

Queenstown Lakes District Council - Private Bag 50072 - Queenstown 9348 - Tel 03 441 0499 - www.qldc.govt.nz**APPLICANT**

ANDREW LANGFORD	No.	LM251832
13 CONE PEAK CLOSE	Application date	30/10/2025
LAKE HAYES	Issue date	06/11/2025
QUEENSTOWN 9304	Phone	021426393
andy@flints.co.nz		

PROPERTY

Valuation No.	2907418800
Location	38 HOPE AVENUE LAKE HAYES QUEENSTOWN 9304
Legal Description	LOT 240 DP 329276
Owner	CHANDY LIMITED
Area	0.0737 Hectares

RATES

Government Valuation

Land	\$	800,000
Capital Value	\$	1,460,000
Improvements	\$	660,000

Current Rates Year 2025 / 2026

Annual Rates	\$	5,067.37
Current Instalment	\$	613.41
Current Balance – Outstanding Rates	\$	3,800.52
Arrears for previous years	\$	0.00

Rates are charged in four equal installments for the period commencing 1 July and ending 30 June each year.

Further information regarding rating details may be obtained from Queenstown Lakes District Council Rates Department via email rates@qldc.govt.nz

WARRANT OF FITNESS

The Council has no record of features/systems requiring a Compliance Schedule and annual Building Warrant of Fitness.

PLANNING/RESOURCE MANAGEMENT

Zone: Lower Density Suburban Residential

[Proposed District Plan - Queenstown Lakes Proposed District Plan](#)

Full details of the zone requirements are found in the Queenstown Lakes District Council District Plan, which should be read together with any relevant plan changes. See attached map for the zone. District Plan details can be found under [Appeals \(qldc.govt.nz\)](#) or if an operative rule [Volume One: Operative District Plan \(qldc.govt.nz\)](#)

The property is subject to the terms and conditions of the following resource consents:

01/09/03	RESOURCE CONSENT RM020592.127B: variation to resource consent RM020592, copy decision attached
08/07/03	RESOURCE CONSENT RM020592.127A(1): variation to resource consent RM020592, copy decision attached.
14/04/03	RESOURCE CONSENT RM020592.127A: variation to resource consent RM020592, copy decision attached.
04/04/03	RESOURCE CONSENT RM020592.127A: variation to resource consent RM020592, copy decision attached.
29/11/02	RESOURCE CONSENT RM020592: to undertake Stage 2 of the Lake Hayes Estate subdivision for the creation of 178 residential allotments and 1 rural residential allotment, copy decision attached. A 224c certificate was issued 10 February 2004, copy attached.

Copy(s) of Consent Notice pursuant to Section 221 of the Resource Management Act 1991 attached.

Designations: 283 Local Purpose Reserve (Access & Recreation)
335 Sewage Pump Station
280 Local Purpose Reserve (Castalia Park)
279 Recreation Reserve
(refer to District Plan Map attached and link for locations)
[Proposed District Plan - Queenstown Lakes Proposed District Plan](#)

Please note that building consents are separate from resource consents. If a Code Compliance Certificate has been issued for a building consent, this does not mean that compliance with any resource consent has been met. Should you require additional information on resource consents, please contact the Duty Planner at dutyplanner@qldc.govt.nz

BUILDING

25/08/05	BUILDING CONSENT BC055471: erect new dwelling with attached garage. Code Compliance was issued 22 January 2007, copy attached.
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If there are building consents on this property which do not have a Code Compliance Certificate, the property owner is responsible for ensuring all the building work is completed, Council inspections are undertaken and a Code Compliance Certificate obtained. The property owner is solely responsible for Council fees and charges. Building enquiries to be directed to the Building Department at Queenstown Lakes District Council building@qldc.govt.nz. It is recommended that Council records are viewed and compared with the actual structure(s) and activities on site to identify any illegal or unauthorised building works or activities.

SERVICES

Water - Connected to the public reticulated water supply. Service plan attached.

Sewer - Connected to the public reticulated sewage scheme. Drainage plan attached.

Stormwater - Connected to the public reticulated stormwater drainage. Drainage plan attached.

TRANSPORT

Vehicle access over a road reserve requires approval before construction. The installation and maintenance of a vehicle crossing is the responsibility of the owner of the land.

Access – Hope Avenue. Refer to consent notice attached.

LAND CLASSIFICATIONS

Otago Regional Council may have other information in relation to hazards on this property. See Otago Natural Hazards Database for more information and details [Natural Hazards \(orc.govt.nz\)](https://orc.govt.nz/natural-hazards/).

Otago Regional Council provides guidelines on emission rates permissible for discharge from domestic heating appliances. A flow chart and guide to the rules can be found on their website [Air \(orc.govt.nz\)](https://orc.govt.nz/air/)

SWIMMING AND SMALL HEATED POOLS

No Information located on this property.

LAND FEATURES

Information for building code design parameters relating to earthquakes, corrosion, wind, climate and rainfall can be found on the [BRANZ Map](#)

Land Stability - The Council has no record of instability of the site. The lack of data should not be interpreted as to the absence of a hazard.

Flood Hazard - The Council has no record of the site flooding.

HAIL Register - The Council has no record to suggest this site has been occupied by land use activities associated with hazardous substances.

Seismic - Refer to hazard maps for seismic hazard-faults. These fault rupture hazards have been updated using the most up to date information on the location of the faults from the Institute of Geological and Nuclear Sciences. The inactive faults are not expected to rupture but may represent area of weaker rock and hence may be of use for consideration during land development.

Liquefaction Category

Domain A: Regional mapping indicates 'little or no' liquefaction susceptibility. No further liquefaction assessment required for residential development.

See further information at:

- [Queenstown Lakes District 2012 Liquefaction Hazard Assessment Summary Report by Tonkin & Taylor](#)
- [Assessment of liquefaction hazards in the Queenstown Lakes, Central Otago, Clutha and Waitaki districts of the Otago Region by GNS Science Consultancy Report June 2019](#)

LICENCES/ENVIRONMENTAL HEALTH

No Information located on this property.

NETWORK UTILITY OPERATORS

Information related to the location and availability of supply authorisations etc., can be obtained from the relevant Network Utility Operator in first instance contact the following:

Power - Powernet

Gas – Rockgas

Communications – Chorus

OTHER INFORMATION

It should be noted that Council holds a number of investigative and engineering reports which have been compiled for general Council purposes and are either in relation to particular areas of Council's control and interest and or in respect of various areas, or parts of the Queenstown-Lakes District Council area.

A list of the hazard reports contained in the database is attached. A copy of the report can be requested at LIMinformation@qldc.govt.nz.

The applicant is advised that the [Otago Regional Council](#) may have other information in relation to this property including, but not limited to:

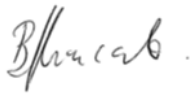
- a) Discharge consents
- b) Well permits
- c) Consents to take water
- d) The existence of contaminants and/or hazardous sites
- e) Flooding
- f) Emission rates permissible for discharge from domestic heating appliances

NOTES

1. Final inspections on buildings were not mandatory prior to 1 January 1993 therefore no CCC has been issued. Should an evaluation of the building be required an independent qualified person should be consulted.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. Queenstown Lakes District Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. It is in your interests to locate the boundary pegs by discovery or redefinition before purchasing the property.
4. Where the information indicates the existence of some requisition or Council interest in the land, it is the responsibility of the person seeking the information to follow up.
5. Additional plans and specifications (more detail) are available to be viewed on the property file at <http://edocs.qldc.govt.nz/>.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.)
7. The information supplied on this Land Memorandum is sourced information that the Council has available to it from its existing records. The information is supplied, pursuant to Section 44A of the Local Government Official Information and Meetings Act 1987 from such records and relates to particular matters affecting the land, the subject of the application. It should be noted that Council's records may not be complete and that no inspection of the property has been undertaken by the Council or its contractors prior to completing this Memorandum. The Council records may not show illegal or unauthorised building or works on the property.
8. Property boundaries shown on the attached copies of computer generated plans are based on the Digital Cadastral DataBase (DCDB). Topographical information shown (for example, buildings etc.) is captured by

photogrammetric methods. The accuracy of the two methods of data capture is different and the relationship of buildings to boundaries cannot be relied on.

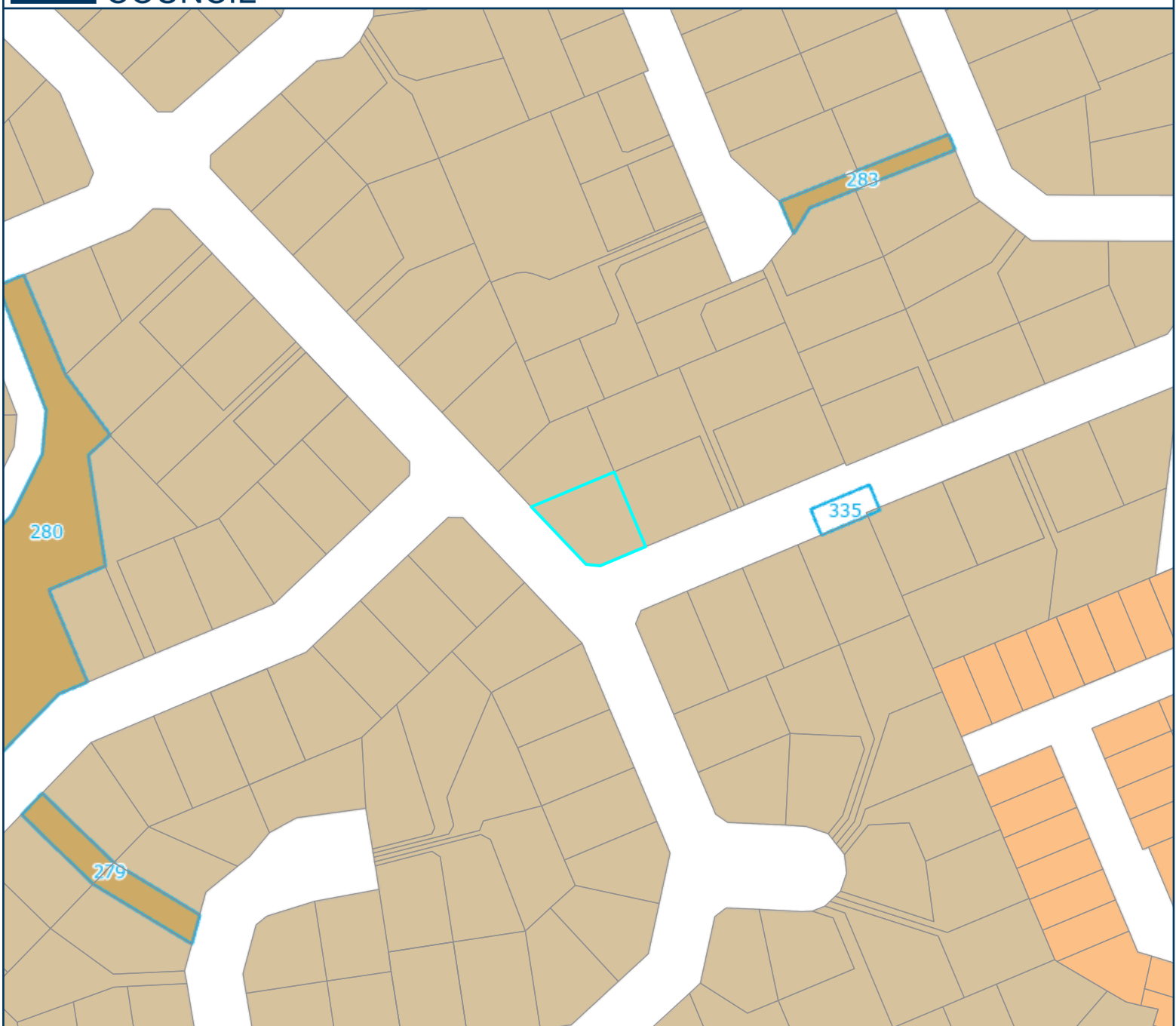
9. If a property is cross-leased or unit titled any building alterations undertaken may affect the lease documents. If this is the case, appropriate resource consents pursuant to the Resource Management Act 1991, and amended Certificates of Title, should be obtained to reflect the correct situation.
10. Any subdivision or other further development on this property which requires a new connection or an increased level of usage of Council provided services may be subject to the Council's development contributions policy, ie additional charges may be payable. Council services may include water supply, sewerage, stormwater drainage, reserves, roading and community infrastructure.
11. Property purchasers should ensure particularly with newly constructed dwellings that the vehicle crossing from the road onto the property is fully formed, in accordance with the Councils' specifications. A check can be made with the Engineering Team, if any damage is noted, or if the crossing is not completed.
12. Territorial Authorities have a wide discretion as to the sort of information that is included in the LIM. Section 44A (3) Local Government Act 1987 provides that a Territorial Authority may provide in the LIM such other information concerning the land as the authority considers, as its discretion, to be relevant.



Name: _____ Date: 6 November 2025

Signed on behalf of the Council

BELINDA LANCASTER – SENIOR LIM OFFICER



 Designations

Overlay Polygons

OverlayType

 Urban Growth Boundary

Zones

Zones

 Lower Density Suburban Residential

 Medium Density Residential

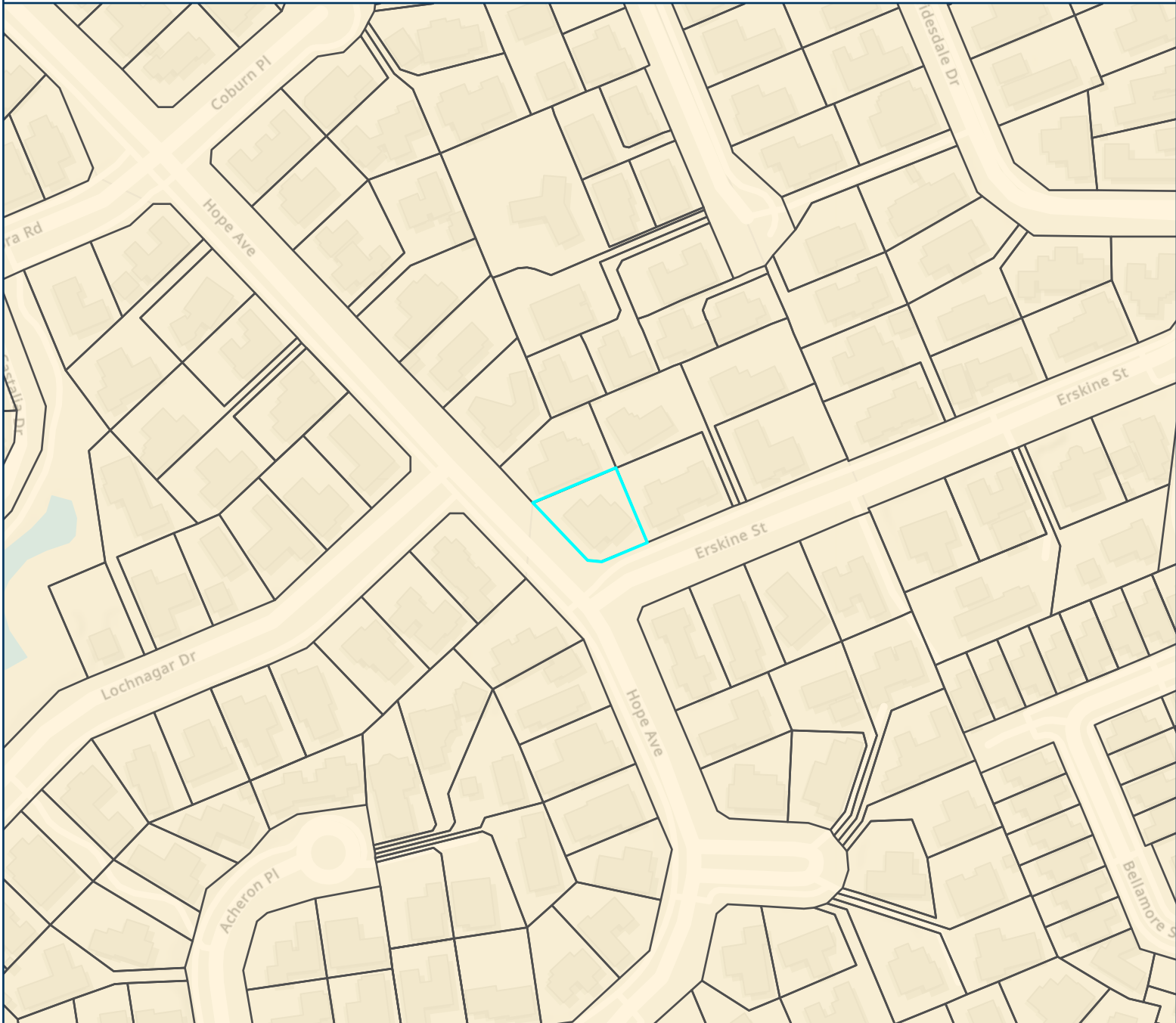
 Informal Recreation

 Road

 Scale: 1:2,000

0 30 60 Meters

The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



2019 GNS Regional Analysis - Liquefaction Susceptibility

 A

Code Compliance Certificate 055471

Section 95, Building Act 2004



Mailing Address

LANGFORD ANDREW DAVID & LANGFORD CHERYL MARIE
PO BOX 1914
QUEENSTOWN 9197

The Building

Street address of building: 38 HOPE AVENUE, QUEENSTOWN RURAL
Legal description of land where building is located: Lot 240 DP 329276
Valuation number: 2907418800
Description of work: **ERECT NEW DWELLING**
Building name:

