a right to convey water over part marked JW, FZ and MF on DP 600882 created by Easement Instrument 9728145.12 - 1.8.2014 at 12:59 pm

Subject to a right (in gross) to convey electricity over part marked GZ, HG, GY and GT all on DP 600882 in favour of Aurora Energy Limited created by Easement Instrument 9728145.14 - 1.8.2014 at 12:59 pm

Some of the easements created by Easement Instrument 9728145.14 are subject to Section 243 (a) Resource Management Act 1991 (see DP 475338)

Appurtenant to part formerly Lot 1 DP 475338 is a right to move livestock created by Easement Instrument 9728145.16 - 1.8.2014 at 12:59 pm

Subject to a right to convey water over part marked IB, JW, FZ, MF, GY and GT all on DP 600882 created by Easement Instrument 9728145.17 - 1.8.2014 at 12:59 pm

Appurtenant to part formerly Lot 1 DP 475338 is a right to convey telecommunications and computer media created by Easement Instrument 9728145.17 - 1.8.2014 at 12:59 pm

Some of the easements created by Easement Instrument 9728145.17 are subject to Section 243 (a) Resource Management Act 1991 (see DP 475338)

Land Covenant in Easement Instrument 9728145.18 affecting part formerly Lot 24 DP 493649 and part formerly Lot 24 DP 486928 - 1.8.2014 at 12:59 pm

Land Covenant in Easement Instrument 9728145.19 affecting part formerly Lot 24 DP 493649 and part formerly Lot 24 DP 486928 - 1.8.2014 at 12:59 pm

Subject to a right (in gross) to convey water over part marked IB, JW, FZ, MF, GY and GT on DP 600882 in favour of Little Stream Water Company Limited created by Easement Instrument 10047314.6 - 18.6.2015 at 1:56 pm

Land Covenant in Easement Instrument 10047314.9 affecting part formerly Lot 24 DP 493649 and part formerly Lot 24 DP 486928 - 18.6.2015 at 1:56 pm

Subject to a right (in gross) to convey water over part marked SH, JW and XY all on DP 600882 in favour of Little Stream Water Company Limited created by Easement Instrument 10121633.7 - 8.10.2015 at 12:23 pm

The easements created by Easement Instrument 10121633.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked SH and JW all on DP 600882 in favour of Aurora Energy Limited created by Easement Instrument 10121633.8 - 8.10.2015 at 12:23 pm

The easements created by Easement Instrument 10121633.8 are subject to Section 243 (a) Resource Management Act 1991 Subject to a right (in gross) to convey telecommunications and computer media over part marked SH, JW and XY on DP 600882 in favour of Chorus New Zealand Limited created by Easement Instrument 10121633.9 - 8.10.2015 at 12:23 pm

The easements created by Easement Instrument 10121633.9 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 10121633.11 - 8.10.2015 at 12:23 pm

10121633.12 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 8.10.2015 at 12:23 pm

Appurtenant to part formerly Lot 24 DP 493649 is a right of way created by Easement Instrument 10262467.4 - 27.1.2016 at 9:39 am

The easements created by Easement Instrument 10262467.4 are subject to Section 243 (a) Resource Management Act 1991 Appurtenant to part formerly Lot 24 DP 493649 is a right of way created by Easement Instrument 10262467.5 - 27.1.2016 at 9:39 am

The easements created by Easement Instrument 10262467.5 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 10262467.6 - 27.1.2016 at 9:39 am

Subject to a right to convey water over part marked JW, MF and XY on DP 600882 created by Easement Instrument 10924429.1 - 10.10.2017 at 3:44 pm

Subject to a right to convey water over part marked JW, MF and XY on DP 600882 created by Easement Instrument 10924429.2 - 10.10.2017 at 3:44 pm

Appurtenant to part formerly Lot 24 DP 493649 is a right to convey water created by Easement Instrument 10924429.2 - 10.10.2017 at 3:44 pm

Land Covenant in Easement Instrument 11246605.10 affecting part formerly Lot 27 DP 527102 - 25.10.2018 at 4:27 pm

Appurtenant to hereto is a right to convey and store water and appurtenant to part formerly Lot 27 DP 527102 is a right of way, and a pedestrian right of way (stock) created by Easement Instrument 11246605.11 - 25.10.2018 at 4:27 pm

Some of the easements created by Easement Instrument 11246605.11 are subject to Section 243 (a) Resource Management Act 1991 (see DP 527102)

Subject to a right (in gross) to convey water over part marked IB, GD, K, I, GZ, HY, HG, XY, CD, and HZ on DP 600882 in favour of North West Water Limited created by Easement Instrument 12523198.5 - 8.12.2022 at 9:15 am

Subject to a right (in gross) to convey electricity over part marked IB, GD, K, I, GZ, HY, HG, XY, CD and HZ in favour of Aurora Energy Limited created by Easement Instrument 12523198.6 - 8.12.2022 at 9:15 am

Subject to a right of way over part marked RL, RM and RN on DP 600882 created by Easement Instrument 12995345.7 - 17.10.2025 at 1:09 pm

Appurtenant hereto is a right of way created by Easement Instrument 12995345.7 - 17.10.2025 at 1:09 pm

The easements created by Easement Instrument 12995345.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked IO on DP 600882 in favour of Aurora Energy Limited created by Easement Instrument 12995345.8 - 17.10.2025 at 1:09 pm

The easements created by Easement Instrument 12995345.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over part marked HY, HG and HZ all on DP 600882 in favour of Little Stream Water Company Limited created by Easement Instrument 12995345.9 - 17.10.2025 at 1:09 pm

The easements created by Easement Instrument 12995345.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over part IO on DP 600882 in favour of North West Water Limited created by Easement Instrument 12995345.10 - 17.10.2025 at 1:09 pm

The easements created by Easement Instrument 12995345.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part I, HY and IO on DP 600882 in favour of Chorus New Zealand Limited created by Easement Instrument 12995345.11 - 17.10.2025 at 1:09 pm

The easements created by Easement Instrument 12995345.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12995345.12 - 17.10.2025 at 1:09 pm

Land Covenant (in gross) in favour of North West Water Limited created by Covenant Instrument 12995345.13 - 17.10.2025 at 1:09 pm

12995345.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.10.2025 at 1:09 pm

Land Covenant (in gross) in favour of Tyler Charles Cory and Sally Anne Cory created by Covenant Instrument 12995345.17 - 17.10.2025 at 1:09 pm

IN THE MATTER of Lots 1 to 6 DP 600882 being a Subdivision of Lot 1 DP 567487, Lot 24 DP 493649, Lot 27 DP 527102 and Lot 2 DP 475338

AND

IN THE MATTER of Resource Consent RM230062 (varied by RM240836 and RM250133) Queenstown Lakes District Council

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

BACKGROUND

- A. Grant Desmond Miller is the current registered landowner and has applied, together with Woodlot Properties Limited, to the Queenstown Lakes District Council (**Council**) pursuant to provisions of the Resource Management Act 1991 for subdivision consent to subdivide the land comprised and described in Record of Title 1017284 (Otago Registry).
- B. Council has granted subdivision consents (RM230062 as varied by RM240836 and RM250133) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time, being those conditions set out in this Consent Notice.

OPERATIVE PART

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

- Lot 1 DP 600882 comprised in record of title 1171343
- Lot 2 DP 600882 comprised in record of title 1171344
- Lot 3 DP 600882 comprised in record of title 1171345
- Lot 4 DP 600882 comprised in record of title 1171346
- Lot 5 DP 600882 comprised in record of title 1171347
- Lot 6 DP 600882 comprised in record of title 1171348

Conditions

The following conditions shall apply to Lots 1-5 (inclusive) only:

- a) All future buildings shall be contained within the building platforms (**Building Platforms**) shown as:
 - i. Covenant Area ZC on Lot 1 DP 600882.
 - ii. Covenant Areas ZA & ZB on Lot 2 DP 600882.
 - iii. Covenant Area ZD on Lot 3 DP 600882.
 - iv. Covenant Area ZF on Lot 4 DP 600882.
 - v. Covenant Area ZG on Lot 5 DP 600882.
- b) At the time that a residential unit is erected on Lots 1-5, the owner for the time being shall treat the domestic water supply so that it complies with the Water Services Act 2021 and Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Aesthetic Values for Drinking Water Notice 2022 (or superseding legislation, standards and notices).
- c) At the time a residential unit/building is erected on Lots 1-5, domestic water and firefighting storage is to be provided. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 55,000 litre combination of tanks (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family residential units. In the event that the proposed residential units provide for more than single family occupation then the consent holder

should consult with Fire and Emergency New Zealand (**FENZ**) as larger capacities and flow rates may be required.

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

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

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a FENZ appliance to park on it, and access to the hardstand area must be provided as above. The FENZ connection point/coupling/fire-hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Firefighting water supply may be provided by means other than the above if the written approval of the FENZ Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Note: *FENZ considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new residential unit. Given that the proposed residential unit is approximately 12km from the nearest FENZ Fire Station the response times of the New Zealand Volunteer Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the/each new residential unit(s).*

- d) The owners of Lots 1-5 shall ensure that the swales as shown in the plan set "12402_E001 Sheet 12" within the "RM230062.EA000 Engineering Acceptance" issued by Council on 21 December 2023 (saved in eDocs in the RM230062 Decision folder) are maintained and continue to provide for stormwater management and secondary flow paths to contain overland flows suitable for a 1 in 100-year event, so that there is no inundation of any buildable areas on Lots 1-5, and no increase in run-off onto land beyond the site from the pre-development situation.

The following conditions shall apply to all Lots:

- e) All future buildings contained within the approved Building Platforms shall not exceed the following height restrictions:

Lot 1	ZC = 423m ² . Maximum building height 4.5m above RL: 417 masl.
Lot 2	ZA = 120m ² and ZB = 375m ² (495m ² total). Maximum building height for ZA is 3m above RL 427 masl. Maximum building height for ZB is 4.5m above RL 427 masl.
Lot 3	ZD = 382.4m ² . Maximum building height 4.5m above RL 418.5 masl.
Lot 4	ZF = 556m ² . Maximum building height 4.5m above RL 438 masl.
Lot 5	ZG = 555m ² . Maximum building height 4.5m above RL 438 masl.
Lot 6	Existing.

