



SHOTOVER

COUNTRY

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Please find below the consent notice excerpt from the resource consent with some limited provisions, along with the land use consent provisions that will apply. There is no general consent notice for Stage 15A as there were in previous stages, as those types of requirements are now largely stated in the land use consent.

Please note that this Consent Notice refers to Lots 1-101, as the lots were given these numbers when approved by QLDC. To reflect the current lot numbers that will apply in Stage 15A, please add 1100 to the stated number. For instance, 'Lot 89' in the consent notice and resource consent will equate to 'Lot 1189'.

- j. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- k. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- l. All planting within the Land Landscape Architects 'Street Planting Plan' and 'Planting Concept Plan' listed under Condition 1b) shall be implemented.
- m. All works within the Land Landscape Architects 'Planting Concept Plan' listed under Condition 1b) and the planting plan certified under Condition 10 shall be implemented in accordance with those plans and the QLDC Land Development and Subdivision Code of Practice.
- n. The walking and cycle trails shall be upgraded to meet the standards specified in Condition 9.
- o. The roads and services consented under Stage 14A (RM160594) and 14B (RM160626) must be constructed up to the boundary of the subject site (Stage 14A & Stage 14B, excluding balance Lot 1).
- p. All works in accordance with Part B SH160139 (land use consent – earthworks for the placement of fill) must be completed.
- q. Provision of a maintenance agreement must be established between the consent holder and Council's Parks and Reserves Manager in relation to the maintenance of planting and turf on Lots 1002-1004 on the Land Landscape Architects 'Planting Concept Plan' (listed under Condition 1b), and the maintenance of irrigation. The maintenance agreement must be certified by Council Parks and Reserves Manager. As part of this agreement, the consent holder shall be responsible for the maintenance of Lots 1002-1004 in accordance with the Agreement for a period of 5 years following the issue of 224c certification. This agreement shall include details of replacement planting if any plant shall die or become diseased within this period.
- r. Lots 1002-1004 shall be vested in Council as reserves, as detailed on the Scheme Plans listed under Condition 1a) with Lots 1002 and 1004 to vest as Recreation Reserves and Lot 1003 to vest as a Local Purpose Reserve for Water Supply, Pedestrian and Cycle Access and Amenity Purposes.

Consent Notice Conditions

15. Prior to certification pursuant to section 224 of the Resource Management Act 1991 and in accordance with section 221 of the Resource Management Act 1991, a consent notice shall be registered on the pertinent Computer Freehold Registers for the performance of the following conditions on a continuing basis:
- a) For Lots 1 - 101: Any Residential Unit is not to be used for Visitor Accommodation.

For the purpose of this condition Visitor Accommodation means the use of land or buildings for short-term, fee paying, residential accommodation where the length of stay for any visitor/guest is less than 3 months.
 - b) For Lots 1 - 101: There shall be no:
 - i. Erection, construction or installation of any solid fuel burning fireplace or appliance in any building.
 - ii. Burning of any garden waste, rubbish, or materials of any kind whatsoever other than solid fuel (such as wood or coal) burned within a Barbeque when cooking. For the purposes of this condition: 'Barbeque' means any portable or permanent device constructed or placed for the purposes of outdoor cooking.
 - iii. Any gas cylinder which is not screened from view from an adjoining road.
 - c) For Lots 89 – 100: Any species selected to be grown within 12m either side of the centreline of the transmission line should be limited to a species that will grow to a maximum height of 2m at full maturity. Any vegetation or trees outside of this 12m must be planted so that at maximum growth height they comply with the Electricity (Hazards from Trees) Regulations 2003 and cannot fall within 4m of the transmission line.

d) For Lots 89 – 100:

(i) This condition applies to those areas named 'Transmission Line Consent Notice Area' ("TLCNA") and marked 'DA', 'DB', 'DC', 'DD', 'DE', 'DF', 'DG', 'DH', 'DI', 'DJ', 'DK' and 'DL' on the Scheme Plans listed under Condition 1b);

(ii) The TLCNA includes all land located within 25 metres from the centre line of the Cromwell - Frankton A 110k V high voltage transmission lines. This area of land is subject to those requirements set out in Section 12 of the Queenstown Lakes District Plan being a non-complying activity in terms of Rule 12.30.3.5vii with the exception of post and wire fencing to a maximum height of 1.2m. (Rule 12.30.3.5vii provides that buildings and structures within 25 metres of the centreline of the Cromwell - Frankton A 110kV high voltage transmission line are a non-complying activity).

e) For Lots 1-4, 6-13, 15 – 17, 37, 38, 40-42, 46, 47-50, 56-59, 98-101:

(i) There shall not be any solid walls or solid fencing within the building setback (Side Yard) along any boundaries of the Lot that adjoin a right of way or leg in access way. At least 50% of any wall or fencing along those boundaries shall be visually permeable. Fence / wall heights along or within the building setbacks to these boundaries shall be no higher than 1.2m in height.

f) For Lots 90 - 100:

(i) All northern fences (being those along the boundary fronting the reserve being Lot 1002) shall be a maximum height of 1.2m and restricted to being constructed from post and wire, or post and wire netting only

g) For Lots 1, 2, 3, 7, 8, 11, 12, 16 – 23, 100 and 101:

(i) All western fences (being those along the boundary fronting the reserves being Lots 1003-1004) shall be a maximum height of 1.2m and restricted to post and wire, or post and wire netting only.