The Owner

Name of owner: LANGFORD ANDREW DAVID & LANGFORD CHERYL MARIE
Contact person: ANDY
Mailing address: PO BOX 1914, QUEENSTOWN 9197
First point of contact for communications with the council/building consent authority:
As above

Building Work

Building consent number: 055471

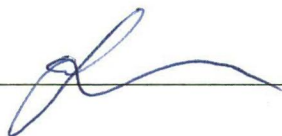
Issued by: CivicCorp for Queenstown Lakes District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent

Signature



Position

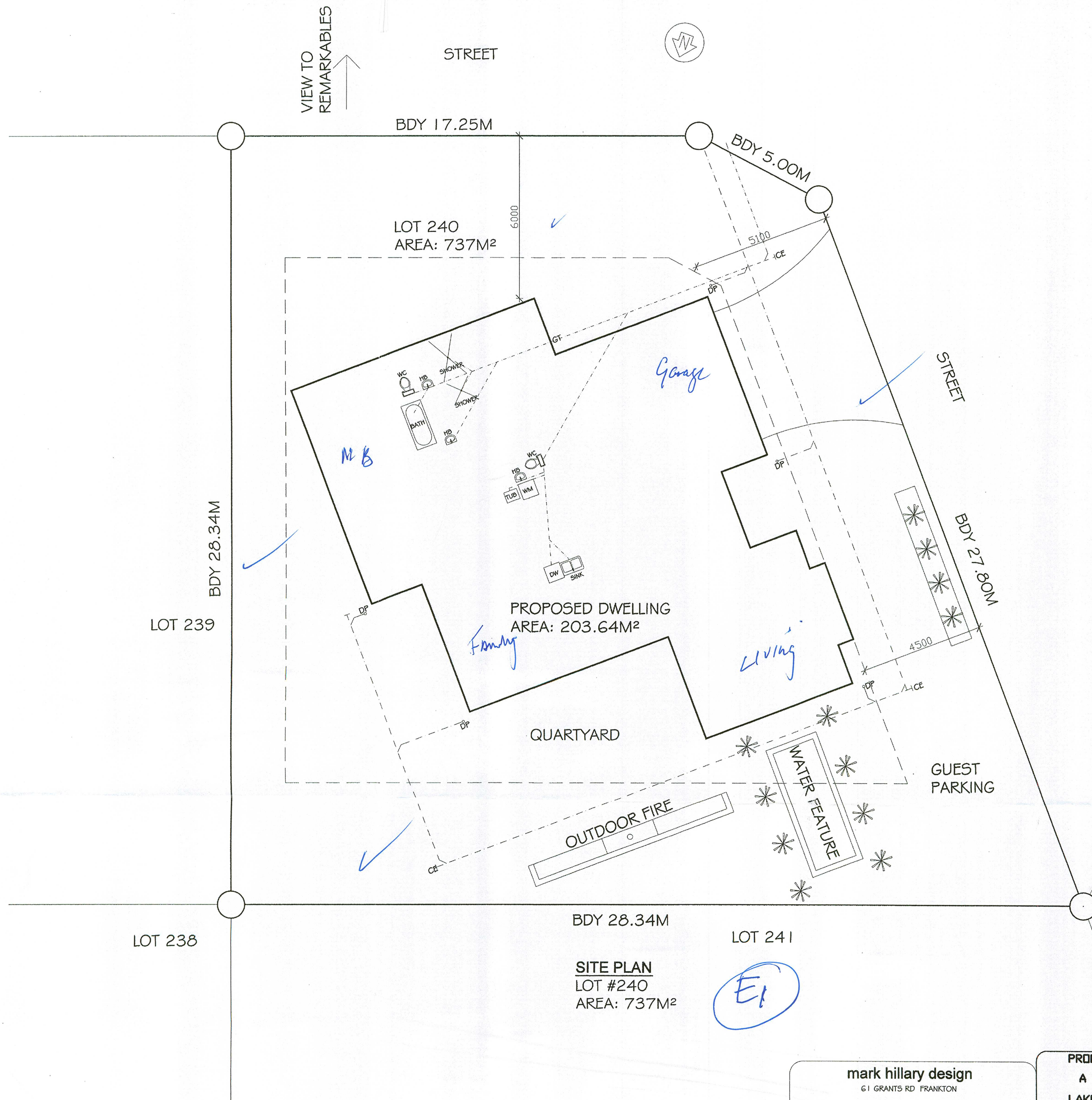


On behalf of: CivicCorp for Queenstown Lakes District Council

Date: 22/01/07

Limitations of this Code Compliance Certificate

- This Code Compliance Certificate has been issued because the Queenstown Lakes District Council was satisfied, on reasonable grounds, that at the date of its issue, the building work was completed in accordance with the Building Code in force at the date of issuing the Building Consent, (and where applicable, any previously approved waiver or modification of the Building Code contained in the building consent for the work).
- Since the date the Building Consent was granted, the Building Code may have been amended. This certificate is not a representation that the building work meets the requirements of any amendments to the Building Code made since the Building Consent was issued.
- This Code Compliance Certificate is not a guarantee that the whole of the work has been completed in accordance with the Building Code or Building Consent, but that the Council was reasonably satisfied.
- The Code Compliance Certificate relates only to the state of the building work at the date of issue, and is not a statement that the building will remain sound throughout its life.
- Various types of building methods and materials do have specific requirements for ongoing inspection, cleaning & maintenance. The owner needs to be familiar with these standard practices, manufacturers instructions, and warranty conditions which must be complied with in order to maintain the integrity of the building work. All materials and components will deteriorate over time.
- Regular Inspection and maintenance by the building owner is particularly important in the harsh environment and climate experienced in the Queenstown Lakes District. In some cases – complete replacement of building components will be a requirement where they have deteriorated, or have passed their manufacturers warranty period – for example – sealants, waterproofing membranes, paint coatings.
- No representation is made as to the compliance of all items of building work on the specific site to which this Code Compliance Certificate pertains. This certificate relates solely to the building work specifically described in it. It does not relate to any other work. The Queenstown Lakes District Council cannot be held responsible for any other subsequent, or preceding building work, including maintenance, which has been done other than in accordance with an approved building consent.
- Nobody should rely solely upon this Code Compliance Certificate as representing that the building work is weathertight or otherwise sound, fit for its purpose and of acceptable quality. It is a snapshot only, which assesses the Building's compliance with the Building Consent, and Building Code on the date of issue. The soundness of the building will depend, among other things on its subsequent use and the ongoing maintenance performed.



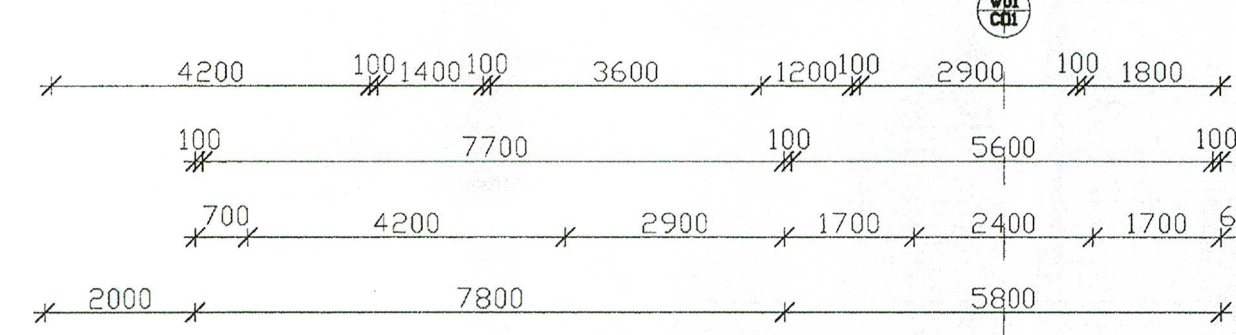
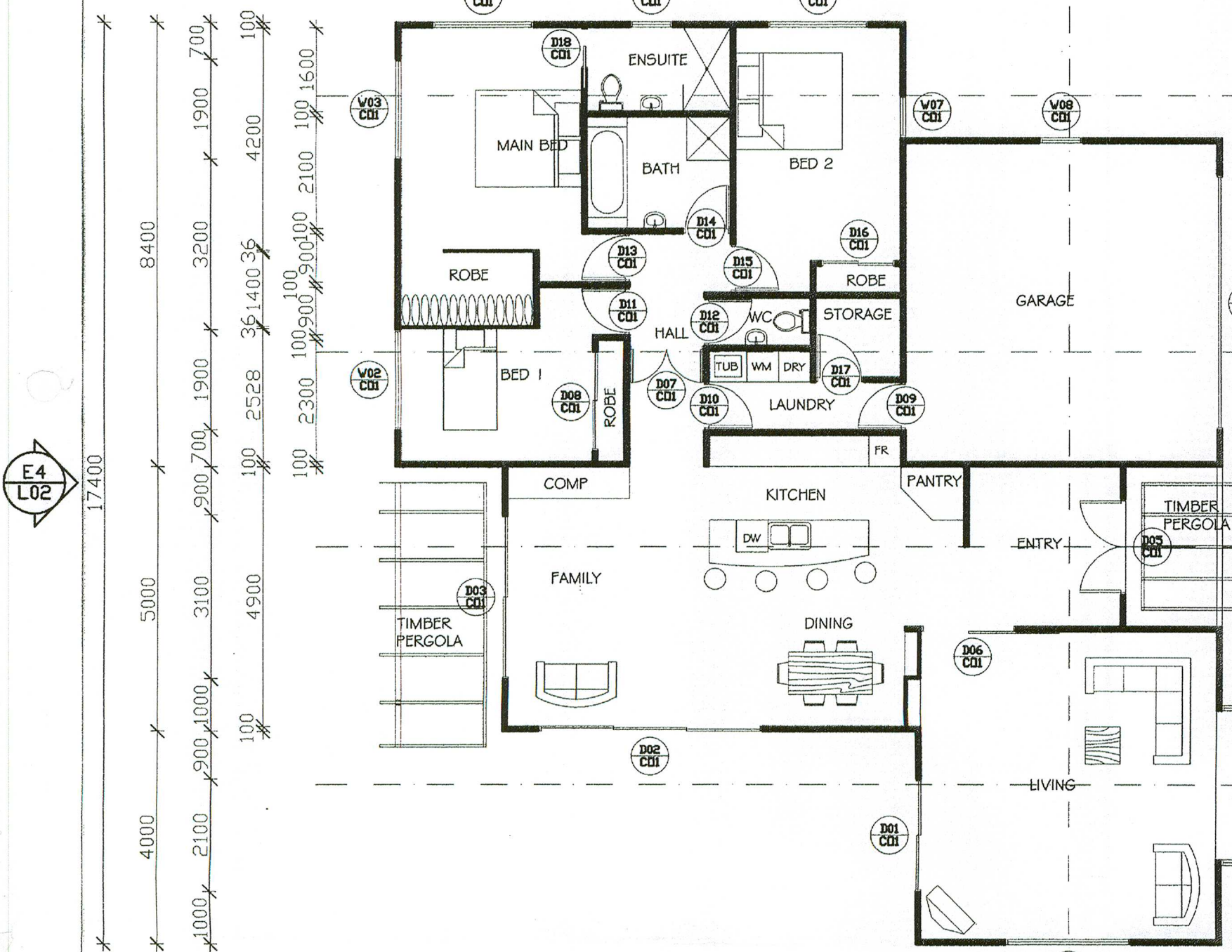
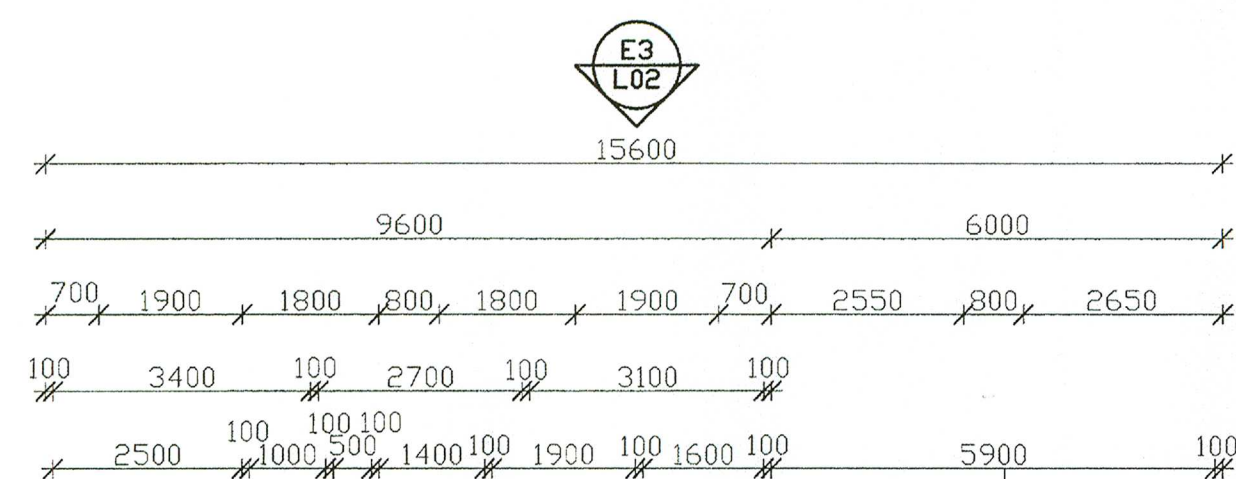
APPROVED
 Subject to the conditions appended to
 Building Consent No. BC 05547
 Date 22-8-05
 Civic Corporation Ltd
 on behalf of
 Queenstown Lakes District Council
 Signed: [Signature]

RECEIVED
 15 JUL 2005
 CivicCorp

mark hillary design
 61 GRANTS RD FRANKTON
 Email: mhillary@xtra.co.nz Phone: MARK on (03) 441 4122