- f) All water tanks are to be wholly or partially buried, and partially buried tanks are to be in a dark recessive colour, and visually screened so as to not be visible from beyond the subject site.
- g) All landscaping shown on the Structural Landscaping Plan prepared by Vivian+Espie (Ref: 1871.06) dated 17.07.2023 and stamped approved by Council on 23 August 2023 (refer to pages 125-126 of RM230062 Decision) (**Approved Structural Landscape Plan**), shall be retained and maintained in accordance with that plan in perpetuity by the owner of the Lot. Any plant that dies or becomes diseased is to be replaced in the next available planting season.
- h) All domestic landscaping and structures, including but not limited to clotheslines, play equipment, outdoor seating areas, swimming pools, tennis courts, pergolas, external lighting, amenity gardens, parked vehicles, caravans and mown lawns shall be confined to the domestic curtilage shown on the Approved Structural Landscape Plan.
- i) External lighting shall only be located within the domestic curtilage area shown on the Approved Structural Landscape Plan for that Lot. All external lighting is to be down lighting only and shall not create light spill beyond the domestic curtilage area. External lighting shall not be used to highlight buildings or landscape features such as trees or walls that are visible beyond the property boundary.
- j) No part of any Lot boundary shall be planted in lineal or border planting.
- k) All boundary fencing shall be limited to post and wire (with rabbit netting) only and shall be a maximum height of 1.2m.

- l) All roads and driveways are to be gravel or chip seal with local stone chip only, without concrete curb or channelling.
- m) Any additional planting of exotic species within areas of native revegetation is prohibited.
- n) All native revegetation areas are to be protected from stock and pests.
- o) Mounding and earth contouring shall be undertaken only in accordance with the earthworks plans prepared by Clark Fortune McDonald (Drawing No. 026) and stamped as approved by Council on 23 August 2025 (refer to pages 121-124 of RM230062 Decision) (**Approved Earthworks Plans**), and shall be maintained in perpetuity for screening purposes.
- p) At the time a residential unit is erected on the Lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report, and recommendations by Civilised Limited in its infrastructure feasibility report dated 20th December 2022 (saved in Council's eDocs platform as Attachment F – Services Report in the RM230062 application file). The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
- q) The wastewater disposal field shall be blocked off to vehicular traffic and large stock, such as cattle, horses and deer. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
- r) The drinking water supply is to be regularly monitored and tested for compliance with the Water Services Act 2021 and Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Aesthetic Values for Drinking Water Notice 2022 (or superseding legislation and standards and notices), by the management entities (currently Little Stream Water Company Limited and North West Water Limited) for the Lots/Lot owners. The testing must be carried out by a recognised laboratory (refer to Water Services Act 2021 subpart 11). Should the water not meet the requirements of the standards then the relevant management group for the affected Lots shall be responsible for the provision of water treatment to ensure that the drinking water standards and Aesthetic Values for Drinking Water Notice 2022 are met or exceeded.
- s) In the absence of a management entity or entities, or in the event that the management entity or entities established are unable to undertake, or fail to undertake, its/their obligations and responsibilities stated above, then the Lot owners of Lots 1-6 (as applicable) shall be responsible for establishing a replacement management entity and, in the interim, the Lot owners shall be responsible for undertaking all necessary functions.

View Instrument Details



Instrument No 9728145.15
Status Registered
Date & Time Lodged 01 August 2014 12:59
Lodged By Hyland, Amy Melissa
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
654887	Otago
654888	Otago
654889	Otago

Annexure Schedule: Contains 6 Pages.

Signature

Signed by Amy Melissa Hyland as Territorial Authority Representative on 08/07/2014 10:34 AM

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

IN THE MATTER of Section 221 of the
Resource Management
Act 1991

AND

IN THE MATTER of an Application for
Subdivision Consent by
Little Stream Limited

CONSENT NOTICE

BACKGROUND

- A. Little Stream Limited has applied to the Queenstown Lakes District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Computer Freehold Registers 538223 and 592731 ("the land").
- B. Council has granted consent RM130444 to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the Owner of the land being those conditions specified in the Operative Part hereof.

OPERATIVE PART A

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

ALLOTMENTS:

1. Lot 1 DP 475338
2. Lot 2 DP 475338
3. Lot 20 DP 475338

CONDITIONS:

- (a) The owners of Lots 1 and 20 are required to be part of the management entity as required by Condition 11(f) of Decision A of RM130444. This management entity shall be established and maintained at all times and ensure implementation and maintenance of all internal roading, service infrastructure and facilities associated with the development.
- (b) In the absence of a management company, or in the event that the management entity established is unable to undertake, or fails to undertake, its obligations and responsibilities stated above, then the owners of Lots 1 and 20 shall be responsible for establishing a replacement management entity and, in the interim, the individual lot owners shall be responsible for undertaking all necessary functions.
- (c) At the time a dwelling is erected on the Lot 20, the owner for the time being shall construct an access way to the dwelling that complies with Council's standards applicable at that time.
- (d) All future buildings shall be contained within the approved Building Platforms as depicted on Deposited Plan 475338 and shall comply with the following height limits:
 - o Lot 1 DP 475338 - Maximum height limit is 440.75m in terms of AMSL;
 - o Lot 2 DP 475338 - Maximum height limit is 5.0m above existing ground level;
 - o Lot 20 DP 475338 - Maximum height limit is 409.00m in terms of AMSL.
- (e) At the time a dwelling is erected on the lots, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 to design an effluent disposal system in terms of AS/NZS 1547:2012 that will provide sufficient treatment/renovation to effluent from on-site disposal, prior to discharge to land. The design shall take into account the site specific report and recommendations by Hadley Consultants Ltd '*On-site Wastewater Assessment*', dated 25/06/2013". Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore, unless consent for this is obtained by the Otago Regional Council. The proposed

wastewater system shall be subject to the review of the Principal Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling. A producer statement shall be provided to the Principal Engineer at Council that confirms that the system has been installed in accordance with the approved design.

- (f) The Little Stream Water Company Limited shall ensure the drinking water supply is monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), and the results forwarded to the Principal: Environmental Health at Lakes Environmental. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the Little Stream Water Company Limited shall be responsible for ensuring the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.

- (g) At the time a dwelling is erected on the lots, a domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times on each lot as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

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

- (h) The approved landscape and planting plans are intended to minimize the visibility of buildings on the residential building platforms and domestic activities within the defined cartilage areas. They shall be implemented within the first planting season from the completion of approved earthworks.
- (i) No part of any lot boundary shall be planted in lineal or border planting, or mass planting against the boundary.
- (j) All earthworks shall be shaped and sown in grass, or planted as required by the approved Landscape Plans, to blend seamlessly into the surrounding natural contours with smooth changes in gradient and shaped to match the natural landforms.
- (k) All areas of exposed soil shall be reseeded within 3 months upon completion of earthworks. Reseeded areas shall be maintained and reseeded as required to achieve a healthy sward of grass with complete coverage within 1 year of completion of works.
- (l) All boundary fences are to be standard farming post and wire only and there shall be no boundary planting that would accentuate Lots boundaries. Fencing may be established for pest management purposes.
- (m) The landscaping shown on the approved landscape plan for Lot 20 shall be maintained and irrigated in accordance with the plan. If any tree or plant shall die or become diseased, it shall be replaced within 8 months. All replacement trees to replace existing trees as identified on the certified landscape plan shall be of an equivalent species or an indigenous species with a mature height of no less than 6m, and shall be planted at grade of no less 1.5m height. Planting shall be at a density to maintain the extent of existing planting within 7 years. Replacement planting shall exclude all species of wilding potential as defined within the District Plan.
- (n) Any building within the building platform on Lot 1 shall have a living green roof (turf or similar) or be coloured with dark grey or green finish with a light reflectivity value of between 5 and 15 % with a matt finish to ensure the roof is recessive in the surrounding pastoral landscape.
- (o) Any planting within the curtilage area of Lot 1 with a mature height of over 4m must be of species typical of the rural pastoral landscape such as poplar, oak, non-wilding pines or indigenous species and shall not be a domestic, amenity or ornamental species that would be out of context within the upland pastoral landscape or draw attention to the site or be visible from Tucker Beach Road or the Tucker Beach river reserve.

- (p) The driveway for Lot 1 shall be gravel only of local stone chip, and shall not have avenue or border planting to keep in character with the surrounding open pastoral landscape.
- (q) All land that is outside the marked curtilage areas is to be restricted to pastoral use only and is to be kept free of all noxious weeds. No planting shall be permitted outside the marked curtilage areas except for that shown on the approved structural landscape plan. All domestic elements (such as sheds, garages, car-parking area, gardens, external lighting, lawns, water tanks and clothes lines, etc.) shall be contained within the curtilage areas.
- (r) All external lighting shall be restricted to curtilage areas and shall be down lighting only. Lighting shall not exceed 1m in height, except where attached to a building where it shall not exceed 3m in height. There shall be no light spill beyond the property boundary. No external lighting shall be used to highlight or accentuate built forms, structural elements or any landscaping features.
- (s) Apart from the roof on Lot 1 as described in (n) above, external roofing materials shall be finished in dark recessive tones of grey, green or brown with a light reflectivity value of between 5% and 20% and have a matt finish if painted.
- (t) External wall claddings shall be limited to a plaster finish, horizontal schist, natural finished weatherboards, painted weatherboards in recessive colours or painted corrugated iron that is finished in a dark recessive colour.
- (u) Joinery shall match or be darker than selected roof and wall colours.
- (v) All ancillary structures (for example: garden sheds and garages) shall be clad and coloured to match the principal dwelling.
- (w) All outdoor activities associated with residential use shall be contained within the approved curtilage areas and any built form within these spaces shall not exceed a height of 3m. The curtilage areas shall only be fenced in standard post and wire fencing that shall not exceed a height of 1.4m.
- (x) The portions of each lot outside of the curtilage areas shall be managed in two ways. Specific planting and mounding shall be undertaken only in accordance with the approved structural planting plan and the remainder shall be maintained as pastoral land via grazing or periodic mowing.
- (y) Monumental gates or any other road front 'furniture' other than simple post and rail or stone fences to 1.4 metres in height shall not be permitted.
- (z) Vehicle access to each proposed building platform shall have tar seal or gravel finish.
- (aa) The wilding species listed below that have the potential to easily spread shall not be planted on the site and shall be removed from the subject site:
 - (a) Contorta or lodgepole pine (*Pinus contorta*)
 - (b) Scots pine (*Pinus sylvestris*)
 - (c) Douglas fir (*Pseudotsuga menziesii*)
 - (d) European larch (*Larix decidua*)
 - (e) Corsican pine (*Pinus nigra*)

- (f) Radiata Pine (*Pinus radiata*)
 - (g) Bishops pine (*Pinus muricata*)
 - (h) Ponderosa pine (*Pinus ponderosa*)
 - (i) Mountain Pine/Dwarf Mountain pine (*Pinus mugo*)
 - (j) Maritime pine (*Pinus pinaster*)
 - (k) Sycamore
 - (l) Hawthorn
 - (m) Boxthorn
- (ab) All earth bunds (proposed and existing) shown on approved Aurum Survey earthworks plans are to be protected for screening purposes.
- (ac) Riparian and ecological plantings identified within the Landscape Master Plan as approved under condition 6(i) of RM030727 shall have appropriate stock fencing established and maintained to follow the edge of existing swamp and gully areas. All stock fencing shall remain in perpetuity and be maintained by the landowner of each respective allotment within which these plantings are located.
- (ad) All planting identified on the Landscape Master Plan as approved under condition 6(i) RM030727 shall be maintained in perpetuity by each respective landowner.
- (ae) Restrictive Covenant
Lots 1 and 20 may not be subdivided into further residential allotments.