Lapse Date

16. The lapse date for this consent shall be 4 May 2019 being two years from the date of this decision

Advice Note:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.
2. Prior approval from Council's Engineer and use of a backflow prevention device will be required to prevent contamination of Council's potable water supply if this water supply is to be utilised for dust suppression or temporary irrigation.
3. Shotover Country Limited is reminded of their requirements to meet the *Defects and Maintenance Covenants*, as per Schedule E of the Shotover Country Special Housing Area Deed (Infrastructure & Affordability) dated 29 April 2016. This covenant period is for five years from the date that practical completion of the Flood Protection Works is achieved.
4. For the purposes of these conditions of subdivision consent the term 'residential lot' refers to Lots 1-101 and Lot 1001 as shown on Scheme Plans referred to in Condition 1a).

PART C: LAND USE CONSENT – TO CONSTRUCT RESIDENTIAL UNITS ON LOTS 1 – 101

General Conditions

- 1a. The development must be undertaken/carried out in accordance with the proposal, with the exception of the amendments required by the following conditions of consent.
- 1b. For the avoidance of doubt the conditions specified in Part C are deemed to constitute a separate set of consent conditions for each of Lots 1-101 SH 160139.
- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$145. This initial fee has been set under section 36(1) of the Act.

Building and Site Controls

3. There shall be no more than one residential unit erected on the Lot.
4. Two off street car parking spaces shall be provided within the Lot per residential unit.
5. There shall be no excavation of the site other than for trenching for servicing infrastructure and foundations at current ground level and removal of topsoil layer.
6. All buildings and structures shall have roof colours in the range of browns, greens, greys and blue greys.
7. Maximum building height is restricted to 8.0m
8. Building coverage is restricted to a maximum of 50% of the net area of the site.
9. All buildings shall be located at least 3.0m from the legal road boundary.
10. Where a garage door is facing the legal road, it shall be located a minimum distance of 4.5m from the legal road boundary.
11. A maximum of 40% of street frontage shall be taken up by garaging when a garage is located within the 4.5m setback from the road boundary.
12. All buildings shall be setback a minimum of 2.0 metres from internal boundaries with the following exceptions:
 - (i) A minimum setback of 3 metres shall be provided on Lots 1, 2, 3, 7, 8, 11, 12, 16-23 and 90-101 where any internal boundary is adjacent to a reserve being Lots 1002-1004 SH 160139.
 - (ii) Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
 - a. eaves up to 0.6m into the setback; and
 - b. balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window, intrusion is permitted on each setback of each building; and

- c. porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m above ground level. Only one such porch or set of steps is permitted on each setback of each building; and
 - d. chimneys may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building; and
 - e. no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.
13. Utility areas shall not be visible from the road. For the purposes of this condition utility areas includes rubbish/recycling bin storage areas, gas cylinders, heat pump/air condition units and washing lines.
14. There shall not be any fence, wall, barrier or similar structure:
- (i) Within a Front Yard that is higher than 1.2 metres above Ground Level.
Where Front Yard means any part of a Lot situated within 3.0 metres of a boundary between that Lot and an adjoining Legal Road including any part of the Lot boundary within that area.
 - (ii) Within a Side Yard that is higher than 1.8 metres above Ground Level.
Where Side Yard means any part of a Lot situated within 2.0 metres of an internal boundary or within 3.0 metres of an internal boundary where required in terms of Condition 12(i) (internal boundary being any boundary other than a boundary adjoining a Legal Road).
 - (iii) Within a Front Yard:
 - That incorporates shade cloth, corrugated iron or corrugated composite materials, or similar materials.
 - That (excluding wire) is any colour other than a colour within the range of browns, greens or greys (including natural treated timbers).
 - Which comprises more than 50% solid or impermeable material.

Note: Conditions subject to a consent notice being Conditions 15f) and g) of the subdivision consent SH 160139 apply to fences adjacent to reserves.

15. Hours of construction shall be restricted to:
- Monday to Saturday (inclusive): 7.30am to 6.00pm
 - Sundays and Public Holidays: No Activity
- In addition, no heavy vehicles shall enter or exit the site, and no machinery shall operate, earlier than 7.30am. All activity on the site is to cease by 6.00pm.

Lapse Date

16. The lapse date for this consent shall be 4 May 2023 being six years from the date of this decision.