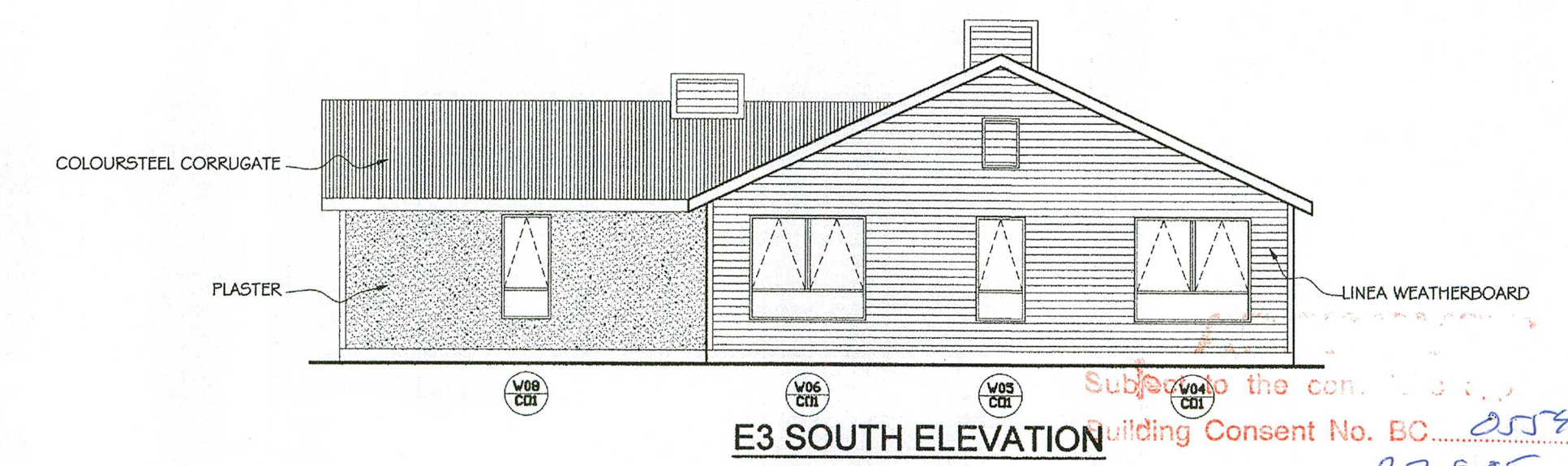
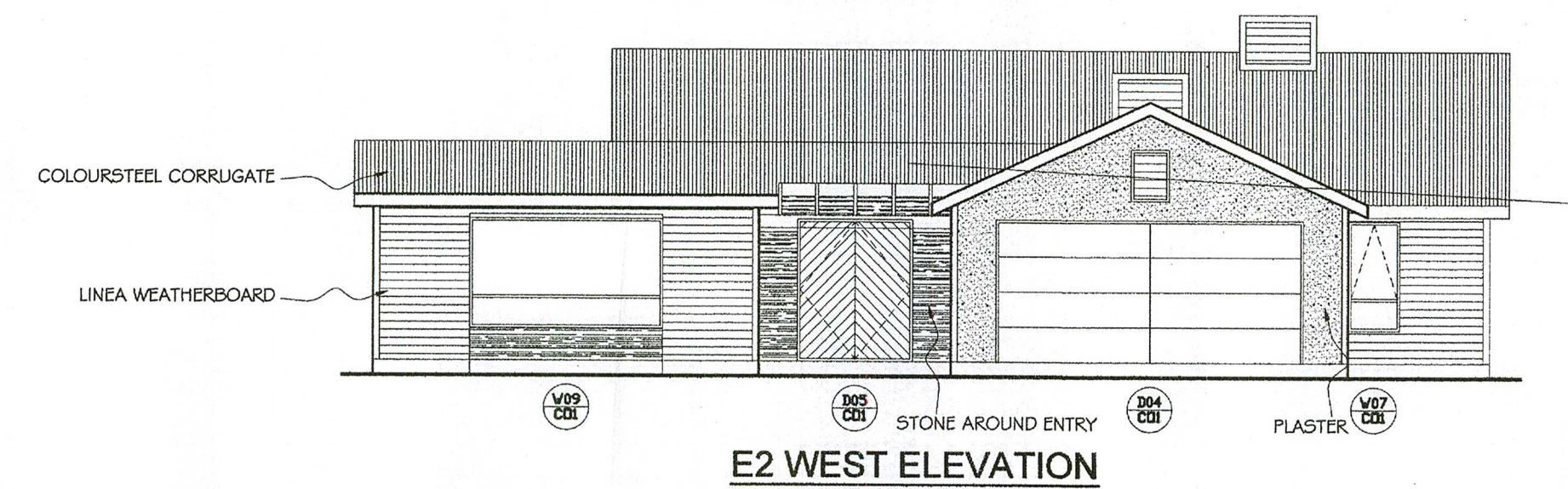
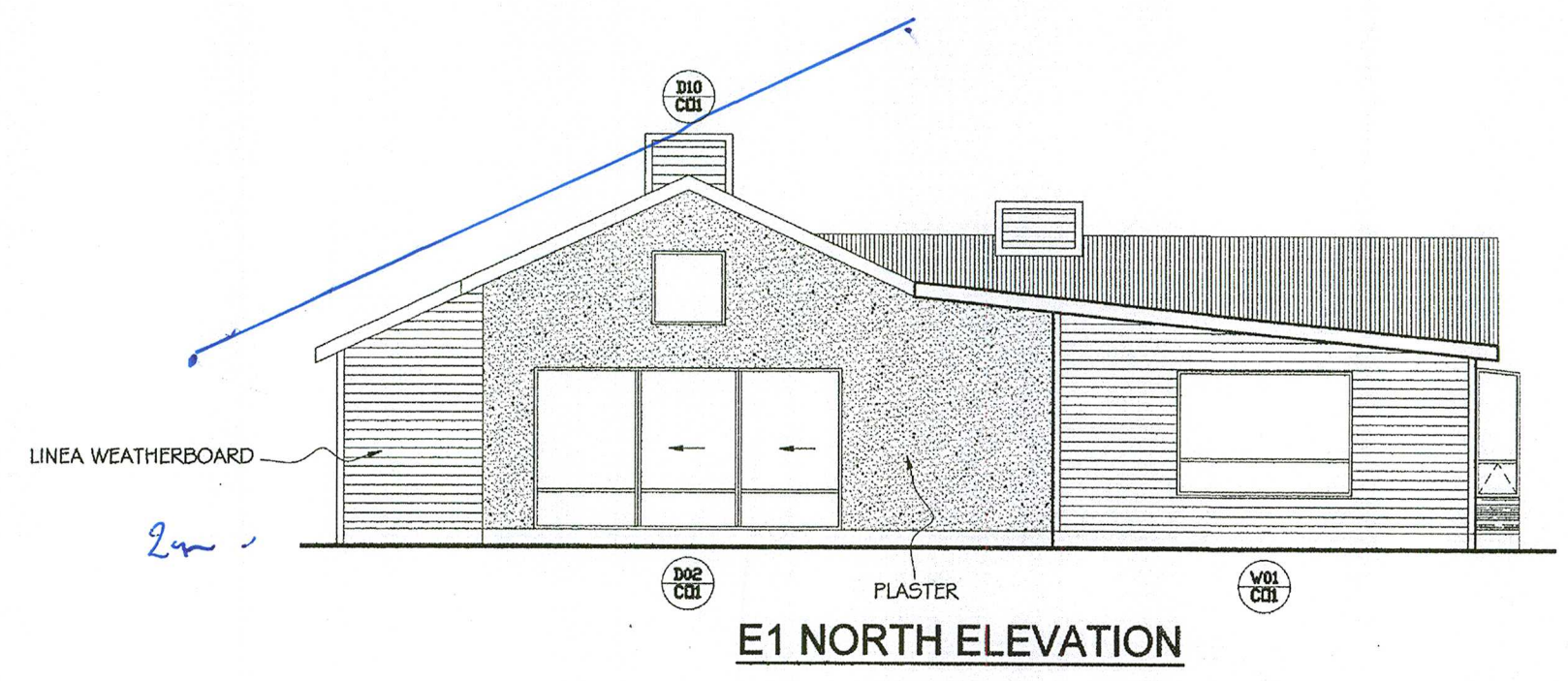
PROPOSED DWELLING
 FOR
 A & C LANGFORD
 LOT #240
 LAKE HAYES ESTATE
 QUEENSTOWN

M HILLARY	
D KISSELL	
DATE	SCALE
31/03/05	1:100
DATE	SCALE
01/06/05	L01



FLOOR PLAN
AREA: 205.44M²

- LINTELS**
- DO1 300X100
 - DO2 240X63 HYSPAN
 - DO3 200X63 HYSPAN
 - DO4 2/300X45 HYSPANS
 - DO5 200X100
 - WO1 250X100
 - WO2 250X100
 - WO3 250X100
 - WO4 150X100
 - WO5 100X100
 - WO6 150X100
 - WO7 100X100
 - WO8 100X100
 - WO9 2/150X36 HYSPANS



Subject to the con. of the
Building Consent No. BC 055921
Date 22-5-05
Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council
Signed: _____

RECEIVED
15 JUL 2005
CivicCorp

mark hillary design 61 GRANTS RD FRANKTON Email at: mhillary@xtra.co.nz Phone MARK on (03) 441 4122		PROPOSED DWELLING FOR A & C LANGFORD LOT #240 LAKE HAYES ESTATE QUEENSTOWN	DESIGNER M HILLARY DRAWN BY D KISSELL DATE 31/03/05 SCALE 1:100 CHECKED BY 01/06/05 SCALE L02
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IN THE MATTER of Section 221 of
the Resource Management
Act 1991

AND

IN THE MATTER of an Application
for Subdivision Consent
by LAKE HAYES
ESTATE LIMITED,
namely RM020592.127B

CONSENT NOTICE

BACKGROUND

- A. LAKE HAYES ESTATE LIMITED of Queenstown have 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 Certificates of Title OT14D/1056 to OT14D/1059 (Otago Registry) ("the land").
- B. Council has granted consent 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

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

1. Lots 176-205, 207-241 D.P.329276

CONDITIONS:

- a) The colour of any roof on any dwelling or accessory building situated on any part of the land within each allotment shall be within the range of browns, greens, greys and blue greys.
- b) At the time that a dwelling is proposed on any allotment the owner for the time being shall construct a gravel vehicle crossing at their own expense, if one was not being constructed at the time of the subdivision.
- c) This vehicle crossing is then required to be sealed at the owners' expense with asphaltic concrete to NZS 4404:1981 standards prior to any dwelling within the allotment being occupied.
- d) At the time that a dwelling is constructed on any allotment the owner for the time being is to ensure that all construction is contained within the boundaries of the lot and that the only access to the lot for all construction vehicles and delivery of goods to the lot is to be from the vehicle crossing constructed at the time of subdivision or constructed in accordance with condition 1(b) above. The owner for the time being is responsible for repairing and making good any damage to any road infrastructure for the frontage of the lot being developed or the frontage of any other lot caused by development activities on the owners lot.
- e) At such time that a second dwelling is established on the allotment, the owner for the time being shall pay to the Queenstown Lakes District Council a headwork's fee of \$1255.00 (including GST) for water and \$1,850.00 (including GST) for sewage for the additional connection of a second dwelling unit to the Councils reticulated water and effluent disposal systems. This consent notice does not remove any obligation for payment of headwork's fees beyond the second unit.



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

File: RM010395 & RM020592
Compliance

01 September 2003

Lake Hayes Estate Limited
C/- Clark Fortune McDonald and Associates
P O Box 553
QUEENSTOWN

Attention: Carey Vivian

Dear Sir

DECISION OF THE QUEENSTOWN-LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

LAKE HAYES ESTATE LTD – RM010395.127D AND RM020592.127B

I refer to your request for a variation to conditions pursuant to Section 127 of the Resource Management Act 1991 in respect of conditions for Resource Consents RM010395.127C(1) granted by Council on 26 November 2001 and RM020592.127A(1) granted by Council the same day. The application to vary conditions was considered under delegated authority pursuant to section 34 of the Resource Management Act 1991 on 1 September 2003.

The subject site is located at 516 Frankton – Ladies Mile Highway and is legally described as Lot 1 to 3 DP 22797. The issue of this decision is authorised by the Chief Executive Officer, Mr Duncan Field as delegate of the Council.

The variation seeks to provide for changes to the following conditions:

Condition 14 of RM010395.127C(1):

"This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1A

Lots 1 to 15, 16 to 19 (overridden by RM020592), 20 to 27, 28 to 30 (overridden by RM020592), 31 to 36 and 48 to 51.

Stage 2A	Lots 37 to 47, 53 to 63, 102 to 108 and 402.
Stage 5A	Lot 52".

Condition 6 of RM020592:

"This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1B	Lots 16 to 19 and 28 to 30.
Stage 2B	Lots 64 to 75, 265 to 270 and 404
Stage 3	Lots 176 to 240, 312 and 405
Stage 4	Lots 76 to 77, 146 to 158, 162 to 175, 241 to 264, 271 and 305
Stage 5B	Lots 78 to 90, 130 to 145, 159 to 161 and 302
Stage 6	Lots 68, 272 to 273 and 312
Stage 7	Lot 400
Stage 8	Lots 401, 100 and 101"

Please note that the variation decision for RM010395.127C and issued on the 8 July 2003 should in fact read RM010395.127(1) so as to differentiate between the variation decision released on the 14 April 2003.

A second decision for RM010395.127C was granted, as the first decision was incorrect in terms of the Headwork contribution not reflecting the agreement reached between the Queenstown Lakes District Council and Lakes Hayes Estate Limited.

Decision

The variation as requested is granted pursuant to section 127 of the Resource Management Act 1991, such that the following conditions of resource consent RM010395.127C(1) and RM020592.127A(1) shall now read as follows:

In reference to the staging of the Lake Hayes Estate Subdivision, the staging shall be undertaken in accordance with the plans [Clark Fortune McDonald & Associates: Lake Hayes Estate Limited – Proposed Stages for CT issue, Drawing 8288_9 and stamped as approved on 1 September 2003], File 8489/1 and stamped as approved] and the application submitted.

Condition 14 of RM010395.127C(1) is amended to read as follows:

"This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

RM010395 & RM020592

STAGE	LOTS
Stage 1A	Lots 1 to 15, 20 to 27, 31 to 36 and 48 to 51
Stage 2A	Lots 37 to 47, 53 to 63, 102 to 108 and 402.
Stage 2D	Lots 102 to 108 and 402
Stage 5A	Lot 52.

K17/3/2

Note: Shaded area denotes new stage added by this decision.

Condition 6 of RM020592.127A(1) is amended to read as follows:

"This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

STAGE	LOTS
Stage 1B	Lots 16 to 19, 28 to 30 and 307.
Stage 1C	Lot 403.
Stage 2B	Lots 64 to 75, 265 to 269.
Stage 2C	Lot 404.
Stage 3	Lots 176 to 205, 207 to 240, 304, 312 and 405.
Stage 4	Lots 76 to 77, 146 to 158, 162 to 175, 241 to 264, 270, 271, 303 and 305.
Stage 5B	Lots 78 to 90, 130 to 145, 159 to 161 and 302.
Stage 6	Lots 68, 272 to 273.
Stage 7	Lot 400.
Stage 8	Lots 100, 101 and 401.

Note: Shaded area denotes new stage added by this decision

Advice Note:

All other conditions that formed part of the approvals of RM010395, RM010395.127, RM010395.127B, RM010395.127C, RM010395.127C(1) and RM020592, RM020592.127, RM020592.127A and RM020592.127A(1) shall continue to apply.

Reasons for the Decision

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

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

RM010395 & RM020592

The applicant has requested a change to the staging conditions, specifically Stages 2A and 2B, within variation decisions RM020592.127A(1) and RM010395.127C(1) into four sub-stages. The applicant has stated that the purpose of this variation is to enable the division of the land zoned Low Density Residential on the southern side of Sylvan Street from the land zoned Rural Residential on the northern side of Sylvan Street. The variation to the staging of the subdivision is required as the land zoned Rural Residential is subject to an approved subdivision consent RM021130 for the further subdivision of the lots originally approved under resource consent RM010395.