Dated this 9th day of JUNE 2014

SIGNED for and on behalf
Of the QUEENSTOWN LAKES
DISTRICT COUNCIL by its
Manager, Resource Consenting


Blair Jeffrey Devlin

IN THE MATTER of Section 221 of the Resource
Management Act 1991

CONO 7149518.4 Coi

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DocID: 110828060

AND

IN THE MATTER of an Application for
Subdivision Consent by
LITTLES STREAM
RM030727

CONSENT NOTICE

BACKGROUND

- A.** Little Stream Limited, of Queenstown, has applied to the Queenstown Lakes District Council ("Council") pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Certificate of Title 7649 and OT14B/690 now contained in Certificate of Title 171983 ("the land") into seven allotments.
- B.** Council has granted consent ("Consent"), being RM030727 as set out in the Final Order issued by the Environment Court issued on 1 August 2005) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the Owner of the land being those conditions specified in the Operative Part hereof.
- C.** Council has also granted consent (RM060045) for the subdivision to be completed in the following stages:
- (i) Stage 1 – Lots 1-4 inclusive;

(ii) Stage 2 – Lots 5, 7 and 8.

D. Stage 1 will also create Lot 6 DP ~~368308~~^{380890 KMS}, which will be subdivided into Lots 5, 7 and 8 in Stage 2 of the subdivision.

OPERATIVE PART

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

- (a) Lot 1 DP ~~368308~~^{380890 KMS} ("Lot 1")
- (b) Lot 2 DP ~~368308~~^{380890 KMS} ("Lot 2")
- (c) Lot 3 DP ~~368308~~^{380890 KMS} ("Lot 3")
- (d) Lot 4 DP ~~368308~~^{380890 KMS} ("Lot 4")

PART B – CONDITIONS

(a) At the time that a dwelling is proposed on any of Lots 1-4, a suitably qualified engineer shall design an effluent disposal system in terms of AS/NZS 1547:2000 that will provide sufficient treatment / renovation to effluent from on-site disposal, prior to discharge to land. To maintain high effluent quality, such a system would require the following:

- Specific design by a suitably qualified professional engineer;
- A requirement that each lot must include systems that achieve the levels of treatment determined by the specific design;
- Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance.

Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore.

The effluent disposal system is to be installed prior to the occupation of the dwelling.

(b) At the time a dwelling is proposed on any of Lots 1-4, a stormwater system shall be designed by a suitably qualified person, and installed prior to the occupation of the dwelling.

- (c) At the time a dwelling is proposed on any of Lots 1-4, a 23,000 litre water storage tank shall be installed, in which a minimum of 14,000 litres of water shall be maintained as a static fire fighting reserve. A fire fighting connection is to be located within 90 metres of any proposed building on the site. The connection shall have a hardstand area adjacent to it to allow a fire service appliance to park on it. Access shall be maintained at all times to the hardstand area. In order to ensure that connections are compatible with Fire Service equipment, the fittings are to comply with the following standard; either:

- 70 mm Instantaneous Couplings (Female) NZS 4505, or
- 100 mm and 140 mm Suction Coupling (Female) NZS 4505. (The hose tail is to be the same diameter as the threaded coupling, for example, a 140 mm coupling has a 140 mm hose tail).

The connection shall have hardstand area adjacent to it, to allow a fire service appliance to park on it, and access shall be maintained at all times to the hardstand area.

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

The fire fighting water supply shall be provided prior to the occupation of the dwelling.

- (d) The drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2000 for the presence of E.coli, by the management group for the lots, and the results forwarded to the Principal: Resource Consents – CivicCorp or the Queenstown Lakes District Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2000 are met or exceeded.
- (e) In the event that the number persons to be accommodated on any of Lots 1-4 is to be greater than five, the Queenstown Lakes District Council will require commensurate increases in the water supply to that lot at the rate of 200 litres per extra person per day.
- (f) **Curtilage Areas**
- (i) At the time a dwelling is erected on Lots 1-4, the provision of electricity and telecommunications services shall be laid underground to the dwelling.
- (ii) At the time a dwelling is erected on Lots 1-4 all water storage facilities shall be either located underground or appropriately screened from views from Littles Road.

- (iii) No building, structures of any kind, or planting of any kind is to occur on the pastoral management areas located outside the curtilage areas.
- (iv) All curtilage fencing shall be post and wire only.
- (v) Monument gates or other road frontage front furniture other than simple post and rail or stone is prohibited.
- (vi) All tree species shall be restricted to maple, oak, or similar deciduous trees and include suitable New Zealand native species identified in Annexure A ("Annexure A") attached to this Consent Notice. Evergreens are restricted to non-spreading species and shall not include species with either variegated leaf colour other than green.
- (vii) Future plantings within the curtilage area on Lots 1-3 shall be designed to avoid large trees blocking out vistas of Sugar Loaf to the south when viewed from Littles Road.
- (viii) No structures located within the residential building platforms on Lots 1-3 shall be visible from the adjoining Littles Road and the adjoining Shotover River.
- (ix) All exterior lighting shall be fixed and no higher than 1 metre above finished ground level, capped filtered or pointed downwards and screened so as to reduce lux spill.

(g) **Residential Building Platforms**

- (i) That any future dwelling or accessory building to be erected on Lots 1-4 shall be located within the building platform annotated and accurately dimensioned on Deposited Plan 368308 as follows:

Lot 1 – marked as "AA" on Deposited Plan ~~368308~~ 380890 

Lot 2 – marked as "AB" on Deposited Plan ~~368308~~ 380890 

Lot 3 – marked as "AC" on Deposited Plan ~~368308~~ 380890 

Lot 4 – marked as "AD" on Deposited Plan ~~368308~~ 380890 

- (ii) All roofs of buildings which are confined to the residential building platforms must be clad in colour steel Ironsand or Greyfriars or cedar shingles or slate.
- (iii) The maximum building height for residential units and all other buildings within the residential building platforms proposed on Lots 1-4 shall be restricted to the following heights from existing ground level as depicted on Deposited Plan ~~368308~~. 380890. 

- Lot 1 shall have a building height of 4.0 metres from existing ground level being 446.27 masl;
 - Lot 2 shall have a building height of 6.0 metres from existing ground level being 443.17 masl;
 - Lot 3 shall have a building height of 5.0 metres from existing ground level being 443.36 masl;
 - Lot 4 shall have a building height of 6.0 metres from existing ground level being 390.89 masl;
- (iv) Wall claddings are restricted to local schist stone or timber claddings, which are to be left to weather, or finished in a cedar stain (no coloured stains are permitted) or be in plaster finish. Colours for a plaster finish shall be muddy earth browns, greys, ochre's or similar recessive muted earth tones.
- (v) All ancillary structures shall be clad and coloured to match the principal dwelling.
- (vi) All exterior lighting shall be fixed and no higher than 1 metre above finished ground level, capped, filtered or pointed downwards and screened so as to reduce lux spill.
- (h) **Pastoral Management Areas**
- (i) Pastoral Management Areas are all areas outside the areas identified as curtilage areas, existing trees in gullies, existing trees to be protected, proposed deciduous woodland and ecological restoration areas shown on the Proposed Landscape Plan 8679 – 08A attached to this Consent Notice ("the Proposed Landscape Plan").
- (ii) All fencing located within the pastoral management area shall be in post and wire and shall be no higher than 1.2 metres only.
- (iii) The use of this area shall be restricted to pastoral use only.
- (iv) No buildings shall be located within the pastoral management areas.
- (v) It shall be the individual landowners of each respective lot to ensure that the pastoral management area shall be kept free of all noxious weeds.
- (vi) No other planting shall be permitted within the pastoral management areas, with the exception of those plantings established within the Landscape Master Plan ("the Landscape Master Plan") ~~attached to this Consent Notice as~~ approved under condition 6(i) of RM 030727 or as otherwise approved in writing by the Principal: Landscape Architecture (Civic Corporation Limited). dated KM

KW 26/9/06

(vii) All existing shrubs and trees identified within the Landscape Master Plan as approved under condition 6(i) of RM 030727 and which are located within the pastoral management areas identified on the Proposed Landscape Plan shall be maintained in perpetuity by each respective landowner.

(viii) No road lighting is permitted within the pastoral management area.

(i) **Vegetation Areas**

(i) Riparian and ecological plantings identified within the Landscape Master Plan as approved under condition 6(i) of RM 030727 shall have appropriate stock fencing established and maintained to follow the edge of existing swamp and gully areas. All stock fencing shall remain in perpetuity and be maintained by the landowner of each respective allotment within which these plantings are located.

(ii) Each future allotment owner shall be responsible for controlling noxious weeds and wilding plant species located within those landscaped areas established within each respective allotment.

(iii) All planting identified on the Landscape Master Plan as approved under condition 6(i) RM 030727 shall be maintained in perpetuity by each respective landowner.

(j) **Restrictive Covenant**

(i) Lots 1-4 may not be subdivided into further residential allotments.