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

- “(3) Sections 88 to 121 shall apply, with all necessary modifications, as if –*
- (a) the application were an application for a resource consent for a discretionary activity; and*
 - (b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and effects of the change or cancellation respectively.*
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –*
- (a) made a submission on the original application; and*
 - (b) may be affected by the change or cancellation.”*

The original resource consents, RM010395 and RM020592, were assessed as non-complying subdivisions and granted on a non-notified basis because no persons were considered to be adversely affected and any adverse effects were considered to be no more than minor.

The consent holder has previously, since the original consent decisions RM010395 and RM020592, made subsequent variations being RM010395.127, RM010395.127B, RM010395.127C, RM010395.127C(1), RM020592, RM020592.127A and RM020592.127A(1) all of which involved the re-staging of the Lake Hayes Estates subdivision in some form. These prior variations were considered necessary as the construction design has progressed past that which was anticipated during earlier resource consent applications.

The alteration made is considered to be minor and will not result in any greater degree of adverse effect than anticipated in the original subdivision. Accordingly, it is considered that no persons are considered adversely affected by the amendment to Condition 14 RM010395, which was added to RM010395 by variation decision RM010395.127, and Condition 6 RM020592.

In determining affected parties, case law highlights that it is important to note that it is the effects of the change (not the activity itself), which are relevant. The appropriate comparison is between any adverse effects, which there may have been from the activity in its original form, and any adverse effects, which would arise from the proposal in its varied form. If the effects after

variation are no greater than before, then there is no requirement for written approvals to be obtained from persons who may be affected by the activity, but not by the change to it.

As indicated above no persons were considered to be adversely affected under both RM010395 and RM020592 or the subsequent amendments to these decisions. No additional infringements are being created; only a re-configuration of the staging of the subdivision is being considered which does not result in any new persons being considered to be adversely affected by the granting of this consent.

Other Matters

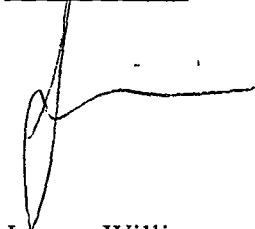
The costs of processing the application are currently being assessed and you will be advised under separate cover whether further money is required or whether a refund is owing.

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

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

If you have any questions please contact Jeremy Williams on Phone (03) 441 3036.

Prepared by
CIVICCORP



Jeremy Williams
PLANNER

Reviewed and Approved by
CIVICCORP



Jane Titchener
PRINCIPAL: RESOURCE MANAGEMENT



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

File: RM010395 & RM020592
Valuation Number: 29071234300
Compliance

8 July 2003

Lake Hayes Estate Limited
C/- Clark Fortune McDonald and Associates
PO Box 553
QUEENSTOWN

Attention: Carey Vivian

Dear Sir

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

LAKE HAYES ESTATE LIMITED – RM010395.127C AND RM020592.127A(1)

I refer to your request for a variation to conditions pursuant to Section 127 of the Resource Management Act 1991 in respect of conditions for Resource Consents RM010395 granted by Council on 26 November 2001, RM010395.127B granted by Council on 10 September 2002 and RM020592 granted by Council on 29 November 2002. The application to vary conditions was considered under delegated authority pursuant to section 34 of the Resource Management Act 1991 on 8 July 2003.

The issue of this decision shall supersede the issue of the decision Lake Hayes Estate Limited – RM010395.127C and RM020592.127A and dated the 14 April due to the erroneous figure for the Headwork contribution does not reflect the agreement reached between the Queenstown Lakes District Council and Lake Hayes Estate Limited.

The subject site is located at 516 Frankton – Ladies Mile Highway and is legally described as Lot 1 to 3 DP 22797. The issue of this decision is authorised by the Chief Executive Officer, Mr Duncan Field as delegate of the Council.

The application was considered on a non-notified basis pursuant to section 127(3) of the Act as it was considered the adverse effects will continue to be minor after the change and no persons were considered to be adversely affected by the change.

Decision

Consent is granted pursuant to section 127 of the Resource Management Act 1991, such that the following conditions of resource consent RM010395, RM 010395.127B and RM020592 are varied as follows:

1 Condition 14 of RM010395.127B is amended as follows:

"This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

<i>Stage 1A</i>	<i>Lots 1 to 15, 16 to 19 (overridden by RM020592), 20 to 27, 28 to 30 (overridden by RM020592), 31 to 36 and 48 to 51.</i>
<i>Stage 2A</i>	<i>Lots 37 to 47, 53 to 63, 102 to 108 and 402.</i>
<i>Stage 5A</i>	<i>Lot 52.</i>

2 Condition 9(h) of RM010395 is amended as follows:

"(h) Payment to the Council the following headwork's fee's:

Headworks fees of \$3,893.20 (incl GST) per lot for water and \$2,451.24 (incl GST) per lot for wastewater shall be paid for each stage prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 for that stage. Headworks fees shall be paid for every lot created that is able to be used for residential, industrial or commercial purposes. Credits will be given for any headworks fees previously paid for underlying lots.

3 Condition 6 of RM020592 is amended as follows:

"This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

<i>Stage 1B</i>	<i>Lots 16 to 19 and 28 to 30.</i>
<i>Stage 2B</i>	<i>Lots 64 to 75, 265 to 270 and 404</i>

Stage 3	Lots 176 to 240, 312 and 405
Stage 4	Lots 76 to 77, 146 to 158, 162 to 175, 241 to 264, 271 and 305
Stage 5B	Lots 78 to 90, 130 to 145, 159 to 161 and 302
Stage 6	Lots 68, 272 to 273 and 312
Stage 7	Lot 400
Stage 8	Lots 401, 100 and 101

4 Amend Condition 8(h) of RM020592 as follows:

“h) Payment to the Council the following headwork’s fee’s:

Headworks fees of \$3,681.35 (incl GST) per lot for water and \$3,049.63 (incl GST) per lot for wastewater shall be paid for each stage prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 for that stage. Headworks fees shall be paid for every lot created that is able to be used for residential, industrial or commercial purposes. Credits will be given for any headworks fees previously paid for underlying lots.”

Advice Note:

All other conditions that formed part of the approvals of **RM010395**, **RM101395.127**, **RM010395.127B** and **RM020592** shall continue to apply.

Reasons for the Decision

The variation seeks to amend the staging conditions of approved resource consents **RM010395**, **RM101395.127**, **RM010395.127B** and **RM020592**. This is necessary, as the construction design has progressed past that which was anticipated during earlier resource consent applications. It is now possible to accurately determine the final order that lots are able to be serviced and thus to determine the most appropriate stages. The variations sought to the above resource consents reflect these stages. This reason is accepted as a change in circumstance.

The resultant subdivision will remain exactly the same, the only changes being to the construction phases of the subdivision. As such no adverse effects on the environment are anticipated as a result of this variation.

Written approvals were not required as a result of this variation as the effects will continue to be the same and no persons were deemed to be adversely affected by the granting of the original subdivisions and no persons will be effected by the variation.

Other Matters

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

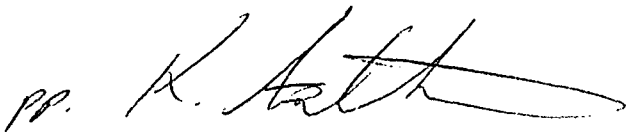
Should you not be satisfied with the decision of the Council an objection may be lodged in writing to the Council setting out the reasons for the objection under section 357 of the Resource Management Act 1991 no later than 15 working days from the date the decision is received.

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

If you have any questions please contact John Hesseling on Phone (03) 442 4777.

Prepared by
CIVICCORP

Reviewed and Approved by
CIVICCORP



John Hesseling
PRINCIPAL: ENGINEERING



Jane Titchener
PRINCIPAL: RESOURCE MANAGEMENT



File: RM010395 & RM020592
Valuation Number: 29071234300
Compliance

14 April 2003

Lake Hayes Estate Limited
C/- Clark Fortune McDonald and Associates
PO Box 553
QUEENSTOWN

Attention: Carey Vivian

Dear Sir

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991

LAKE HAYES ESTATE LIMITED – RM010395.127C AND RM020592.127A

I refer to your request for a variation to conditions pursuant to Section 127 of the Resource Management Act 1991 in respect of conditions for Resource Consents RM010395 granted by Council on 26 November 2001, RM010395.127B granted by Council on 10 September 2002 and RM020592 granted by Council on 29 November 2002. The application to vary conditions was considered under delegated authority pursuant to section 34 of the Resource Management Act 1991 on 4 April 2003. The subject site is located at 516 Frankton – Ladies Mile Highway and is legally described as Lot 1 to 3 DP 22797. The issue of this decision is authorised by the Deputy Chief Executive Officer, Mr Stewart Ian Burns as delegate of the Council.

The application was considered on a non-notified basis pursuant to section 127(3) of the Act as it was considered the adverse effects will continue to be minor after the change and no persons were considered to be adversely affected by the change.

Decision

Consent is granted pursuant to section 127 of the Resource Management Act 1991, such that the following conditions of resource consent RM010395, RM 010395.127B and RM020592 are varied as follows:

1 Condition 14 of RM010395.127B is amended as follows:

"This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1A	Lots 1 to 15, 16 to 19 (overridden by RM020592), 20 to 27, 28 to 30 (overridden by RM020592), 31 to 36 and 48 to 51.
Stage 2A	Lots 37 to 47, 53 to 63, 102 to 108 and 402.
Stage 5A	Lot 52.

2 Condition 9(h) of RM010395 is amended as follows:

"(h) Payment to the Council the following headwork's fee's:

Headworks fees of \$3,681.35 (incl GST) per lot for water and \$3,049.63 (incl GST) per lot for wastewater shall be paid for each stage prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 for that stage. Headworks fees shall be paid for every lot created that is able to be used for residential, industrial or commercial purposes. Credits will be given for any headworks fees previously paid for underlying lots.

3 Condition 6 of RM020592 is amended as follows:

"This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1B	Lots 16 to 19 and 28 to 30.
Stage 2B	Lots 64 to 75, 265 to 270 and 404
Stage 3	Lots 176 to 240, 312 and 405

Stage 4	Lots 76 to 77, 146 to 158, 162 to 175, 241 to 264, 271 and 305
Stage 5B	Lots 78 to 90, 130 to 145, 159 to 161 and 302
Stage 6	Lots 68, 272 to 273 and 312
Stage 7	Lot 400
Stage 8	Lots 401, 100 and 101

4 Amend Condition 8(h) of RM020592 as follows:

"h) Payment to the Council the following headwork's fee's:

Headworks fees of \$3,681.35 (incl GST) per lot for water and \$3,049.63 (incl GST) per lot for wastewater shall be paid for each stage prior to certification pursuant to Section 224(c) of the Resource Management Act 1991 for that stage. Headworks fees shall be paid for every lot created that is able to be used for residential, industrial or commercial purposes. Credits will be given for any headworks fees previously paid for underlying lots."

Advice Note:

All other conditions that formed part of the approvals of **RM010395**, **RM101395.127**, **RM010395.127B** and **RM020592** shall continue to apply.

Reasons for the Decision

The variation seeks to amend the staging conditions of approved resource consents **RM010395**, **RM101395.127**, **RM010395.127B** and **RM020592**. This is necessary, as the construction design has progressed past that which was anticipated during earlier resource consent applications. It is now possible to accurately determine the final order that lots are able to be serviced and thus to determine the most appropriate stages. The variations sought to the above resource consents reflect these stages. This reason is accepted as a change in circumstance.

The resultant subdivision will remain exactly the same, the only changes being to the construction phases of the subdivision. As such no adverse effects on the environment are anticipated as a result of this variation.

Written approvals were not required as a result of this variation as the effects will continue to be the same and no persons were deemed to be adversely affected by the granting of the original subdivisions and no persons will be effected by the variation..

Other Matters

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

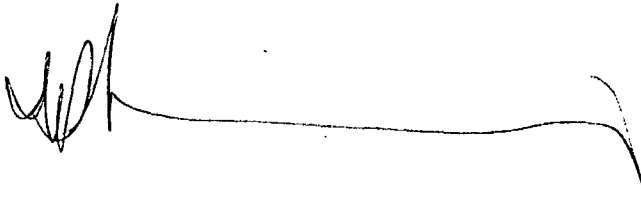
Should you not be satisfied with the decision of the Council an objection may be lodged in writing to the Council setting out the reasons for the objection under section 357 of the Resource Management Act 1991 no later than 15 working days from the date the decision is received.

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

If you have any questions please contact John Hesseling on Phone (03) 442 4777.

Prepared by
CIVICCORP

Reviewed and Approved by
CIVICCORP



John Hesseling
PRINCIPAL: ENGINEERING



Jane Titchener
PRINCIPAL: RESOURCE MANAGEMENT

4 April 2003

Lake Hayes Estate Limited
C/- Clark Fortune McDonald and Associates
Box 553
QUEENSTOWN

Attention: Carey Vivian

Dear Sir

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991
LAKE HAYES ESTATE LIMITED – RM010395.127C AND RM020592.127A

I refer to your request for a variation to conditions pursuant to Section 127 of the Resource Management Act 1991 in respect of conditions for Resource Consents RM010395 granted by Council on 26 November 2001, RM010395.127B granted by Council on 10 September 2002 and RM020597 granted by Council on 29 November 2002. The application to vary conditions was considered under delegated authority pursuant to section 34 of the Resource Management Act 1991 on 4 April 2003. The subject site is located at 516 Frankton – Ladies Mile Highway and is legally described as Lot 1 to 3 DP 22797.

The application was considered on a non-notified basis pursuant to section 127(3) of the Act as it was considered the adverse effects will continue to be minor after the change and no persons were considered to be adversely affected.

Decision

Consent is granted pursuant to section 127 of the Resource Management Act 1991, such that the following conditions of resource consent RM010395, RM 010395.127B and RM020597 are varied as follows:

(1) Condition 14 of RM010395.127B is amended as follows:

“This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

<i>Stage 1A</i>	<i>Lots 1 to 15, 16 to 19 (overridden by RM020597), 20 to 27, 28 to 30 (overridden by RM020597), 31 to 36 and 48 to 51.</i>
<i>Stage 2A</i>	<i>Lots 37 to 47, 53 to 63, 102 to 108 and 402.</i>
<i>Stage 5A</i>	<i>Lot 52.</i>

(2) Condition 9(h) of RM010395 is amended as follows:

“(h) Payment to the Council the following headwork's fee's:

Stage 1A
○ *Water \$124,582.40 (including GST) 32 lots @ \$3,893.20 per lot*

- Sewage \$78,445.44 (including GST) 32 lots @ \$2,451.42 per lot

Stage 2A

- Water \$112,902.80 (including GST) 29 lots @ \$3,893.20 per lot
- Sewage \$71,091.18 (including GST) 29 lots @ \$2,451.42 per lot

Stage 5A

- Water \$3,893.20 (including GST) 1 lot @ \$3,893.20 per lot
- Sewage \$2,451.42 (including GST) 1 lot @ \$2,451.42 per lot

(3) Condition 6 of RM020597 is amended as follows:

"This subdivision may be staged. For the purpose of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

<i>Stage 1B</i>	<i>Lots 16 to 19, 28 to 30 and 401</i>
<i>Stage 2B</i>	<i>Lots 64 to 75, 265 to 270 and 404</i>
<i>Stage 3</i>	<i>Lots 176 to 240, 312 and 405</i>
<i>Stage 4</i>	<i>Lots 76 to 77, 146 to 158, 161 to 175, 241 to 264, 271 and 305</i>
<i>Stage 5B</i>	<i>Lots 78 to 90, 130 to 145, 159 to 161 and 302</i>
<i>Stage 6</i>	<i>Lots 68, 272 to 273 and 312</i>
<i>Stage 7</i>	<i>Lot 400</i>
<i>Stage 8</i>	<i>Lot 401</i>

(4) Amend Condition 8(h) of RM020597 as follows:

"h) Payment to the Council the following headwork's fee's:

Stage 1B

- Water \$25,769.45 (including GST) 7 lots @ \$3,681.35 per lot
- Sewage \$21,347.41 (including GST) 7 lots @ \$3,049.63 per lot

Stage 2B

- Water \$62,582.95 (including GST) 17 lots @ \$3,681.35 per lot
- Sewage \$51,843.71 (including GST) 17 lots @ \$3,049.63 per lot

Stage 3

- Water \$235,606.40 (including GST) 64 lots @ \$3,681.35 per lot
- Sewage \$195,176.32 (including GST) 64 lots @ \$3,049.63 per lot

Stage 4

- Water \$206,155.60 (including GST) 56 lots @ \$3,681.35 per lot
- Sewage \$170,779.28 (including GST) 56 lots @ \$3,049.63 per lot

Stage 5B

- Water \$117,803.20 (including GST) 32 lots @ \$3,681.35 per lot
- Sewage \$97,588.16 (including GST) 32 lots @ \$3,049.63 per lot

Stage 6

- Water \$7,362.70 (including GST) 2 lots @ \$3,681.35 per lot
- Sewage \$6,099.26 (including GST) 2 lots @ \$3,049.63 per lot

Stage 8

- *Water \$7,362.70 (including GST) 2 lots @ \$3,681.35 per lot*
- *Sewage \$6099.26 (including GST) 2 lots @ \$3,049.63 per lot*

Advice Note:

All other conditions that formed part of the approvals of **RM010395**, **RM101395.127**, **RM010395.127B** and **RM020597** apply.

Reasons for the Decision

The variation seeks to amend the staging conditions of approved resource consents **RM010395**, **RM101395.127**, **RM010395.127B** and **RM020597**. This is necessary, as the construction design has progressed past that which was anticipated during earlier resource consent applications. The resultant subdivision will remain exactly the same, the only changes being to the construction phases of the subdivision. As such no adverse effects on the environment are anticipated as a result of this variation.

Written approvals were not required as a result of this variation as the effects will continue to be the same and no persons will be adversely affected by the variation.

Other Matters

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

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

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

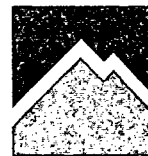
If you have any questions please contact John Hesseling on Phone (03) 442 4777.

Prepared by
CIVICCORP

Reviewed and Approved by
CIVICCORP

John Hesseling
SUBDIVISION ENGINEER

Jane Titchener
PRINCIPAL:RESOURCE MANAGEMENT



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

File: RM020592
Valuation Number: 2907124300
Compliance
PF18a

29 November 2002

Lake Hayes Estate Ltd
C/- Clark Fortune McDonald and Associates
P O Box 553
QUEENSTOWN

Attention: Carey Vivian

Dear Sir

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991
LAKE HAYES ESTATE LTD – RM020592

Introduction

I refer to your resource consent application lodged pursuant to Section 88 of the Resource Management Act 1991 to undertake Stage 2 of the Lake Hayes Estate subdivision for the creation of 178 residential allotments and 1 rural residential allotment. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 29 November 2002. The issue of the decision is authorised by Mr Duncan Field, Chief Executive Officer as delegate of the Council.

The subject site is located on the southern side of State Highway 6 (Ladies Mile) Wakatipu Basin, Queenstown. The site is legally described as Lot 2 DP 22797, comprising 19.0825 in area, contained with Certificate of Title OT14D/1057 and Lot 3 DP 22791, comprising 18.06727 in area and contained within Certificate of Title OT14D/1058.

Considerations

The site is zoned Rural A in the Transitional District Plan and the proposal requires a non-complying activity consent pursuant to Section 405(2)(a) of the Resource Management Act 1991.

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

- Controlled activity resource consent pursuant to Rule 15.2.6.1 with regard to subdivision contained within the Low Density Residential zone
- Discretionary resource consent with regard to subdivision contained within the Rural General zone.

The application was considered on a non-notified basis in terms of Section 94 of the Act because no persons were deemed to be adversely affected by the granting of the resource consent, and because the adverse effect on the environment of the activity for which consent is sought was considered to be minor.

Decision

Consent is granted pursuant to Sections 104 and 105 of the Act, subject to the following conditions imposed pursuant to Section 220 of the Act:

- 1 That the activity be undertaken in accordance with the plans and application submitted [Clark Fortune McDonald & Associates: Lake Hayes Estate – Stage 2, 7729/22/e and stamped as approved], with the exception of the amendments required by the following conditions of consent.
- 2 That unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement imposed by this consent shall be at the consent holder's own expense.
- 3 That the consent holder shall pay to Civic Corporation Limited all required administrative charges fixed by the Council pursuant to Section 36 of the Act in relation to:
 - a) the administration, monitoring and supervision of this consent; and
 - b) charges authorised by regulations.
- 4 All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:1981 with the amendments to that standard adopted on 1 June 1994, except where specified otherwise.
- 5 The subdividing owner of the land shall provide a letter to the Council advising who their representative is for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects of the works covered under section 104 of NZS4404:1981 "Code of Practice for Urban Land Subdivision", in relation to this development.

- 6 “This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991 the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 2a Lots 64 – 90, 130 – 175, 241 – 248, 261 - 264, 272, 302, 303, 405, 501 & 505

Stage 2b Lots 68, 176 – 240, 304, 312 & 504

Stage 2c Lots 249 – 260, 265 - 271, 305, 502 & 503

Stage 2d Lots 16 – 19, 28 – 30, 101, 273, & 307

- 7 Prior to the commencement of any works on the land being subdivided and prior to the Council signing the Title Plan pursuant to Section 223 of the Resource Management Act 1991, the applicant shall provide to the Queenstown Lakes District Council for approval, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (4), to detail the following engineering works required:

- a) The provision of a water supply to the boundary of each lot in terms of Council’s standards and water connection policy.
- b) The provision of fire hydrants sufficient to provide for a Class E fire risk to all new lots.
- c) The provision of stormwater reticulation to dispose of stormwater to the Kawarau River together with a stormwater connection for each new residential lot.

The stormwater system shall be designed to contain infiltration traps to ensure that heavy metals and sediments from the proposed development are minimised before discharging into the Reserve Lot (Lot 302) and the Kawarau River.

The consent holder shall obtain any necessary consents from the Otago Regional Council for the water supply. A copy of this consent shall be forwarded to the Principal – Resource Management, CivicCorp.

- d) The provision of foul sewer reticulation to connect to the proposed Council pump station together with a foul sewer connection for each new residential lot.
- e) The formation of all new roads to Council’s Standards including 5.5 metre seal width for each carriageway of the boulevard between the roundabout and the village square.
- f) The formation of all rights of way and access lots to Council’s standards.

- g) The construction of kerb and footpath crossings for all allotments with road frontage of less than 15 metres.
- h) Provision for parking at the head of the cul-de-sacs to provide a minimum of 2 car parks per 3 lots fronting the cul-de-sac head.
- i) The upgrade of the legal road frontage with stage 2c of the currently unformed legal road. This upgrade should be 50% of the cost in width terms rather than legal road length.
- j) The nature, extent and detail of any earthworks proposed in relation to this subdivision including measures to be put in place to control silt and sediment during rain events.
- k) Procedures to be put in place to minimise the spread of dust during earthwork construction.
- l) The provision of footpaths within the road reserves.
- m) Provision for the turning circle of a rubbish truck on all roads and at the head of all cul-de-sacs.
- n) The forming of all road frontages for the complete frontage of all residential lots for each stage of the subdivision.
- o) Show the following wording on the survey plan:

"That Lots 400, 401, 402, and 404 hereon be held in the same certificate of title. (See CSN Request 123561)"

8 Prior to the certification pursuant to Section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:

- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision.
- b) The completion of all works detailed in condition (7) above.
- c) The provision of certification by a Registered Engineer experienced in soils investigations, in accordance with NZS4431 for all areas of fill within the proposed lots (if any).
- d) Where this subdivision or development involves the vesting of assets in the Council, the consent holder shall submit to CivicCorp a copy of the Practical Completion Certificate, including the date it was issued and when it lapses. This information will be used to ensure the Council's Engineering consultants are aware of the date where the asset is no longer to be maintained by the consent holder and to assist in budgeting for the Annual Plan.

- e) The consent holder shall provide a power and telecommunications supply to the net area of each allotment. These shall be underground from any existing reticulation.
- f) Existing electricity and telecommunications reticulation that is currently constructed above ground shall be replaced with underground reticulation within appropriate easements and reserves. This does not include the HVDC Transpower reticulation.
- g) Application is to be made to the Manager: Support Services, CivicCorp for a road name for all new roads to be vested in the Council.
- h) Payment to the Council of the following headwork's fees:

Stage 2a

- Water \$316,596.10 (including GST) 86 lots @ \$3,681.35 per lot
- Sewage \$262,268.18 (including GST) 86 lots @ \$3,049.63 per lot

Stage 2b

- Water \$239,287.75 (including GST) 65 lots @ \$3,681.35 per lot
- Sewage \$198,225.95 (including GST) 65 lots @ \$3,049.63 per lot

Stage 2c

- Water \$73,627.00 (including GST) 20 lots @ \$3,681.35 per lot
- Sewage \$60,992.60 (including GST) 20 lots @ \$3,049.63 per lot

Stage 2d

- Water \$33,132.15 (including GST) 9 lots @ \$3,681.35 per lot
- Sewage \$27,446.67 (including GST) 9 lots @ \$3,049.63 per lot

- i) That details of a Streetscape Maintenance Plan be submitted to and approved by The Principal: Resource Management (Civic Corporation Limited). This Streetscape Maintenance Plan shall include details relating to planting's within the Road Reserve areas (Lots 501, 502, 503, 504 and 505), and shall detail those street trees to remain, plant species, species size, and maintenance requirements to ensure the survival of proposed planting's for the first five years prior to vesting in Council.
- j) That a comprehensive landscape management plan for Lots 302, 303, 304, 305, 307, 312 and 405 shall be prepared and submitted to and approved by the Principal: Resource Management (Civic Corporation Limited). This landscape plan shall include details relating to staging of planting's within this lot, plant species and size, provision for formed access links within Lots 303, 304, 305 and 307, maintenance requirements to ensure the survival of proposed planting's for the first five years prior to vesting in Council. The landscape plan shall include a revised layout for Lot 302 that reduces the size of the water feature contained within so to enable a greater area of land to be utilised for benefit of the Lake Hayes Estate community.
- k) That a bond be entered into for the ongoing maintenance of all landscaping works of roads, Local Purpose Reserves (Lots 302, 303, 304, 305, 307, 312 and 405), and the construction of facilities on the reserve, for five years from the date that all

constructed works (in terms of NZS 4404:1981) are taken over by the Council. The bond is to be for the sum of the proposed value of the works, and the cost of setting up the bond is to be borne by the applicant.

- 9 Prior to certification pursuant to Section 224 of the Act and in accordance with Section 221 of the Resource Management Act 1991, a consent notice shall be registered on the pertinent Certificate of Title for the performance of the following conditions on a continuing basis:
- a) At the time that a dwelling is proposed on any of Lots 64 – 90, 130 – 175, 241 – 248, 261 – 264, 272, 176 – 240, 249 – 260, 265 – 271, 16 – 19, 28 – 30 and 273 then the owner for the time being shall construct a vehicle crossing in accordance with NZS 4404:1981 if one has not been constructed at the time of subdivision.
 - b) At the time that a dwelling is constructed on any of Lots 64 – 90, 130 – 175, 241 – 248, 261 – 264, 272, 176 – 240, 249 – 260, 265 – 271, 16 – 19, 28 – 30 and 273 then the owner for the time being is to ensure that all construction is contained within boundaries of the lot and that the only access to the lot for all construction vehicles and delivery of goods to the lot is to be from the vehicle crossing constructed at the time of subdivision or constructed in accordance with Condition 9(a) above. The owner for the time being is responsible for repairing and making good any damage to any road infrastructure for the frontage of the lot being developed or to the frontage of any other lot caused by development activities on the owners lot.
 - c) At such a time that a second dwelling is established on the allotment, the owner for the time being shall pay to the Queenstown Lakes District Council a headwork's fee of \$1,255.00 (including GST) for water and \$1,850.00 (including GST) for sewage for the additional connection of a second dwelling unit to the Councils reticulated water and effluent disposal systems. This consent notice does not remove any obligations for payment of headwork's fees beyond the second unit.
 - d) The colour of any roof on any dwelling or accessory building situated on any part of the land which is zoned Low Density Residential, being Lots 64 – 90, 130 – 175, 241 – 248, 261 – 264, 272, 176 – 240, 249 – 260, 265 – 271, 16 – 19, 28 – 30, and 273 within the subject site shall be within the range of browns, greens, greys and blue greys.
 - e) The colour of any roof on any dwelling or accessory building situated on any part of the land which is zoned Rural Residential, being Lots 101, 400 and 404 within the subject site shall be within the range of browns, greens, greys and blue greys.
 - f) A consent notice shall be registered on the Certificate of Title of Lots 64 – 90, 101, 130 – 175, 241 – 248, 261 – 264, 272, 176 – 240, 249 – 260, 265 – 271, 16 – 19, 28 – 30, 273, 400 and 404 respectively, prohibiting the establishment of open fires for each future dwelling on these allotments. All residential allotments shall have a gas connection available to the allotment boundary.

- g) No person shall, in the case of any tower or pylon supporting any conductor, excavate or otherwise interfere with any land;
- within 6 metres of the outer edge of the visible foundations of the tower or pylon; or
 - at a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the tower or pylons; or
 - in such a way as to create an unstable batter.
- h) Excavated or other material shall not be deposited under or near the transmission lines so as to reduce the vertical distance from the ground to the conductors to a distance less than 6.5 metres.
- i) At the time a fence is proposed on any of the Lots 144, 154, 155 & 158 adjoining reserve area Lot 302, the fence shall not exceed 1 metre in height from the ground level.
- j) At the time a fence is proposed on any of the Lots 167 and 168 adjoining reserve area Lot 303, the fence shall not exceed 1 metre in height from the ground level.
- k) At the time a fence is proposed on any of the Lots 197 and 198 adjoining reserve area Lot 304, the fence shall not exceed 1 metre in height from the ground level.
- l) At the time a fence is proposed on any of the Lots 253, 254, 255 and 256 adjoining reserve area Lot 305, the fence shall not exceed 1 metre in height from the ground level.
- 10 Lots 501 – 505 are to be vest in the Queenstown Lakes District Council as legal road
- 11 Lots 302, 305, 307, 312 and 405 to vest in the Queenstown Lakes District Council as Local Purpose Reserve (Recreational Reserve)
- 12 Lots 303 and 304 to vest in the Queenstown Lakes District Council as Local Purpose Reserve (Access Reserve)
- 13 All necessary easements are to be granted or reserved.

Advice Note

The applicant shall review the access arrangements to Lots 253, 254, 255, 256 and 271 so as to provide legal road access to the adjoining legal road as approved as part of Trojan Holdings Ltd (RM020643).

Reasons for the Decision

Proposal

Consent is sought for the subdivision for the creation of 178 Low-Density Residential allotments (Lots 16-63), 1 Rural Residential allotment (Lot 101), land to vest as road (Lots 501 - 505), 5 local purpose reserves (Recreation-Lots 302, 303, 304, 305, 307, 312 and 405). The remainder of land (Lots 400, 401 & 404), approximately 21.07 ha in area, is to be held as 'balance lots'.

The subject site is located on the southern side of State Highway 6 (Ladies Mile) Wakatipu Basin, Queenstown and is legally described as Lots 2 & 3 DP 22797, is 37.1452 hectares in area and is comprised in Certificate of Titles OT14D/1057 & OT14D/1058.