(k) **Walking Track**

(i) The registered proprietor of Lot 1 shall be responsible for the maintenance of the walking track on Lot 1 in accordance with the Walking Track Implementation Plan (as provided for under condition 7(i) of the Consent and attached to this consent notice)

Dated this

S

day of

October

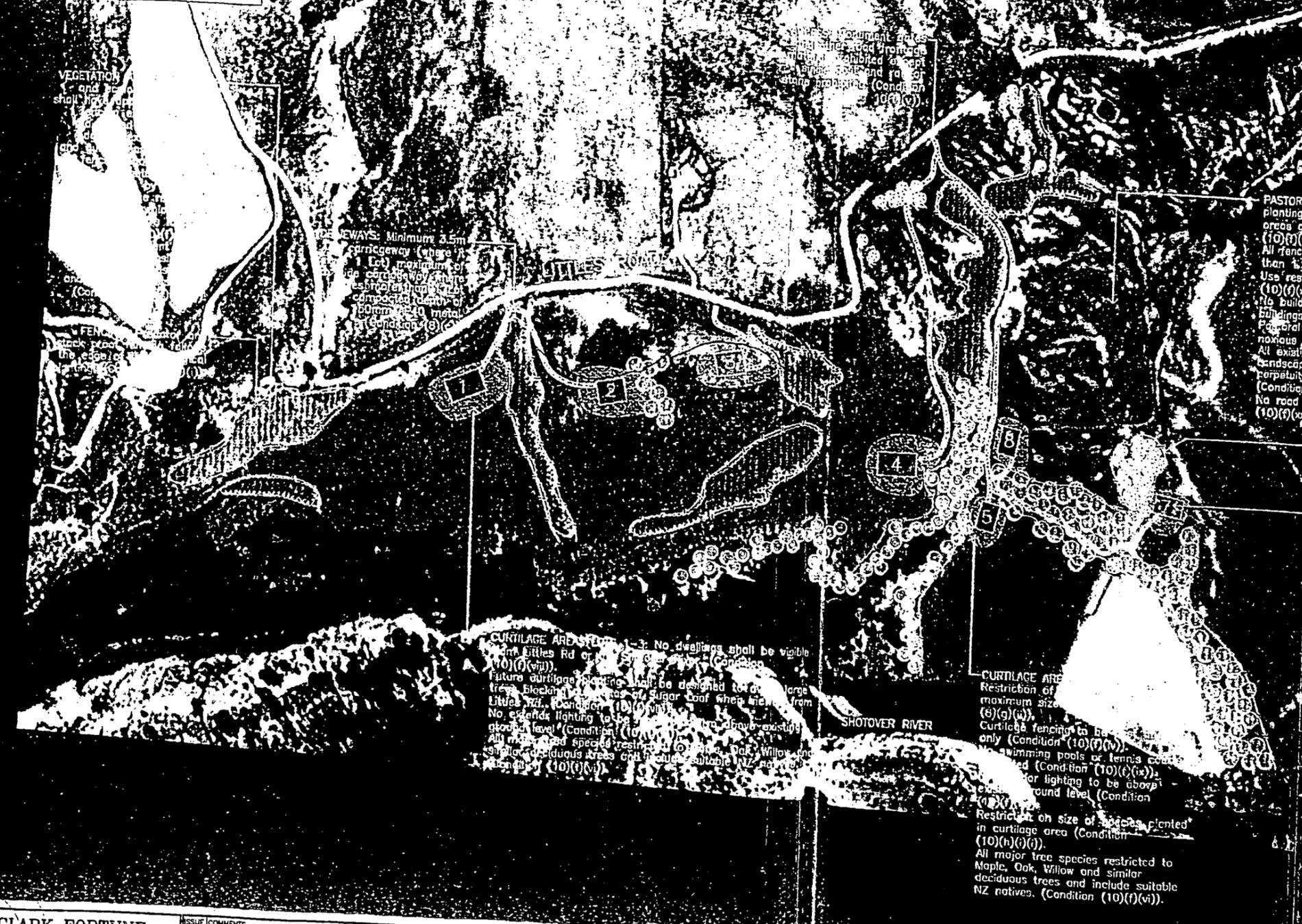
2006

SIGNED for and on behalf of
the **QUEENSTOWN LAKES DISTRICT**
COUNCIL By its Principal Administrative
Officer



LEGEND

- Curtilage area
- Residential building platform
- Existing trees in gully
- Existing trees to be protected (to be stock-proof fenced)
- Proposed deciduous woodland
- Ecological restoration area



PROPOSAL SIDECUT

PASTORAL AREAS: No buildings, structures, or plantings of any kind are to occur in pastoral areas outside of the curtilage areas. (Condition (10)(f))
 All fences shall be post and wire no higher than 1.8m. (Condition (10)(f)(i))
 Use restricted to pastoral use only. (Condition (10)(f)(ii))
 No buildings permitted other than ancillary farm buildings required for Lot 8. (Condition (10)(f)(iii))
 Pastoral management areas shall be kept free of noxious weeds. (Condition (10)(f)(iv))
 All existing vegetation identified in the approved landscape water Plan shall be maintained in perpetuity by each respective land owner. (Condition (10)(f)(v))
 No road lighting is permitted. (Condition (10)(f)(vi))

WILLOW TREES: Existing Willow trees to be protected to ensure dwelling and curtilage is appropriately screened from Little Rd. (Condition (10)(g))

RESIDENTIAL BUILDING PLATFORMS: Any new dwelling or necessary building shall be located within the building platform annotated on the Title Plan. (Condition (10)(h))
 All roofs shall be clad in colour steel, copper, cedar shingles, or slate. (Condition (10)(h)(i))
 All external walls are restricted to local schist stone or a weathered finish or weathered or finished in a range of earth browns, grays, ochres, or muted earth tones. (Condition (10)(h)(ii))
 All external lighting shall be coloured to match principal dwelling colours. (Condition (10)(h)(iii))
 All exterior lighting shall be no higher than 1m above finished ground level and no higher than pointed downwards and screened to reduce glare. (Condition (10)(h)(iv))
 The provision of electricity and telecommunication services shall be underground. (Condition (10)(h)(v))
 All water, gas, and sewerage services shall be underground or appropriately screened from Little Rd. (Condition (10)(h)(vi))

BUILDING HEIGHTS: The maximum building height within the residential building platforms shall be:
 Lot 1 - 4m above existing ground level;
 Lot 2 - 6m above existing ground level;
 Lot 3 - 5m above existing ground level;
 Lot 4 - 6m above existing ground level;
 Lots 5 & 7 - 4.5m above existing ground level;
 Lot 8 - 4m above existing ground level.

CURTILAGE AREAS 1-3: No dwellings shall be visible from Little Rd or Little Stream. (Condition (10)(i))
 Future curtilage planting shall be designed to screen large trees located on the site or Sugar Loaf when viewed from Little Rd. (Condition (10)(i)(i))
 No external lighting to be visible from Little Rd or Little Stream above existing ground level. (Condition (10)(i)(ii))
 All major tree species restricted to local native, Oak, Willow, and similar deciduous trees and include suitable NZ natives. (Condition (10)(i)(iii))

CURTILAGE AREA 4: Restriction of maximum size of trees planted in curtilage area. (Condition (10)(j))
 Curtilage fencing to be no higher than 1.8m. (Condition (10)(j)(i))
 No swimming pools or tennis courts in curtilage area. (Condition (10)(j)(ii))
 External lighting to be above existing ground level. (Condition (10)(j)(iii))
 Restriction on size of species planted in curtilage area. (Condition (10)(j)(iv))
 All major tree species restricted to local native, Oak, Willow and similar deciduous trees and include suitable NZ natives. (Condition (10)(j)(v))

CLARK FORTUNE McDONALD & ASSOCIATES
 REGISTERED LAND SURVEYORS LAND DEVELOPMENT & RESOURCE MANAGEMENT CONSULTANTS
 308 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel: (03)442-0990, Fax: (03)442-1068, Email: c.fortune@tra.co.nz

ISSUE	COMMENTS	BY	DATE

PROPOSED LANDSCAPE PLAN OF LOT 2 DP301885

PROJECT: Little Stream	APPROVED:	DESIGN: DRAWN: ED (13.10.04)	SURVEY: CP (12.10.04)	LEVEL:
PRINCIPAL: Little Stream Ltd	CHECKED:	BY: ED	DATE: 21.10.04	FB
	REVISION:	COMMENTS:		SCALE:
	A	Adjustment to curtilage area		1:5000 @A3
				JOB No. 8679
				DRAWING: 8679_08A

Little's Stream Limited

Walking Track Implementation Plan

In compliance with

Environment Court Decision C36/2005

Final Consent Order and Conditions of Consent

Prepared by

**Natural Solutions for Nature Limited
PO Box 272
Queenstown**

June 2006

1. Introduction

The Walking Track Implementation Plan has been prepared in order to give partial effect to the consent order and conditions of consent as determined by Environment Court Decision C36/2005, dated 29 July, 2005. The Decision relates to a subdivision consent granted to Littles Stream Limited (LSL) on Littles Road, Queenstown.

2. Conditions of consent

The conditions of consent relating to the walking track are:

7 i). The consent holder shall prepare a Walking Track Implementation Plan and submit it for approval to the Principal : Resource Consents (Civic Corporation Limited) in relation to the implementation of a walking track on the easement on Lot 1 referred to in Condition 10. The track is intended to become a public walking track running to the Crown land north of the Shotover River and (provided Crown consent is granted) along that land through to Fitzpatrick Road. The Walking Track Implementation Plan shall detail landscaping and physical works to be undertaken by the consent holder to form and maintain the walking track.

10. The consent holder shall establish a pedestrian access easement over the western portion of Lot 1 in favour of the Queenstown Lakes District Council to enable public access in perpetuity.

3. Implementation of conditions of consent.

Initial Consultation:

- Consultation with Queenstown Lakes District Council (QLDC, Anne Relling), the Department of Conservation (DoC, Wayne Costello, Community Relations) and the Wakatipu Trails Trust (Tina Hazlett, Trust Executive Officer) has been undertaken prior to the writing of this plan. The outcome of the consultation has been incorporated into the Walking Track Implementation Plan, and **Appendix A : Walking Track Implementation Plan : Tasks and Timeframes.**
- The standards specified in The New Zealand Handbook : Tracks and Outdoor Visitor Structures : SNZ HB 8630 : 2004 have been referred to and included in the Walking Track Implementation Plan. The handbook provides specifications for the design, construction, and maintenance of tracks and outdoor visitor structures and is aimed at encouraging consistent standards for tracks and outdoor visitor structures New Zealand-wide.

- The category of track to which standards are being applied over the easement is "Walking Track". "Walking Tracks" cater for those who want an extended walk that takes from a few minutes to one full-day return. These tracks are usually reasonably easy day trips and are required to be of a standard to enable use by relatively inexperienced visitors with a low level of backcountry skill and wanting a low level of risk. These standards are appended (**Appendix B** : Walking Track Standards).
- The Department of Conservation expressed reservations about inheriting a formed track that would require maintenance. However, they have verbally expressed no reservations to a way-marked route being created to link up the easement over Lot 1 and Fitzpatrick Rd.
- Negotiation with QLDC, DoC and WTT will continue throughout the implementation of the walking track.

Alignment and formation

- The route of the track from Lot 1 to the end of Fitzpatrick Rd has been walked and mapped using GPS co-ordinates. In addition, the initial easement to be created over Lot 1, where physical works will be necessary to comply with SNZ HB 8630 : 2004 standards has been surveyed. **Appendix C** contains a map with the alignment of the walking track.
- For the purposes of the Walking Track Implementation Plan the track has been split into three components :
 - 1) the proposed easement to QLDC to be created over Lot 1,
 - 2) the proposed way-marked route over Shotover Conservation Area, managed by the Department of Conservation,
 - 3) the unformed legal road at the end of Fitzpatrick rd.

Easement to QLDC:

- The proposed alignment of the easement to QLDC follows the private track from Littles Road to the current landfill site. The landfill site is estimated to only be in use for approximately one year. The track zig-zags up the steep face past the large pine to the gate. At the gate the track follows the fence line to drop down an escarpment into the Shotover Conservation Area.

- Specifications applied over the easement are to "Walk Track" and "Day Visitor" standard. These standards are appended (Appendix B : Walking Track Standards).
- Physical works will be required where the track zig-zags up the steep face. This will include vegetation clearance, track widening, benching and step formation.
- **Appendix D** details the gradient up the zig-zag where formation will be necessary. Where gradients are steeper than 1 in 2.7, step formation will be necessary in order to comply with the New Zealand standards. Steps will therefore be formed between points 4 & 5 and 8 & 11.

Shotover Conservation Area :

- The proposed alignment of a route follows the terrace tops along the Shotover Conservation Area to the end of the unformed legal rd. This follows an easy going route over grassed areas which are grazed by sheep.
- Consultation between DoC, QLDC, WTT and LSL regarding the nature of a route through this area has been undertaken. DoC has expressed concern about inheriting a formed track that will require long term maintenance.
- All parties have initially expressed agreement that the route could be non-formed. Once in the Shotover Conservation Area, visitors are free to wander at will.
- Waymarkers to a standard set by DoC could be put in place to ensure a route can be followed should this be necessary, and following any further consultation with DoC.

Unformed legal rd:

- Consultation with QLDC has been undertaken.
- QLDC will negotiate with local landowners and undertake the opening up of the unformed legal road.

Appendix A
Littles Stream Limited
Work Programme - Implementation of Environment Court Decision C036/2005
Walking Track

Tasks	Party Responsible	Date Achieved	Consent condition	Other notes
Easement Across Lot 1				
Survey alignment of track	ASC	Nov-06	10	
Confirm alignment suitable	NSN	Jun-06	10	Site Visit with Anne Relling
Determine Track Standards with QLDC	NSN	Jun-06	10	SNZ HB 8630 : 2004 - walking track standards
Plan walking track to standards	ASC	Jun-06	10	
Cost estimate formation	VEL	Jun-06	10	
Undertake formation (track widening, benching, step formation)	TBC		10	
Site inspection with QLDC	NSN		10	
Register easement in favour of QLDC	QLDC		10	
Track over DoC estate				
Consult with DoC	NSN	Aug-05 and ongoing	71	Meeting with Wayne Costello. DoC not willing to encourage formation of track which will require maintenance. Further consultation with Richard Kennett, solution could be to have waymarked but non formed route.

Negotiate standards and any necessary formation and signage	NSN	Ongoing	71	DoC standard waratahs with orange plastic tops
Negotiate maintenance	NSN		71	Negotiate maintenance of any waratahs with DoC
Implement formation and signage	TBC			
Legal Road				
Consult with QLDC re opening up legal road	NSN	Jun-06	71	Meeting with Anne Relling - this is a matter for QLDC to pursue with neighbours etc.
Prepare and Submit Report on Implementation	NSN			

Parties with Responsibilities

VEL- Vivian Espie Ltd - Carey Vivian

NSN - Dawn Palmer Natural Solutions *for Nature* Ltd

WL - Woodlot

ASC - Aurum Survey Consultants Ltd

TBC - contractor to be confirmed

Consult with Wakatipu Trails Trust	NSN	Aug - 05	71	Walked track with Tina (WTT). Track could be suitable as part of the WTT network.
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Appendix B

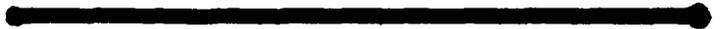
SNZ HB 8630 : 2004 : New Zealand Handbook : Tracks and Outdoor Visitor Structures

Summary of Walking Track Specifications to be applied to the Easement over Lot 1

Track Category	Walking Track
General Description	An extended walk that takes from a few minutes to a full day return. Suitable for relatively inexperienced people with a low level of backcountry skill. All but the smallest watercourses are bridged.
Track Formation, marking	Well defined track. Clearly marked so that inexperienced users can easily find their way in either direction in all weather conditions. Benching and raised formation may be used provided any negative environmental impacts are minimized.
Maximum grade	- 15° (1 in 3.7) excluding steps - up to 20° (1 in 2.7) over sections of track up to 100m long provided there is reasonably firm footing in wet weather and that the total track length between 15° and 20° does not exceed 10%.
Steps	- Maximum gradient is 41° (1 in 1.2) - Maximum vertical rise between landings is 4m - Steps must be constructed to enable comfortable use by children and elderly people, with a maximum riser height of 225mm and a minimum tread length of 300mm.
Walking surface width	Minimum – 0.75 Maximum – 2.0
Track surface	- Mostly well formed and even (wet areas drained) - Track surface that in dry weather, can generally be walked on comfortably without getting footwear wet or muddy - Up to 20% of the total track length may have short, wet or muddy sections.
Vegetation Clearance	Vegetation must be cleared from the total width of the track formation up to a maximum of 1m either side of the centre of

	the track, and to a height of 2.5m, giving visitors a clear passage and unimpeded view of the surface. Significant tree limbs and trunks may intrude into or above provided these do not obstruct users or place them at risk.
Signage	Tracks shall be clearly signposted with directional signs (that include both walking times and distances) at all track entrances and track junctions.

Appendix C
Walking Track Alignment





View Instrument Details

Instrument No. 10121633.12 100
Status Registered
Date & Time Lodged 08 Oct 2015 12:23
Lodged By Hyland, Amy Melissa
Instrument Type Covenant (All types except Land covenants)



Affected Computer Registers **Land District**

703883 Otago

703885 Otago

Annexure Schedule: Contains 7 Pages.

Signature

Signed by Amy Melissa Hyland as Grantor/Grantee Representative on 08/10/2015 11:40 AM

*** End of Report ***

DATED 3rd October 2015

IN THE MATTER of the Resource Management Act 1992

AND

IN THE MATTER of the Land Transfer Act 1952

**DEED OF COVENANT
UNDER SECTION 108 (2) (d) OF THE RESOURCE MANAGEMENT ACT 1991**

Correct for the purposes of the Land Transfer Act 1952

AH-023477-38-141-V1

IN THE MATTER of the Resource Management Act 1992

AND

IN THE MATTER of the Land Transfer Act 1952

Covenant under Section 108 (2) (d) Resource Management Act 1991

DATED

8 October

2015

PARTIES

1. **LITTLE STREAM LIMITED** ("the Covenantor")
and
2. **QUEENSTOWN LAKES DISTRICT COUNCIL** ("the Council")

BACKGROUND

- A. The Covenantor is the registered proprietor of the land described in certificates of title 703883 and 703885 situated at Littles Road, Queenstown ("the land").
- B. The Council is the local authority in whose district the land is located.
- C. The Council has granted Land Use Consent under RM130444 to the Covenantor.
- D. Condition 13 of RM130444 requires that the Covenantor to enter into various covenants to be registered against the titles to the land.
- E. The Covenantor has agreed to enter into this covenant in respect of that condition.

COVENANTS

1. The Covenantor hereby covenants in favour of the Council in relation to Lot 15 DP 489082 ("Lot 15") and Lot 24 DP 489082 ("Lot 24") (and together "Lots 15 and Lot 24") that:
 - a. The owners of Lots 15 and 24 are required to be part of the management entity as required by Condition 11(f) of Decision A of RM130444. This management entity shall be established and maintained at all times and ensure implementation and maintenance of all internal roading, service infrastructure and facilities associated with the development.
 - b. In the absence of a management company, or in the event that the management entity established is unable to undertake, or fails to undertake, its obligations and responsibilities stated above, then the owners of Lots 15 and 24 shall be responsible for establishing a replacement management entity and, in the interim, the individual lot owners shall be responsible for undertaking all necessary functions.

- c. At the time a dwelling is erected on Lot 15, the owner for the time being shall construct an access way to the dwelling that complies with Council's standards applicable at that time.
- d. All future buildings shall be contained within the approved Building Platforms as depicted on DP 489082 and shall comply with the following height limits:
- Lot 15 DP 489082 – Maximum height limit is 398.75m in terms of AMSL
- Lot 24 DP 489082 – Maximum height limit is 411.10m in terms of AMSL.
- e. At the time a dwelling is erected on the lots, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 to design an effluent disposal system in terms of AS/NZS 1547:2012 that will provide sufficient treatment/renovation to effluent from on-site disposal, prior to discharge to land. The design shall take into account the site specific report and recommendations by Hadley Consultants Ltd 'On-site Wastewater Assessment', dated 25/06/2013". Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore, unless consent for this is obtained by the Otago Regional Council. The proposed wastewater system shall be subject to the review of the Principal Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling. A producer statement shall be provided to the Principal Engineer at Council that confirms that the system has been installed in accordance with the approved design.
- f. The Little Stream Water Company Limited shall ensure the drinking water supply is monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), and the results forwarded to the Principal: Environmental Health at Lakes Environmental. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the Little Stream Water Company Limited shall be responsible for ensuring the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
- g. At the time a dwelling is erected on the lots, a domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

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

- h. The approved landscape and planting plans shall be implemented within the first planting season from the completion of approved earthworks.
- i. No part of any lot boundary shall be planted in lineal or border planting, or mass planting against the boundary.
- j. All earthworks shall be shaped and sown in grass, or planted as required by the approved Landscape Plans, to blend seamlessly into the surrounding natural contours with smooth changes in gradient and shaped to match the natural landforms.
- k. All areas of exposed soil shall be reseeded within 3 months upon completion of earthworks. Reseeded areas shall be maintained and reseeded as required to achieve a healthy sward of grass with complete coverage within 1 year of completion of works.
- l. All boundary fences are to be standard farming post and wire only and there shall be no boundary planting that would accentuate Lots boundaries. Fencing may be established for pest management purposes.
- m. The landscaping shown on the approved landscape plan for Lot 15 shall be maintained and irrigated in accordance with the plan. If any tree or plant shall die or become diseased, it shall be replaced within 8 months. All replacement trees to replace existing trees as identified on the certified landscape plan shall be of an equivalent species or an indigenous species with a mature height of no less than 6m, and shall be planted at grade of no less 1.5m height. Planting shall be at a

density to maintain the extent of existing planting within 7 years. Replacement planting shall exclude all species of wilding potential as defined within the District Plan.