All lots that form the Lake Hayes Estate, including this application, will gain access by a single road from State Highway 6. Transit New Zealand has approved this intersection though the Environment Court decisions for the rezoning of this land.

District Plan Provisions

The subject site is zoned Rural A under the Transitional Plan and the proposal requires consent as the subdivision is contrary to the rules of the Transitional District Plan. Provisions of the Resource Management Act 1991 have been applied in making an assessment of the activity. Section 405(2)(b) provides that the activity is non-complying. The rule states:

- 2 *Notwithstanding anything in section 374(3) or (4), in respect of any district Plan –*
- (a) *Every subdivision of land that is contrary to the provisions of the district plan shall be deemed to be a non-complying activity in respect of that plan;*

The subject site is split zoned Low Density Residential, Rural Residential and Rural General and requires resource consent for the following reasons:

- Controlled activity resource consent pursuant to Rule 15.2.6.1 with regard to subdivision contained within the Low Density Residential and Rural Residential zones
- Discretionary resource consent with regard to subdivision contained within the Rural General zone (Lots 400, 401 & 404).

I Lot Sizes

- (a) *No lots to be created by subdivision, including balance lots, shall net area less than the minimum specified for each zone specified for each zone in the table below*

Zone	Minimum Lot Area
Rural Residential	4000m ²
Rural General	No minimum allotment size
Low Density Residential	600m ²

The creation of 178 new residential allotments within the Low Density Residential zone is provided for as a controlled activity under Rule 15.2.6.1 of the Proposed District Plan, which requires a minimum net site area per residential allotment of 600m² in area. The proposal complies with this requirement.

The creation of 1 Rural Residential allotment within the Rural Residential zone is provided for as a controlled activity under Rule 15.2.6.1 of the Proposed District Plan, which requires a minimum net site area per residential allotment of 4000m² in area. The proposal complies with this requirement.

Council's control is limited to the assessment matters contained in Section 15 of the Proposed District Plan. Council's control is reserved over lot sizes and dimensions, subdivision design, property access, natural and other hazards, water supply, stormwater disposal, sewerage treatment and disposal, energy supply and telecommunication, open space and recreation, protection of vegetation and landscape, and easements.

The creation of 3 allotments, Lots 400, 401 & 404, contained within the Rural General zone requires discretionary resource consent pursuant to Rule 15.2.6.2(i)(a) with regard to minimum lot area in the Rural General zone. There is no minimum area criterion for allotments contained within the Rural General zone.

Provision of Services

Roading and Access

Stage 2 of the Lake Hayes Estate subdivision requires the use of much of the roading network to be constructed under Stage 1 of the same subdivision. The new roading to be constructed under this subdivision is the continuation of the main boulevard, the "square" area, various cul-de-sacs, access ways and roading. Two roundabouts will be constructed along with various cul-de-sac heads.

There is an existing legal road neighbouring Stage 2c of the subdivision. This will be fronted by some residential allotments although these allotments will also have access from other roading within the subdivision. The applicant has not proposed to form this road at this stage however, it is appropriate to require this to be done. The applicant will be required to upgrade at least 50% of their frontage to this currently unformed legal road. This upgrade should be 50% in width terms rather than legal road length. The full length of the frontage is to be upgraded. The applicant has verbally stated that they will liaise with the subdivision applicant on the opposite side of the unformed legal road to ensure that the full width of the road will be constructed and appropriate cost sharing agreed.

The classification of the roads in terms of NZS 4404:1981 and the Council's amendments of 1 June 1994 are:

- Boulevard – residential collector
- "Square" roading – residential sub-collector
- Loop road (between Rural Residential and Residential zones) – residential sub-collector
- Link road from loop road past small pond – residential minor access
- Link road past large pond – residential minor access

- Two roads running north and south off the Square – residential sub-collector
- Access allotment past pond – private way
- Standard Cul-de-sacs – short cul-de-sac
- Link road from end of the boulevard through the two roundabouts to the Loop Road – residential sub-collector
- Special Cul-de-sac – two one way lanes of minimum 3 metres wide with provision for rubbish truck turning at the head and carparking.

To comply with the roading standards of the Council, the new subdivision roads should be:

- Private Way – serving two lots – 3 metre wide with 0.5 metre shoulders each side
- Private Way – serving more than three lots – 4 metre wide with 0.5 metre shoulders each side
- Short cul-de-sac – 5.5 metre wide carriageway & 12 metre Road Reserve width
- Residential minor access – 6 metre carriageway & 15 metre Road Reserve width
- Residential sub-collector – 8 metre carriageway & 17 metre Road Reserve width
- Residential collector road – 11 metre wide carriageway & 20 metre Road Reserve width (or two 5.5 metre carriageways)

All crossing points for lots without a substantial road frontage should be constructed at time of subdivision construction.

All right-of-ways and shared accessways should be constructed at the time of subdivision.

As this is a residential subdivision, the detailed design of the roading layout should include for the provision of street lighting designed in accordance with NZS 4404:1981.

Roundabouts and intersections should be designed in accordance with appropriate council standards.

Due to the large number of lots to be accessed from the cul-de-sac heads, provision should be made for parking within the cul-de-sac heads.

The road frontages to all lots should be fully formed for each stage.

Water Supply

The applicant proposes to connect to the proposed Lakes Hayes Water Reticulation scheme. The applicant has entered into a formal agreement with Queenstown Lakes District Council for connecting to this scheme. The agreement includes for provision of water headworks fees and is for up to 350 connections within the proposed Lake Hayes Estate Subdivision area.

The initial headworks fees for connecting to the proposed scheme have been agreed between the developer and Queenstown Lakes District Council, these are \$3,681.35 (incl. GST) per residential lot.

The proposed Lake Hayes water scheme will have sufficient supply for fire fighting purposes.

Stormwater

The applicant proposes to reticulate all residential and rural residential allotments with stormwater services. The stormwater will be collected and passed through water features on the proposed subdivision. This water will be disposed to the Kawarau River. A detailed design of the stormwater system will be required to be approved at a later stage.

Sewerage Disposal

The applicant has reached an agreement with Queenstown Lakes District Council to connect to the Council's proposed reticulated sewage scheme. The agreement includes for provision of sewerage headworks fees and is for up to 350 connections within the proposed Lake Hayes Estate Subdivision area. The construction of a pumping station by the Council is being constructed and commissioned to allow connection from the proposed subdivision. A detailed design of the sewage system will be required to be approved at a later stage.

The initial headworks fees for connecting to the proposed scheme have been agreed between the developer and Queenstown Lakes District Council, these are \$3,049.63 (incl. GST) per lot.

Power and Telecommunications

Power and telecommunications will be reticulated underground to all residential and rural residential lots.

There is existing overhead infrastructure through the area to be subdivided. These overhead cables should be replaced by underground reticulation. It is not the intention of this condition that the high voltage Transpower reticulation is placed underground.

Reserves

To determine the reserve contribution due the following calculations have been applied pursuant to section 285 of the Local Government Act 1974 and section 407 of the Resource Management Act 1991.

The applicant has offered a land contribution of 43,766m² to be vested in Council as Local Purpose Reserves (Lots 302, 303, 304, 305, 307, 312, and 405). Under the Local Government Act 1974 a maximum contribution of 130m² per additional residential Lot created can be levied.

No. of Lots	x	130m ²	=	Reserve Contribution
177 lots	x	130m ²	=	23,010m ²

As the area offered is above the maximum area required for reserve purposes it is considered the consent holder is allocating a sufficient area that will address the additional demand placed on the Council's reserves arising from the creation of the additional lots. A credit will be carried forward to future stages of the Lake Hayes Estates subdivisions.

The size and scale of the recreational reserves (Lots 302, 307 and 312), which retains large areas of open space, coupled with the existing and proposed landscaping of the site will maintain and enhance the amenities and character for residents Lake Hayes Estate Community.

The reserve area is to be developed and maintained by the applicant for a period of 5 years in accordance with an approved plan and planting programme as conditioned in 8(i) & (j) and 9(i) prior to certification pursuant to Section 224(c). The cost of developing these reserves shall be imposed upon the consent holder.

Effects on the Environment

In considering this application, it is considered that the effects associated with this proposal will be no more than minor, and where there is a potential for effects to more than minor, adequate mitigation measures have been provided by the applicant to ensure that such issues as smog, traffic generation and servicing can be appropriately remedied.

The design of the subdivision, in which the proposed allotments are contained within land that adjoins zones, has the ability to create an attractive edge between the zone boundaries.

With regard to lot sizes and dimensions it is considered that the lots are of sufficient area and dimension to effectively fulfill the intended land-use for residential living purposes. The sites will be consistent in size, density and character with other sites within the surrounding area and will have the ability to create a pleasant living environment.

In conclusion, the actual and potential effects associated with this development have been considered as part of the original plan change that provided for the establishment of the present zonings within this area.

As the effects on the environment are no more than minor the application meets the first threshold test of Section 105(2A) of the Resource Management Act 1991.

Policies and Objectives

Relevant Policies and Objectives are contained within Section 15 of the Proposed District Plan and are summarised as follows:

Objective 1 of Part 15 is to ensure the necessary servicing can be provided in anticipation of the likely activity on the site. The lots will be used for residential purposes and will connect to the reticulated system, which currently services the area. Conditions ensure that servicing is established and headwork fees for the additional demand on the reticulated system are paid.

Objective 2 is to ensure that the subdivision can be serviced at the expense of the developer without compromising natural features or the amenity of the neighbourhood.

Objective 3 refers to the District Wide Issues component of the Proposed District Plan being Objective 4.4 – Open Space and Recreation. The design of the subdivision and the reserves proposed is such to promote a series of walkways through the subdivision. The proposed reserves will create an important recreational and community resource to the wider Lake Hayes Estate community.

To establish the protection and the recognition of outstanding natural features, landscapes and nature conservation values defined by Objective 4 of Part 15. There are no outstanding features or landscapes identified on the subject site and the design of the subdivision will not compromise the values of the zones.

The final objective of Part 15 (Subdivision) relates to maintaining and enhancing the built environment through the subdivision and development process. The character and amenity of the residential and rural residential zone will be maintained, as the proposed lots are consistent in size with other lots in the vicinity and the lots are of adequate size to function efficiently and pleasantly without detriment to neighbouring sites.

As the subdivision maintains the amenity of the environment and the sites will be able to execute the objectives and policies of the Subdivision section of the Proposed District Plan and therefore meets the second threshold test of Section 105(2A) of the Resource Management Act 1991.

Conditions

Restrictions on Roof Colours

Under Rule 7.5.5.2 (x) and Rule 8.2.4.2(x) of the Proposed District Plan, as amended by Environment Court decision C38/2000, the colour of any roof on any dwelling or accessory building situated on any part of the land which is zoned Low Density Residential and Rural Residential within the subject site shall be within the range of browns, greens, greys and blue greys.

This requirement has been carried through as a consent notice to this subdivision consent to ensure that each title issued as part of this first stage subdivision, complies with this above mentioned requirement.

Landscaping

Rule 15.2.8.2, as amended by Environment Court decision C38/2000, applies to the areas of land zoned Low Density Residential and Rural Residential within the subject site and requires that:

- (ii) The landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.
- (iii) No separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas adjoining the land subject to the application for subdivision consent.

The applicant in giving consideration to the provisions of access to areas of public open space and landscaping has provided for significant areas of public open space and streetscape planting to meet this above mentioned rule.

Conditions 9(i), 9(j), 9(k), 9(l) have been imposed as condition of consent to ensure the amenity of the area is maintained by preserving the scale of open space and creating a pleasant recreational environment.

In order to ensure provision of water supply, foul sewer and stormwater disposal, power and telecommunications services to the proposed lot to a standard considered adequate by Council, conditions have been imposed as those services are available on the vicinity of the subdivision. Where connection is to a Council operated service, headworks fees are payable in order to meet the extra demand created by the subdivision/ development.

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

All easements are to be duly granted or reserved to ensure physical and service access for allotments where that access crosses adjacent land.

The subject site is identified on the Council's interim hazard register as being within an area that has been noted as being subject to instability. It is recommended that the applicant consult an appropriately qualified engineer to confirm whether such a potential threat actually exists in relation to the proposed activity.

Other Matters

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

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

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

If you have any enquiries please contact Jeremy Williams on phone (03) 441 3036.

Prepared by
CIVICCORP



Jeremy Williams
PLANNER

Reviewed and Approved by
CIVICCORP



Jane Titchener
PRINCIPAL: RESOURCE MANAGEMENT

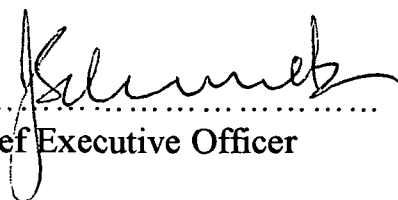
SECTION 224(C) RESOURCE
MANAGEMENT ACT 1991
CERTIFICATE

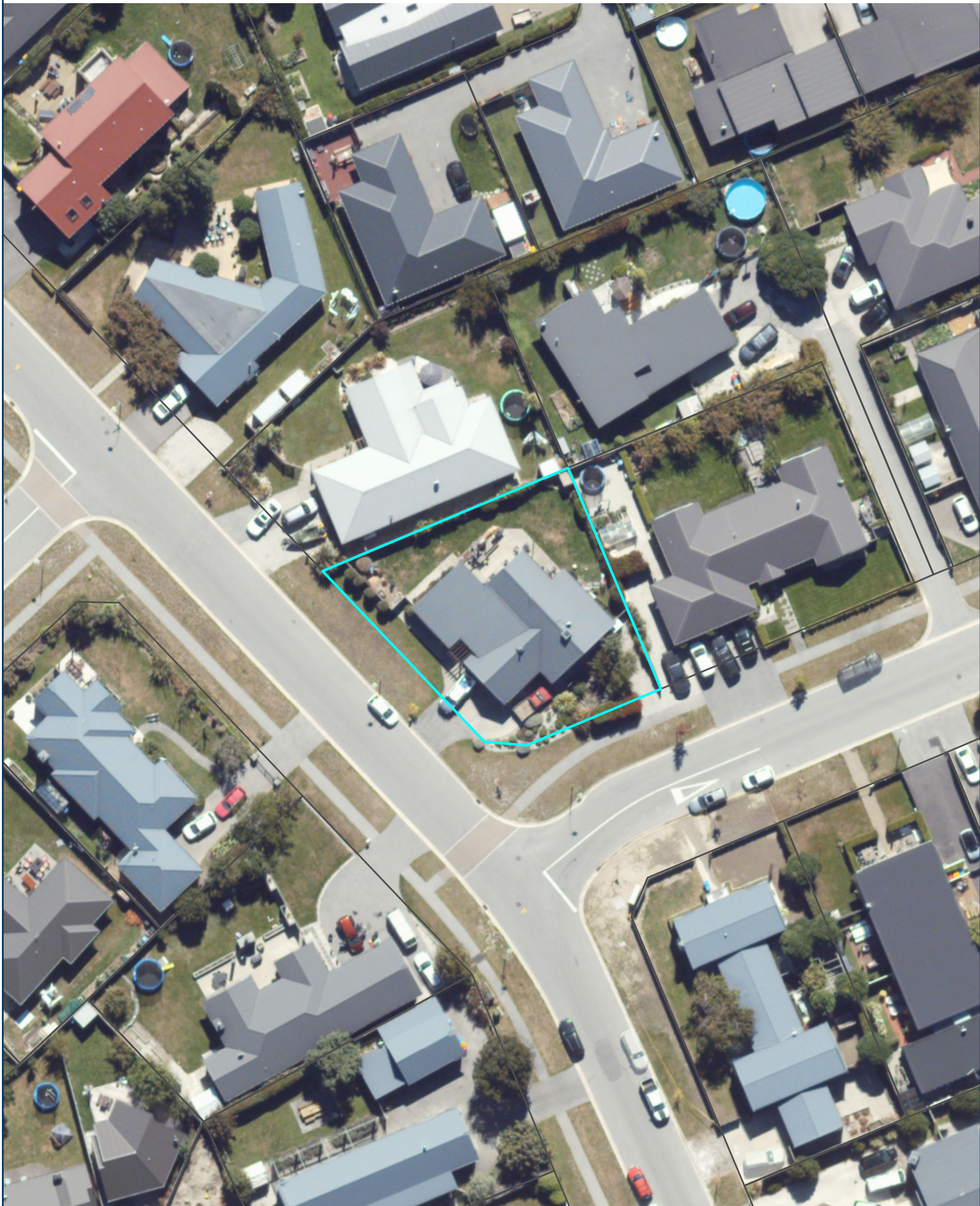
Plan of Subdivision of Lots 406
D.P.322452 & Easements over Lot 405
D.P.322452

RESOURCE CONSENT R.M.
020592.127B QUEENSTOWN LAKES
DISTRICT COUNCIL

In the matter of Plan D.P.329276 and pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Queenstown Lakes District Council and that a bond and or consent notice has been entered into in respect of those conditions that have not been complied with.