- n. All land that is outside the marked curtilage areas is to be restricted to pastoral use only and is to be kept free of all noxious weeds. No planting shall be permitted outside the marked curtilage areas except for that shown on the approved structural landscape plan. All domestic elements (such as sheds, garages, car-parking area, gardens, external lighting, lawns, water tanks and clothes lines, etc.) shall be contained within the curtilage areas.
- o. All external lighting shall be restricted to curtilage areas and shall be down lighting only. Lighting shall not exceed 1m in height, except where attached to a building where it shall not exceed 3m in height. There shall be no light spill beyond the property boundary. No external lighting shall be used to highlight or accentuate built forms, structural elements or any landscaping features.
- p. External roofing materials shall be finished in dark recessive tones of grey, green or brown with a light reflectivity value of between 5% and 20% and have a matt finish if painted.
- q. External wall claddings shall be limited to a plaster finish, horizontal schist, natural finished weatherboards, painted weatherboards in recessive colours or painted corrugated iron that is finished in a dark recessive colour.
- r. Joinery shall match or be darker than selected roof and wall colours.
- s. All ancillary structures (for example: garden sheds and garages) shall be clad and coloured to match the principal dwelling.
- t. All outdoor activities associated with residential use shall be contained within the approved curtilage areas and any built form within these spaces shall not exceed a height of 3m. The curtilage areas shall only be fenced in standard post and wire fencing that shall not exceed a height of 1.4m.
- u. The portions of each lot outside of the curtilage areas shall be managed in two ways. Specific planting and mounding shall be undertaken only in accordance with the approved structural planting plan and the remainder shall be maintained as pastoral land via grazing or periodic mowing.
- v. Monumental gates or any other road front 'furniture' other than simple post and rail or stone fences to 1.4 metres in height shall not be permitted.
- w. Vehicle access to each proposed building platform shall have tar seal or gravel finish.
- x. The wilding species listed below that have the potential to easily spread shall not be planted on the site and shall be removed from the subject site:
 - (a) Contorta or lodgepole pine (*Pinus contorta*)
 - (b) Scots pine (*Pinus sylvestris*)
 - (c) Douglas fir (*Pseudotsuga menziesii*)
 - (d) European larch (*Larix decidua*)
 - (e) Corsican pine (*Pinus nigra*)
 - (f) Radiata Pine (*Pinus radiata*)

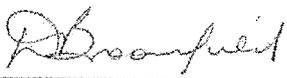
- (g) Bishops pine (Pinus muricata)
- (h) Ponderosa pine (Pinus ponderosa)
- (i) Mountain Pine/Dwarf Mountain pine (Pinus mugo)
- (j) Maritime pine (Pinus pinaster)
- (k) Sycamore
- (l) Hawthorn
- (m) Boxthorn

- y. All earth bunds (proposed and existing) shown on approved Aurum Survey earthworks plans are to be protected for screening purposes.
- z. Riparian and ecological plantings identified within the Landscape Master Plan as approved under condition 6(i) of RM030727 shall have appropriate stock fencing established and maintained to follow the edge of existing swamp and gully areas. All stock fencing shall remain in perpetuity and be maintained by the landowner of each respective allotment within which these plantings are located.
- aa. All planting identified on the Landscape Master Plan as approved under condition 6(i) RM030727 shall be maintained in perpetuity by each respective landowner.
- bb. Lots 15 and 24 may not be subdivided into further residential allotments.

- 2. This covenant is in accordance with s108 (2) (d) of the Resource Management Act 1991 and will be registered under the Land Transfer Act 1952 against the certificates of title for the land described in Background paragraph A and when so registered this covenant will in terms of s109 (1) of the Resource Management Act 1991, run with the land and bind all subsequent owners of the land.
- 3. The obligations of the Covenantors hereunder will not be released or varied by the Council giving any forbearance or indulgence to the Covenantor.

EXECUTED as a Deed

SIGNED by
LITTLE STREAM LIMITED
in the presence of

)

)

Witness's Signature 
 Full Name Kaye Maree Adamson
 Occupation Administration
 Address 103 Devon St, Arrowtown.

SIGNED for and on behalf of
QUEENSTOWN LAKES DISTRICT
COUNCIL under delegated authority
by its Manager, Resource
Consenting



Blair Jeffrey Devlin

LOT 3B RESIDENCE

Lot 3B, Frogmore Lane, Littles Road,
RD1 Queenstown, Queenstown

Layout	Sheet Name
A101	Site Plan
A102	Ground Floor Plan
A103	Wall Framing Plan
A104	Elevations
A105	Elevations
A106	Elevations
A107	Elevations



RevID	Change Name	Date
A	Resource Consent Issue	18/03/2025

Frogmore Lane Residence

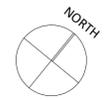
Lot 3B, Frogmore Lane, Littles Road,
RD1 Queenstown, Queenstown

DRAWN	DBS & KM
CHECKED	DWA
JOB NO.	DW1654
REVISION NO.	A

www.dwa.co.nz
 team@dwa.co.nz
 03 384 3565
 5/1008 Ferry Road, Ferrymead, Christchurch

Design
 Workshop
 Architecture.





PROJECT INFO:

Address: Lot 3B, Frogmore Lane
Littles Road
Queenstown

Legal Description: (within) Lot 24 DP 493649

Title: -

Site Area: 2.545ha (more or less)

Building Area: (over framing) 293.81m²
(over cladding) 300.23m²

Site Coverage: 0.11%

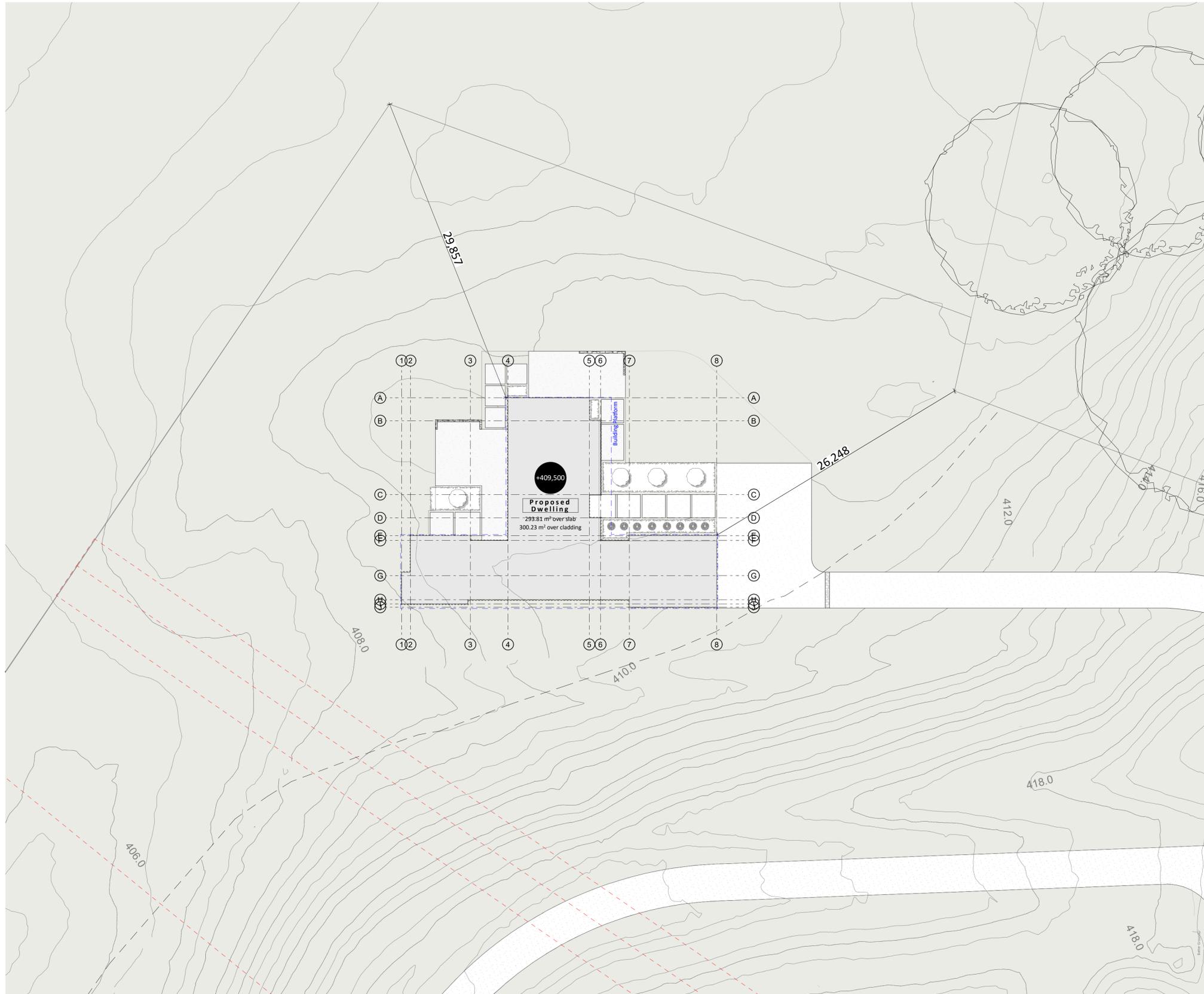
Planning Zone: Wakatipu Basin Lifestyle
Wind Zone: Extra High
Earthquake Zone: 3
Exposure Zone: B
Sea Spray Zone: No
Climate Zone: 6
Altitude: 435m

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - TBC

SITE PLAN GENERAL NOTES

- Contractor to confirm all dimensions on site.
- All drawings to be read in conjunction with engineering/consultants documentation.
- Confirm all existing services on site.
- Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.
- All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.
- SEDIMENT CONTROLS**
- Sediment controls to be taken during the construction process. To be read in conjunction with QLDC Guidance Document Earthworks.
- Provide stabilized entry pad & wash down area for contractor vehicles in accordance with Territorial Authority sediment control for small sites.
- A runoff diversion bund will be included in the site access way if required.
- All sediment on footpaths and roads to be removed as soon as practicable.
- All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.
- All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.
- Stockpiles (if any) to be covered with an impervious sheet.
- Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.





PROJECT INFO:

Address: Lot 3B, Frogmore Lane
 Littles Road
 Queenstown

Legal Description: (within) Lot 24 DP 493649

Title: -

Site Area: 2.545ha (more or less)

Building Area: (over framing) 293.81m²
 (over cladding) 300.23m²

2,170
 6,980
 2,210
 1,680
 460
 3,330
 2,280
 400
 310

840 5,680 3,570 7,710 1,070 2,740 8,280

A
 B
 C
 D
 E
 F
 G
 H
 I
 J

C
 D
 E
 F
 G
 H
 I
 J



PROJECT INFO:

Address: Lot 3B, Frogmore Lane
 Littles Road
 Queenstown

Legal Description: (within) Lot 24 DP 493649

Title: -

Site Area: 2.545ha (more or less)

Building Area: (over framing) 293.81m²
 (over cladding) 300.23m²

LOT 3B RESIDENCE
 Lot 3B, Frogmore Lane, Littles Road,
 RD1 Queenstown, Queenstown

General Notes
 Drawings to be printed in colour.
 Do not scale drawings.
 Contractors must verify all dimensions on site before starting work or ordering materials.
 Architectural drawings are to be read in conjunction with the full set of drawings and specifications. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commences.
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RevID	Change Name	Date
A	Resource Consent Issue	18/06/2025

SCALE: 1:50, 1:100
 SCALE DOUBLED AT A3

DRAWN: DBS & KM
 CHECKED: DWA
 JOB NO: DW1654
 REVISION NO: A





E-02 East Elevation
Scale 1:50



3.1.1 TRAY ROOF CLADDING
0.55mm BMT Architectural Envelopes Snaplock Tray longrun roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%
LRV: 7-20%



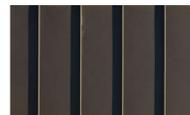
3.1.5 ISLAND SCHIST STONE VENEER WALL CLADDING
Selected 40mm Island Schist Stone Veneer wall cladding on 9mm Eterpan sheet on 20mm drained cavity battens on 7mm Ecoply Barrier
LRV: 0%



4.1.6 METAL FASCIA
Architectural Envelopes 0.55mm BMT colorsteel flashing over Proclima Solitex-UM drainage mat underlay, overlay 15mm Ecoply roofing grade 11 DD finish plywood over Vent VB20 ventilated polypropylene cavity battens
LRV: 7-20%



3.1.3 ACCOYA HORIZONTAL WEATHERBOARD
Rusticated Accoya Weatherboards (CP842) on 20mm cavity battens on 7mm Ecoply Barrier
Stain Finish TBC
LRV: -%



3.1.4 TRAY WALL CLADDING
0.55mm BMT Architectural Envelopes Snaplock Tray long run wall cladding on 20mm cavity battens on 7mm Ecoply Barrier
Colour: LRV 7-20%
LRV: 7-20%



0.0.1 PLANTING
Suitable planting and trees to set heights in accordance with any conditions



E-01 North Elevation
Scale 1:50



3.1.1 TRAY ROOF CLADDING
0.55mm BMT Architectural Envelopes Snaplock Tray longrun roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%

LRV: 7-20%



3.1.5 ISLAND SCHIST STONE VENEER WALL CLADDING
Selected 40mm Island Schist Stone Veneer wall cladding on 9mm Eterpan sheet on 20mm drained cavity battens on 7mm Ecoply Barrier

LRV: 0%



4.1.6 METAL FASCIA
Architectural Envelopes 0.55mm BMT colorsteel flashing over Proclima Solitex-UM drainage mat underlay, overlay 15mm Ecoply roofing grade 11 DD finish plywood over Vent VB20 ventilated polypropylene cavity battens

LRV: 7-20%



3.1.3 ACCOYA HORIZONTAL WEATHERBOARD
Rusticated Accoya Weatherboards (CP842) on 20mm cavity battens on 7mm Ecoply Barrier
Stain Finish TBC

LRV: -%



3.1.4 TRAY WALL CLADDING
0.55mm BMT Architectural Envelopes Snaplock Tray long run wall cladding on 20mm cavity battens on 7mm Ecoply Barrier
Colour: LRV 7-20%

LRV: 7-20%

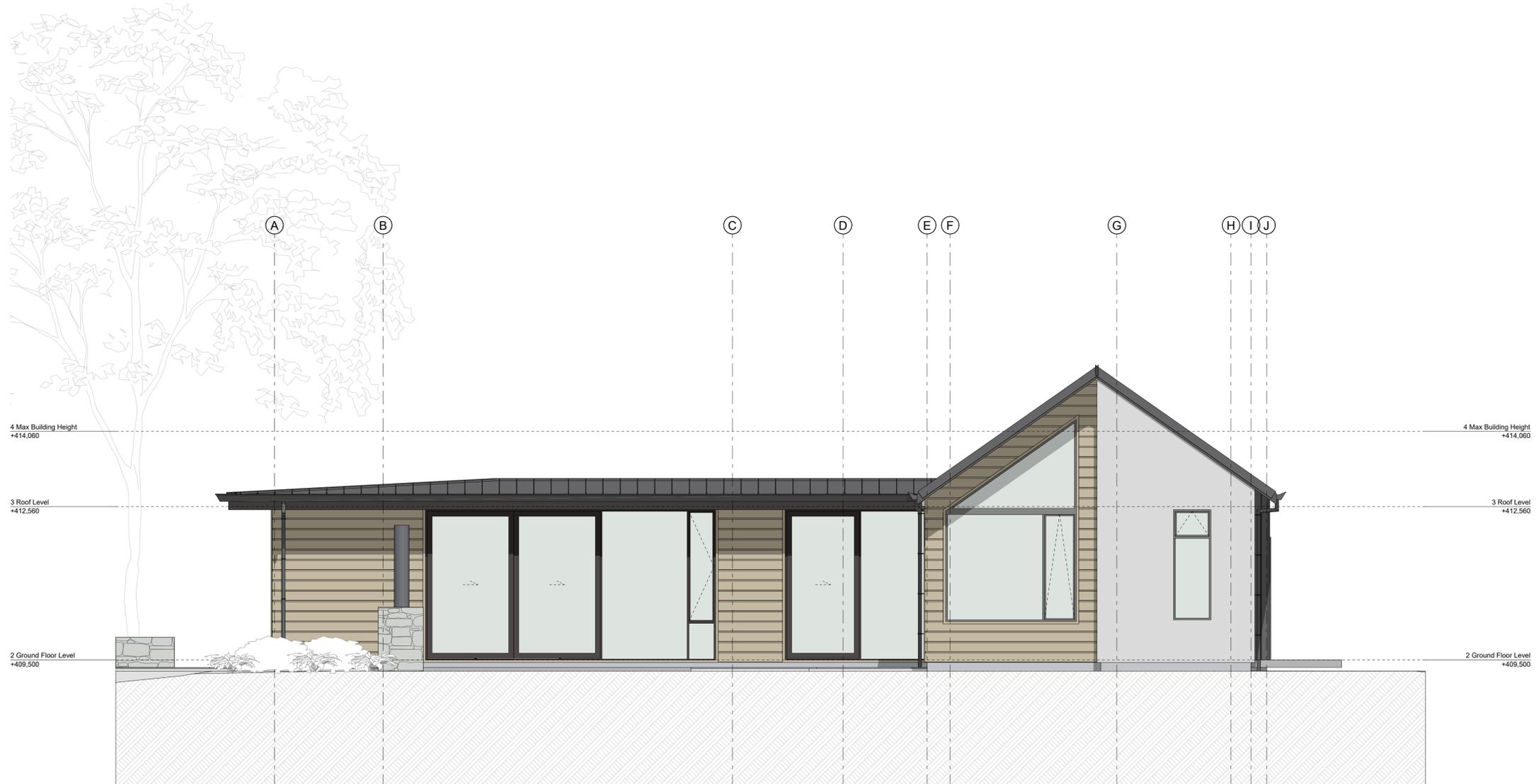


0.0.1 PLANTING
Suitable planting and trees to set heights in accordance with any conditions

LRV: -%

RevID	Change Name	Date
A	Resource Consent Issue	18/06/2025

SCALE	1:50
SCALE DOUBLED AT A3	1:14.6616
DRAWN	DBS & KM
CHECKED	DWA
JOB NO.	DW1654
REVISION NO.	A



E-04 West Elevation
Scale 1:50



3.1.1 TRAY ROOF CLADDING LRV: 7-20%
0.55mm BMT Architectural Envelopes Snaplock Tray longrun roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%



3.1.5 ISLAND SCHIST STONE VENEER WALL CLADDING LRV: 0%
Selected 40mm Island Schist Stone Veneer wall cladding on 9mm Eterpan sheet on 20mm drained cavity battens on 7mm Ecoply Barrier



4.1.6 METAL FASCIA LRV: 7-20%
Architectural Envelopes 0.55mm BMT colorsteel flashing over Proclima Solitex-UM drainage mat underlay, overlay 15mm Ecoply roofing grade 11 DD finish plywood over Vent VB20 ventilated polypropylene cavity battens



3.1.3 ACCOYA HORIZONTAL WEATHERBOARD LRV: -%
Rusticated Accoya Weatherboards (CP842) on 20mm cavity battens on 7mm Ecoply Barrier
Stain Finish TBC



3.1.4 TRAY WALL CLADDING LRV: 7-20%
0.55mm BMT Architectural Envelopes Snaplock Tray long run wall cladding on 20mm cavity battens on 7mm Ecoply Barrier
Colour: LRV 7-20%



0.0.1 PLANTING
Suitable planting and trees to set heights in accordance with any conditions

RevID	Change Name	Date
A	Resource Consent Issue	18/06/2025

SCALE	1:50
SCALE DOUBLED AT A3	1:3,183.1
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	1:1,266.7
	1:2,533.3
	1:2,533.3
DRAWN	DBS
CHECKED	DBS
	1:3,183.1
JOB NO.	13/24025
REVISION NO.	13/24025/04



E-03 South Elevation
Scale 1:50



3.1.1 TRAY ROOF CLADDING
0.55mm BMT Architectural Envelopes Snaplock Tray longrun roof cladding, on ex 75x50 H1.2 purlins, self-supporting roof underlay and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents
Colour: LRV 7-20%

LRV: 7-20%



3.1.5 ISLAND SCHIST STONE VENEER WALL CLADDING
Selected 40mm Island Schist Stone Veneer wall cladding on 9mm Eterpan sheet on 20mm drained cavity battens on 7mm Ecoply Barrier

LRV: 0%



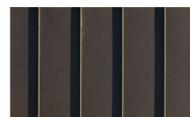
4.1.6 METAL FASCIA
Architectural Envelopes 0.55mm BMT colorsteel flashing over Proclima Solitex-UM drainage mat underlay, overlay 15mm Ecoply roofing grade 11 DD finish plywood over Vent VB20 ventilated polypropylene cavity battens