Dated.....10th.....day ofFebruary.....2003+

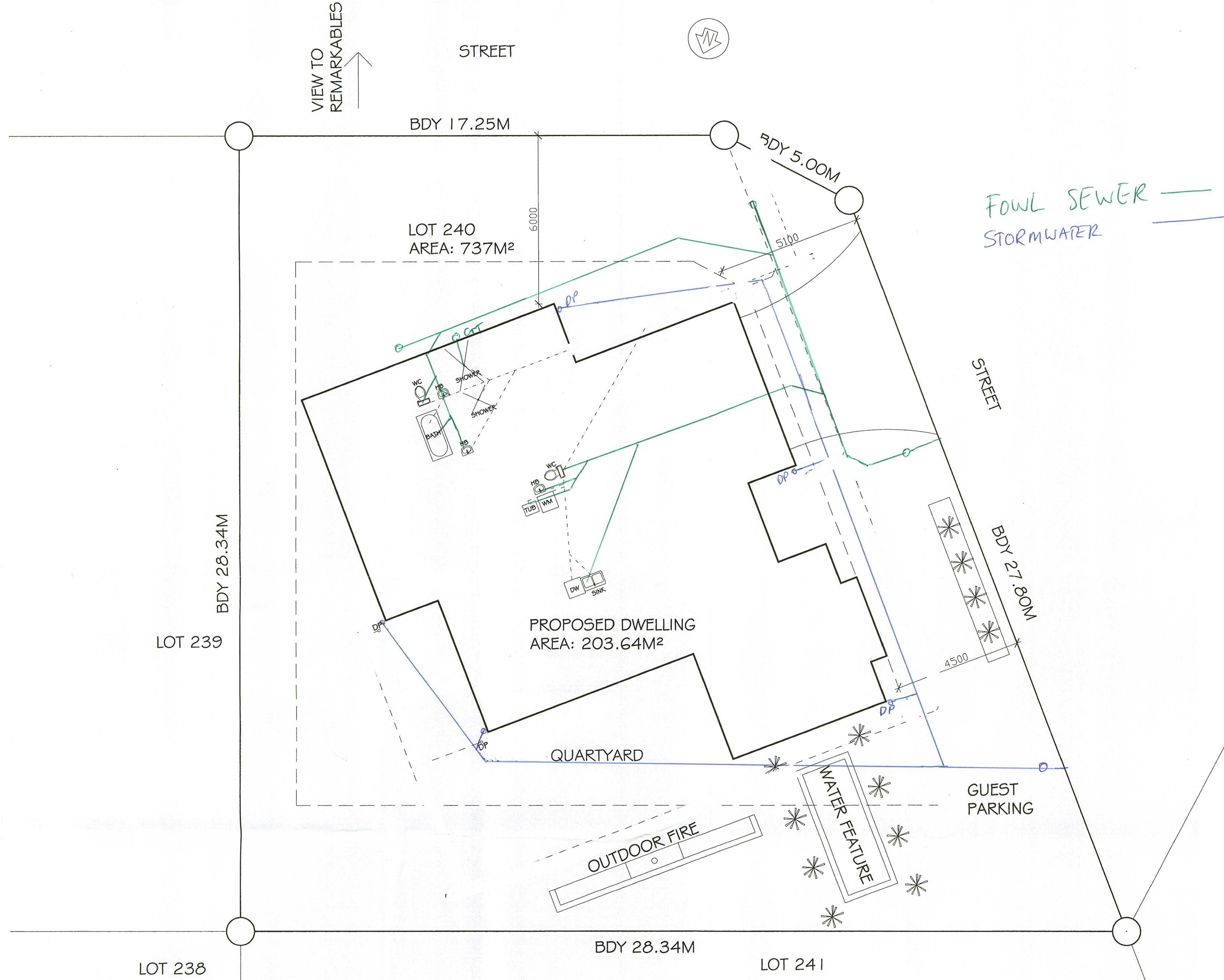

.....
to Chief Executive Officer



Scale: 1:564

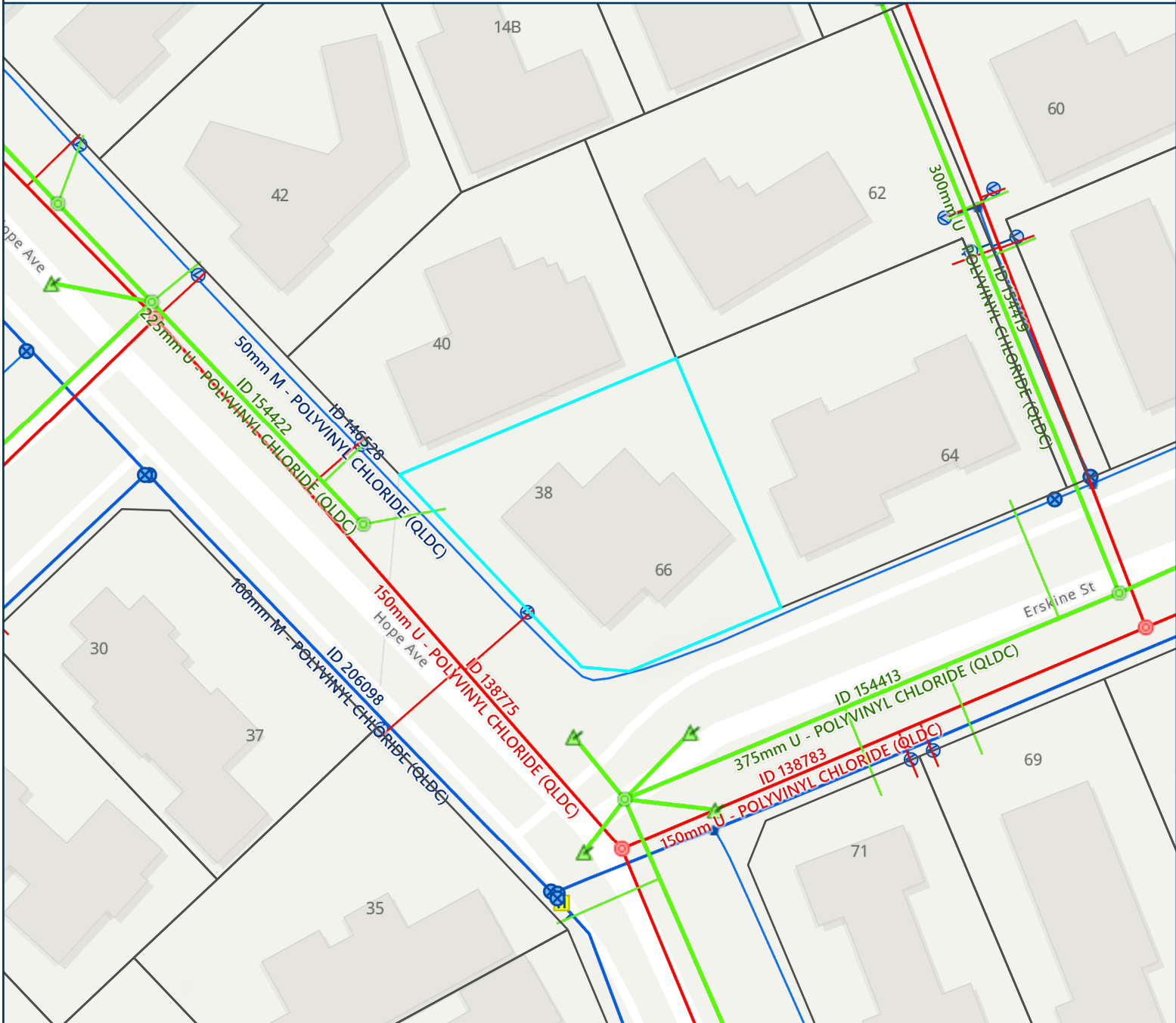
0 9 18 Meters

The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.

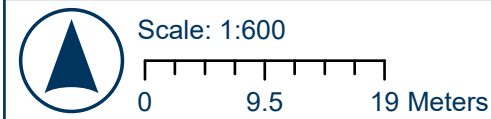


SITE PLAN
LOT #240
AREA: 737M²

mark hillary design 61 GRANTS RD FRANKTON Email at: mjhilary@stra.co.nz Phone MARK on (03) 441 4122		PROPOSED DWELLING FOR A & C LANGFORD LOT #240 LAKE HAYES ESTATE QUEENSTOWN	DESIGNER M HILLARY DRAWN BY D KISSELL DATE 31/03/05 PROJECT DATE 01/06/05	SCALE 1:100 SHEET NO. L01
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Stormwater Manhole	Wastewater Main	Watersupply Hydrant
Stormwater Inlet	Sewer Main	Watersupply Node
Stormwater Main	Wastewater Lateral	Watersupply Main
Stormwater Lateral	ACTIVE	Principal Supply Main
ACTIVE	Watersupply Valve	Rider Main
Wastewater Manhole	OPEN-NETWORK VALVE	Watersupply Lateral
	SERVICE VALVE	Active



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See Sheet 3



RECEIVED

28 JAN 2004

CivicCorp

Sheet 3 Of 3



**CLARK FORTUNE
McDONALD &
ASSOCIATES**

REGISTERED LAND SURVEYORS LAND DEVELOPMENT
& RESOURCE MANAGEMENT CONSULTANTS
309 Lower Shotover Road, P.O. Box 553 Queenstown
Tel. (03) 442-0890, Fax (03) 442-1066, Email g.t.surv@tra.co.nz

ISSUE	COMMENTS	BY	DATE
1	Civic Corp	IM	13.01.04

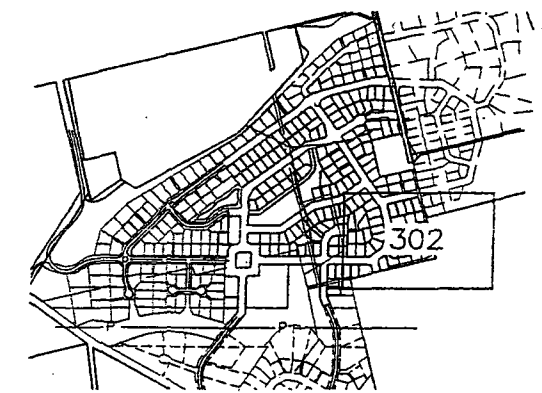
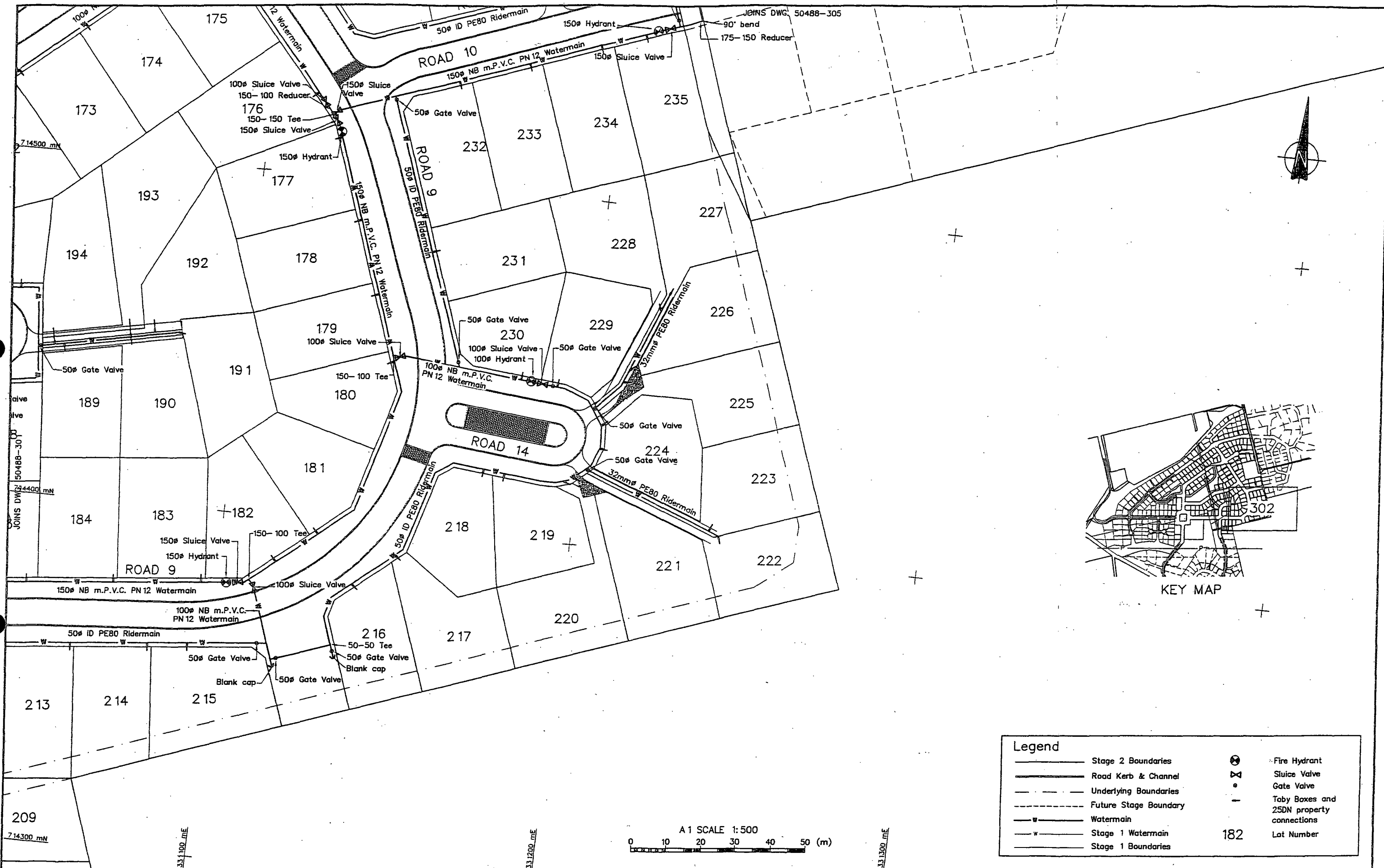
As Built Plan Of Lots 176-205 & 207-241
DP329276 - RM020592

PROJECT:
LAKE HAYES ESTATE

PRINCIPAL:
M COBURN

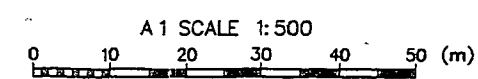
APPROVED:	DESIGN:
CHECKED:	DRAWN:
REVISION	COMMENTS

SURVEY:	LEVEL:
FB	LB
SCALE 1:1500 @A1	DATUM Dunedin Datum
1:3000 @A3	(M.S.L.)
JOB No. 8711	DRAWING 8711_02



KEY MAP

Legend	
	Stage 2 Boundaries
	Road Kerb & Channel
	Underlying Boundaries
	Future Stage Boundary
	Watermain
	Stage 1 Watermain
	Stage 1 Boundaries
	Fire Hydrant
	Sluice Valve
	Gate Valve
	Toby Boxes and 25DN property connections
	182 Lot Number



					DESIGNED :	DMR	Dec.02
					DRAWN :	DMR	Dec.02
					DESIGN CHECKED :		
					DRAFTING CHECKED :		
					CADFILE :	L/50488.100/50488-301_306	
					APPROVED :	NOT FOR CONSTRUCTION This drawing is not to be used for construction purposes unless signed as approved COPYRIGHT ON THIS DRAWING IS RESERVED	
A					For Tender/Eng. Approval		
					REVISION DESCRIPTION	BY	DATE

NOTES :

1. All dimensions are in millimetres unless noted otherwise.
2. All constructed Stage 1 services are to be excavated by hand prior to construction.
3. Position of all water supply pipelines has been derived from Clark Fortune McDonald plans 3883_E3_1 to 6 received 16/10/02.
4. All road and boundary plan info. derived from C.F.M drawings 8338_E1_1 to 3 and 8838_E2_1 to 7 dated 16/10/02.
5. All 25DN house connections require a Tool Bit Valve at connection to water supply mains pipeline.