LRV: 7-20%



3.1.3 ACCOYA HORIZONTAL WEATHERBOARD
Rusticated Accoya Weatherboards (CP842) on 20mm cavity battens on 7mm Ecoply Barrier
Stain Finish TBC

LRV: -%



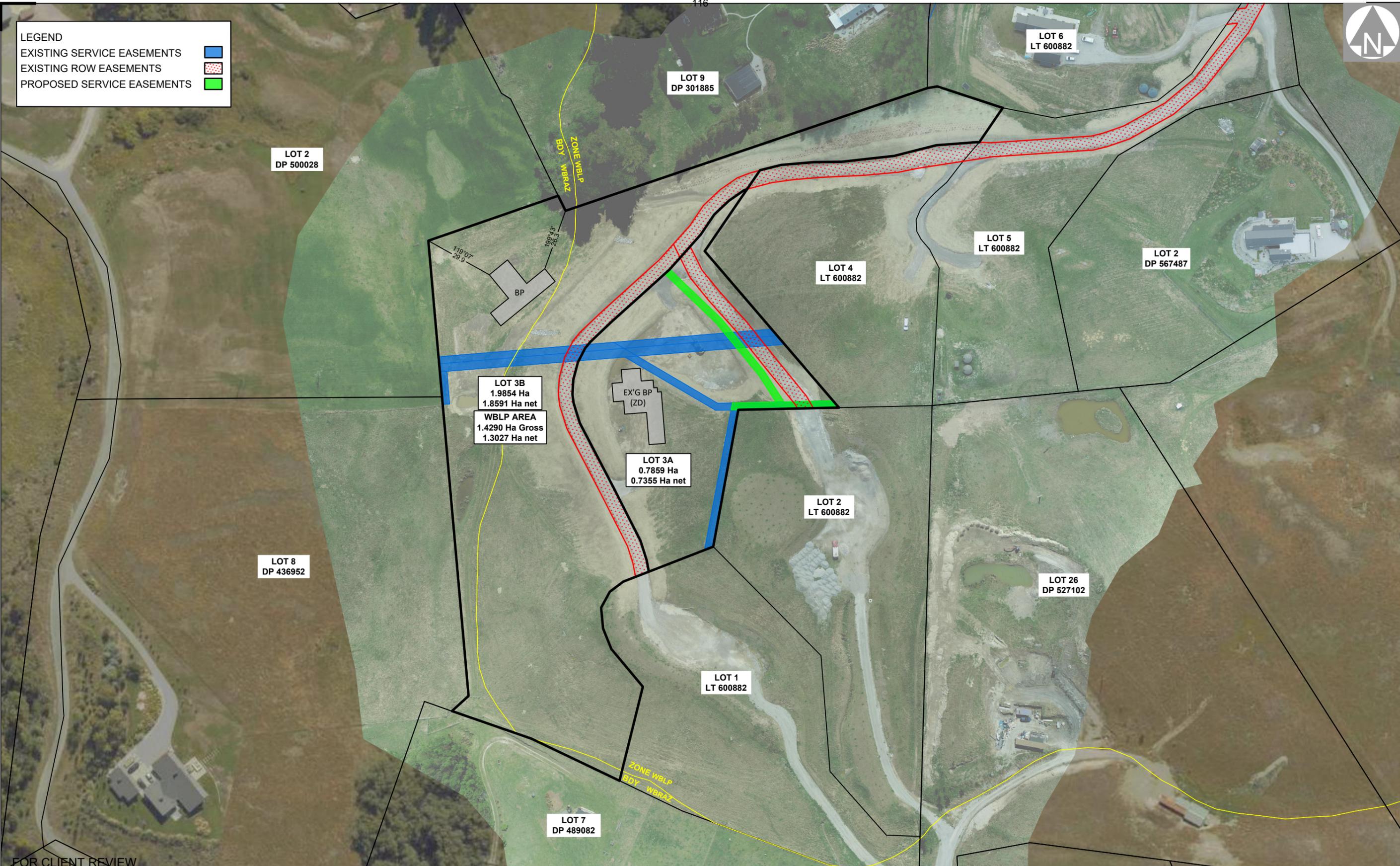
3.1.4 TRAY WALL CLADDING
0.55mm BMT Architectural Envelopes Snaplock Tray long run wall cladding on 20mm cavity battens on 7mm Ecoply Barrier
Colour: LRV 7-20%

LRV: 7-20%



0.0.1 PLANTING
Suitable planting and trees to set heights in accordance with any conditions

LEGEND	
EXISTING SERVICE EASEMENTS	
EXISTING ROW EASEMENTS	
PROPOSED SERVICE EASEMENTS	



FOR CLIENT REVIEW



CLARK FORTUNE McDONALD
 LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
 QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
 Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

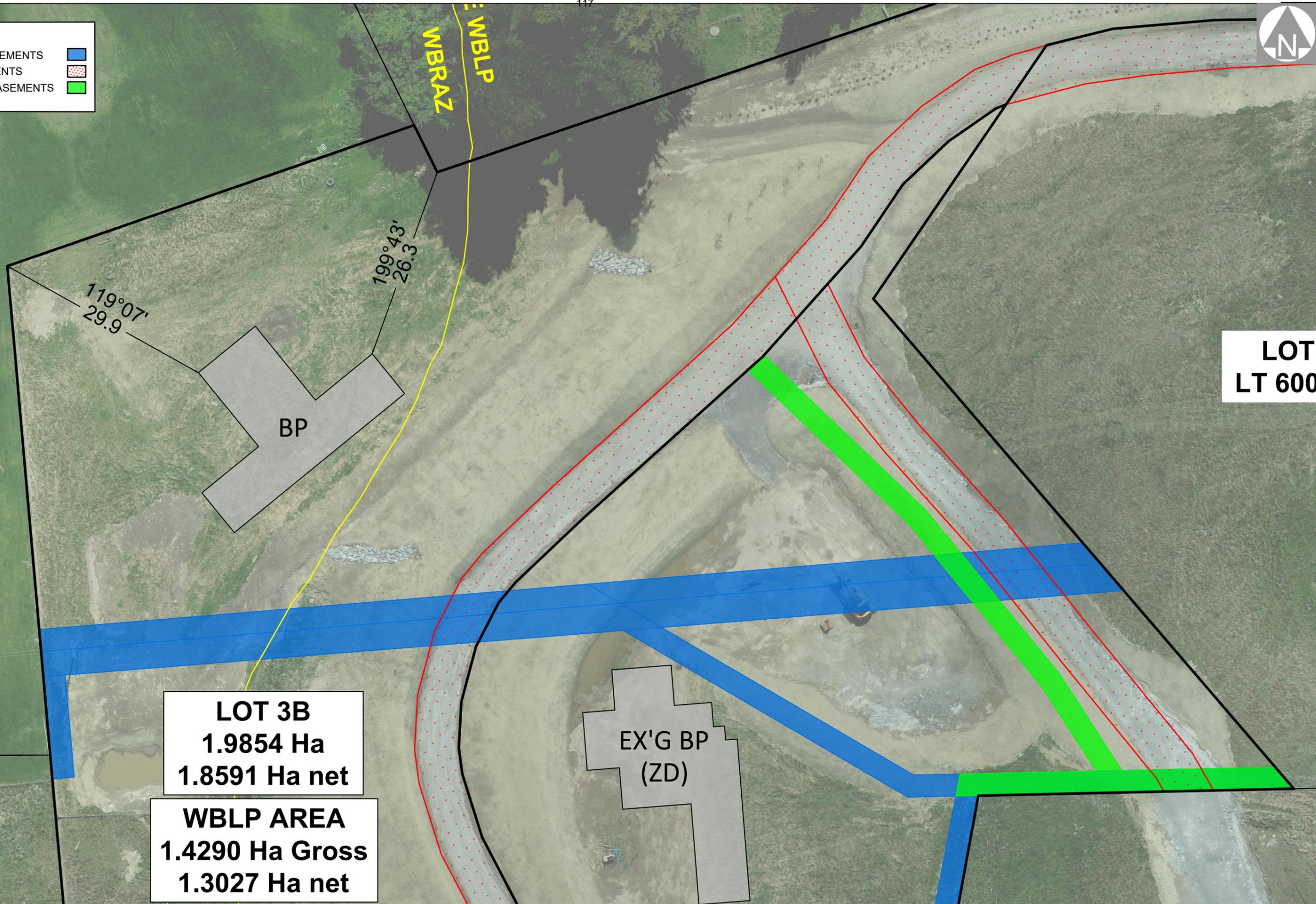
Rev.	Date	Revision Details	By

PROPOSED SUBDIVISION OF LOT 3 LT 600882

Client	WOODLOT PROPERTIES	Surveyed	-	Date	-	Job No.	12402	Drawing No.	101
Notes:	All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.								
Drawn	AK	Date	06.06.2025	Scale	1:1500 @ A3	Datum & Level	MT NIC 2000	Rev.	-
Checked	-	Date	-						

LEGEND

EXISTING SERVICE EASEMENTS	
EXISTING ROW EASEMENTS	
PROPOSED SERVICE EASEMENTS	



LOT 3B
 1.9854 Ha
 1.8591 Ha net

WBLP AREA
 1.4290 Ha Gross
 1.3027 Ha net

**LOT 1
 LT 600**

FOR CLIENT REVIEW

CLARK FORTUNE McDONALD
 LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
 QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
 Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By

PROPOSED SUBDIVISION OF LOT 3 LT 600882

Client	WOODLOT PROPERTIES	Surveyed	-	Date	-	Job No.	12402	Drawing No.	101
		Drawn	AK	Date	06.06.2025	Scale	1:500 @ A3		
		Checked	-	Date	-	Datum & Level	MT NIC 2000	Rev.	-

Notes:
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 - Ensuring the information is the most recent issue.
 - Copyright on this drawing is reserved.



KEY:

- (A) Existing Building Platforms RM230062
- (B) Alternate Proposed Building Platform Locations with WBLP
- (C) Proposed Building Platform
- (D) Existing Structural Planting
- (E) Proposed Extension to Structural Planting



- KEY:**
- (A) Existing Building Platforms RM230062
 - (B) Alternate Proposed Building Platform Locations with WBLP
 - (C) Proposed Building Platform
 - (D) Existing Structural Planting
 - (E) Proposed Extension to Structural Planting



KEY:

- Existing 1m contours
- Proposed 1m contours - earth shaping at 1:2 grade as shown
- (A) Building Platform (Refer Building design)
- (B) Curtilage
- (C) Accessway
- (D) Existing planting - RM230062 Silver tussock Mingimingi Manuka
- (E) Proposed planting to match existing above
- (F) Carex planting to drainage pond edge
- (G) Proposed trees (Deciduous amenity)