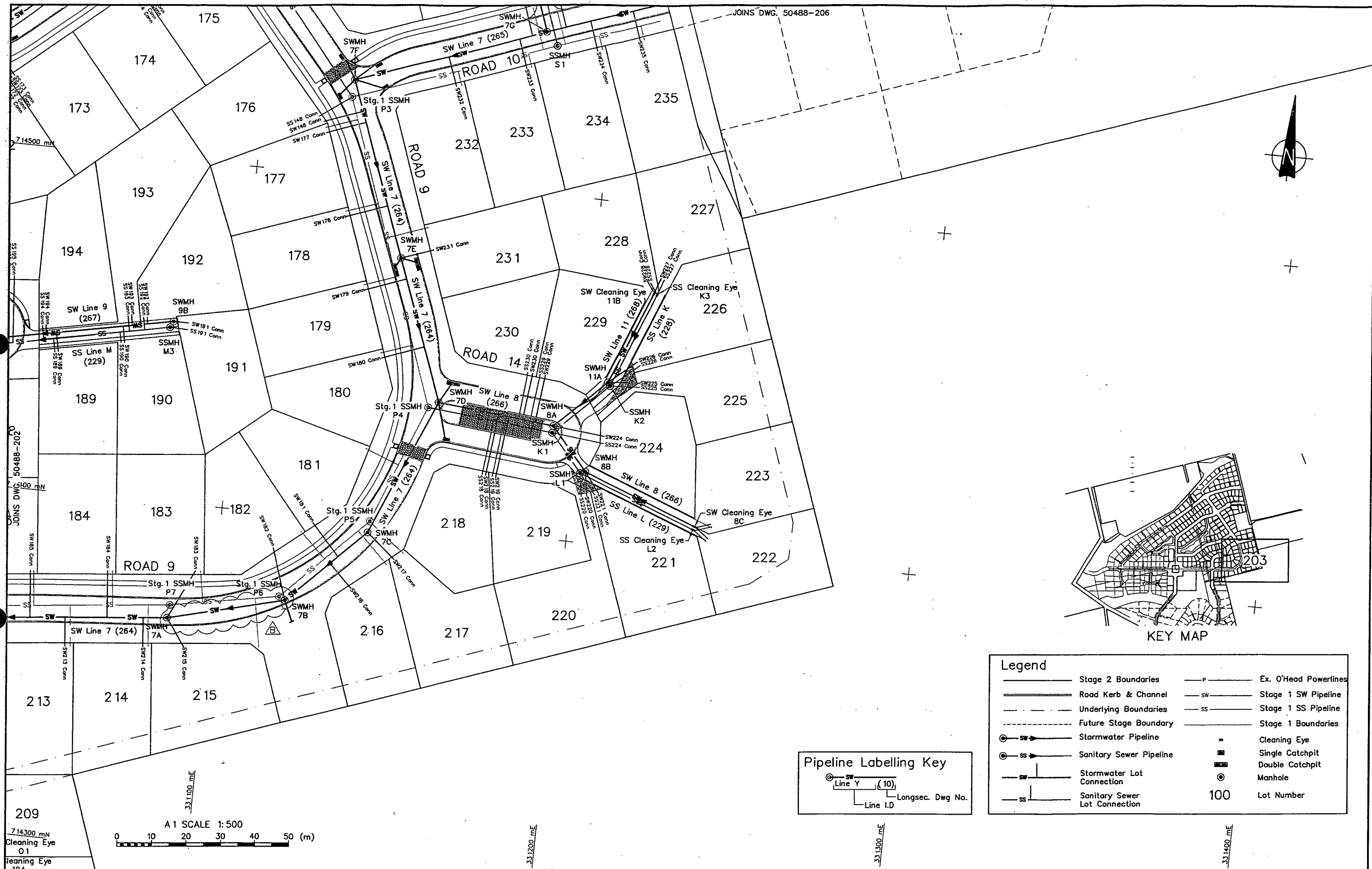
REFERENCE :

Tonkin & Taylor
Environmental & Engineering Consultants

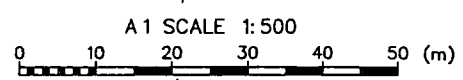
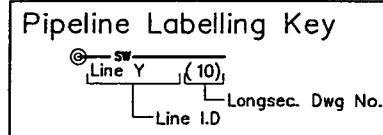
Christchurch 155 Kilmore St
Tel. (03) 353 4400 Fax. (03) 353 4401
Email : chch@tonkin.co.nz

Auckland Wellington Hamilton Nelson Whangarei

CLIENT, PROJECT	CLARK FORTUNE McDONALD LAKE HAYES ESTATE - STAGE 2 - QUEENSTOWN
TITLE	WATER RETICULATION Plan - Sheet 2 of 6
SCALES (AT A1 SIZE)	1:500
DWG. No.	50488-302
REV.	A



Legend			
	Stage 2 Boundaries		Ex. O'Head Powerlines
	Road Kerb & Channel		Stage 1 SW Pipeline
	Underlying Boundaries		Stage 1 SS Pipeline
	Future Stage Boundary		Stage 1 Boundaries
	Stormwater Pipeline		Cleaning Eye
	Sanitary Sewer Pipeline		Single Catchpit
	Stormwater Lot Connection		Double Catchpit
	Sanitary Sewer Lot Connection		Manhole
			Lot Number



DESIGNED :	DMR	Jan.03
DRAWN :	DMR	Jan.03
DESIGN CHECKED :		
DRAFTING CHECKED :		
CADFILE : L:\50488.100\50488-202_207.dwg		
APPROVED :		
NOT FOR CONSTRUCTION		
This drawing is not to be used for construction purposes unless signed as approved		
BY	DATE	
Engineering Approval		
For Tender/Eng. Approval	DMR	20/12/2002

NOTES :

1. All dimensions are in millimetres unless noted otherwise.
2. All catchpit leads are to be 225ø NB u.P.V.C SN4 unless otherwise specified.
3. Refer to sheet 50488-31 for details for pipe bedding standards.
4. All SW lines with diameter < 400mm are to be u.P.V.C SN4 unless otherwise specified.
5. Existing level information for services has been derived from topographical survey of 25/05/02 supplied by Clark Fortune McDonald.
6. All road and boundary plan info. derived from C.F.M drawings 8338_E1_1 to 3 and 8838_E2_1 to 7 dated 16/10/02.

REFERENCE :

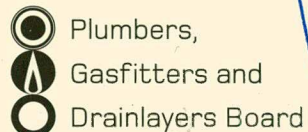
Tonkin & Taylor
Environmental & Engineering Consultants

Christchurch 155 Kilmore St
Tel. (03) 353 4400 Fax. (03) 353 4401
Email : chch@tonkin.co.nz

Auckland Wellington Hamilton Nelson Whangarei

CLIENT, PROJECT	CLARK FORTUNE McDONALD	
	LAKE HAYES ESTATE - STAGE 2 - QUEENSTOWN	
TITLE	DRAINAGE RETICULATION	
	Plan - Sheet 2 of 6	
SCALES (AT A1 SIZE)	1:500	DWG. No. 50488-203
REV.	B	

CONSUMERS COPY



PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
 (Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
 (Pursuant to the Building Act 1991)

Certificate No **403596**

29074-188-00 9th Floor, 70 The Terrace
 PO Box 10655
WELLINGTON
 Tel 04 494 2970
 Fax 04 494 2975
 website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address:

Please complete in block letters

(Box No's not acceptable)

(Number)

(Street name)

38 HOPE AVENUE
LAKE HOPES ESTATE.

(Suburb)

QUEENSTOWN.

(Town/City)

Consumer:

MR

(Title)

A.

(Initials)

LANGFORD.

(Family/Business name)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Appliance

Flue

Ventilation

Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	GAS HOB	KITCHEN	SMEG SN2 64SS1	35.9 MJ/HR	N/A.		COMPLIES	

05 5471
Elwyn

Registered Gasfitter/s, Supervised by certifier

Name

ANDY LANGFORD

Registration No

13711

Name

Certificate owner

Registration No

On behalf of

Address

FLINTS PLUMBING
11186.

14 MYLTON PLACE
QUEENSTOWN

(If other than certifying gasfitter)

Category

Type (Regulation 24(1))

☒ Domestic☐ Commercial☐ Industrial☐ Temporary☐ Other☒ New☐ Addition, ☐ Extension,☐ Replacement☐ Alteration☐ Repair following accident

Gas Type

☐ NG☒ LPG☐ TLP☐ Bio

Name of Gas Supplier

ROCKGAS QUEENSTOWN

Pipework Installed

☒ YES☐ NO

(attach pipework diagram)

Test Results

Other Testing

10 min Duration**7** kPa Test pressure**ZERO** kPa Loss / gain**2.75** kPa Working pressure

Combustion

☐ Yes ☒ No

Ventilation

☐ Yes ☒ No

Test Date

19.1.2007

I certify that :-

- ① All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
- ② The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
- ③ Gasfitting work to which this certificate applies
☐ does ☒ does not include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name

VINCE SUTHERLAND

Address

87A DEVON ST
ARROWTOWN

Registration No

11186

Signature

[Signature]
19.1.2007

Date

19.1.2007

Hazard Reports

38 HOPE AVENUE LAKE HAYES QUEENSTOWN 9304

Note: Copies of these reports can be obtained by contacting the LIM Team on LIMinformation@qldc.govt.nz

Ground water quality of the Wanaka and Wakatipu basins.

Location: "Wanaka and Wakatipu Basins, Central Otago, NZ."
Details: Covers groundwater and possible contamination
Date: 1997
Author: "Rosen, M. R.; Reeves, R. R.; Stewart, M. K.; Taylor, C. B"
Comments:

The Wakatipu Landscape

Location: Wakatipu Basin
Details:
Date: Mar-91
Author: Boffa Miskell Partners Ltd
Comments:

Land use planning and development suitability in Queenstown New Zealand

Location: Wakatipu Basin
Details: This figure shows the Engineering Geology for the Wakatipu Basin.
Date: 1994
Author: Virginia Cunningham
Comments:

New Zealand Geological Survey Report

Location: "Geology of Urban Subdivision Areas: Kelvin Heights, Frankton Arm, & Fernhill, Queenstown"
Details: This report outlines the principal rock types encountered in the various subdivisions and briefly describes their properties.
Date: 18/05/1979
Author: "Barry, JM & Turnbull, IM "
Comments:

Tomorrows Queenstown - Final Report

Location:

Details:

Date: 2002

Author: QLDC

Comments:

Carolina Development - Proposed Sewage Pumping Station Preliminary Design and Cost Analysis

Location:

Details:

Date: 2001

Author: MWH

Comments:

Options for Treatment and disposal of Treated Effluent form the Shotover Sewage Treatment Facility

Location: Shotover and Kawarau River Regions

Details: This report (part 1) provides an assessment of the possibilities for disposal of treated sewage from the SSTF to land in the Frankton basin. Two methods of disposal are identified.

Date: 1-Jun

Author: Montgomery Watson NZ Ltd

Comments:

Seismic Risk in the Otago Region (2005)

Location: District wide

Details: Saul Dale for the proposed sub-division development located 108 Main Road Luggate

Date: March 2005

Author: Opus

Comments: Liquefaction susceptibility maps used to update QLDC hazard register maps. Source data map scale 1:100,000 Supersedes liquefaction data from Opus (2002)

Hazards Register Part II Stage 2 Risk Management Study Report

Location: District wide

Details: Review of Councils hazard responsibilities. Review of the hazards and consequential risks to the community
Date: 2002
Author: Opus
Comments: Includes a review of the following hazards: Flooding, Erosion, Landslides, Avalanche, Seismic hazards, Landfills and Contaminated Sites, Mine Workings. Includes Hazard maps

Queenstown Lakes District 2012 liquefaction hazard assessment

Location: Queenstown Wanaka Glenorchy Kingston
Details: Refine the current QLDC liquefaction hazard maps using existing available ground investigation data. Further information with respect to the expected liquefaction risk, and an appropriate level of ground investigation, has been determined.
Date: 2012
Author: Tonkin & Taylor Ltd
Comments: This data has been combined with OPUS 2002 data to create a combined layer of Liquefaction risk.

Queenstown Lakes District Floodplain Report Nov 1999

Location: District wide
Details:
Date: 1999
Author: ORC
Comments:

Otago Alluvial Fans Project Report

Location: District wide
Details: Stage I, In some cases more accurate information will be available in subsequent investigations
Date: 2002
Author: Opus
Comments: Includes a review of the following hazards: Flooding, Erosion, Landslides, Avalanche, Seismic hazards, Landfills and Contaminated Sites, Mine Workings. Includes Hazard maps

Air Quality Impacts Assessments - Shotover Country proposed development

Location: Shotover Country
Details: Air quality impacts, emissions and concentrations assessment, air quality management, and energy efficiency

Date: February 2010
Author: Environet Ltd
Comments: RM130104A-36

Assessment of a Discrete Area Defined as Subject of Possible Liquefaction for Hayes Creek Subdivision, Queenstown

Location: Shotover Country, Queenstown
Details: Physiography, rock types and distribution, groundwater, visual evidence for past seismic disturbances, temporal framework for delta construction and hazards, additional mitigating factors, and site specific appraisal
Date: April 2012
Author: Royden Thomson
Comments:



The information displayed is schematic only and serves as a guide. It has been compiled from Queenstown Lakes District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from Land Information New Zealand's (LINZ) Core Record System Database (CRS).

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Date: 06/11/2025



TAX INVOICE

GST No: 49-635-680

PAID

ANDREW LANGFORD
13 CONE PEAK CLOSE
LAKE HAYES
QUEENSTOWN 9304

Application Reference:	Land Information Memorandum - LM251832
Site Address:	38 HOPE AVENUE LAKE HAYES QUEENSTOWN 9304
Trading Name:	PluTraName
Tax Invoice Number	2025218953
Invoice Date:	06 November 2025

CHARGE SUMMARY

Charge Description	Qty	Comment	Exclusive amount	Disc	GST Amount	Inclusive Amount
Residential LIM Charge	1		\$259.13	\$0.00	\$38.87	\$298.00
Total Amount Due			\$259.13	\$0.00	\$38.87	\$298.00

TOTAL AMOUNT DUE. PLEASE PAY THIS AMOUNT WITHIN 30 DAYS.



Payments can be made at www.qldc.govt.nz/online-payments and select **Application Payment**
Online payments made via credit card incur a 2% processing fee.

Please email account enquiries to: debtors@qldc.govt.nz

Direct payments can be made to: BNZ Queenstown **02-0948-0002000-00**

Please note LM251832 and 2025218953 as references on any payments

Remittance advices can be emailed to accounts@qldc.govt.nz

For internal use only:

Receipt No

Payment Method: Cash ☐ Card ☐