

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

AND

IN THE MATTER of Resource Consent
RM130836 & RM140006
Queenstown Lakes District
Council

GENERAL CONSENT NOTICE

BACKGROUND

- A. Shotover Country Limited of Queenstown has applied to the Queenstown Lakes District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Computer Freehold Register 640789 (Otago Registry) ("the land").
- B. Council has granted subdivision consent RM130836 and RM140006 ("Resource 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 from time to time being those conditions set out in this Consent Notice.

1. OPERATIVE PART

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

Lot 71 DP 476830 contained within Computer Freehold Register 659887
Lot 72 DP 476830 contained within Computer Freehold Register 659888
Lot 73 DP 476830 contained within Computer Freehold Register 659889
Lot 74 DP 476830 contained within Computer Freehold Register 659890
Lot 75 DP 476830 contained within Computer Freehold Register 659891
Lot 76 DP 476830 contained within Computer Freehold Register 659892
Lot 77 DP 476830 contained within Computer Freehold Register 659893
Lot 78 DP 476830 contained within Computer Freehold Register 659894
Lot 79 DP 476830 contained within Computer Freehold Register 659895
Lot 80 DP 476830 contained within Computer Freehold Register 659896
Lot 81 DP 476830 contained within Computer Freehold Register 659897
Lot 82 DP 476830 contained within Computer Freehold Register 659898
Lot 83 DP 476830 contained within Computer Freehold Register 659899
Lot 84 DP 476830 contained within Computer Freehold Register 659900
Lot 85 DP 476830 contained within Computer Freehold Register 659901
Lot 86 DP 476830 contained within Computer Freehold Register 659902
Lot 87 DP 476830 contained within Computer Freehold Register 659903
Lot 88 DP 476830 contained within Computer Freehold Register 659904
Lot 89 DP 476830 contained within Computer Freehold Register 659905
Lot 90 DP 476830 contained within Computer Freehold Register 659906
Lot 91 DP 476830 contained within Computer Freehold Register 659909
Lot 92 DP 476830 contained within Computer Freehold Register 659910
Lot 93 DP 476830 contained within Computer Freehold Register 659911
Lot 94 DP 476830 contained within Computer Freehold Register 659912
Lot 95 DP 476830 contained within Computer Freehold Register 659913
Lot 104 DP 476830 contained within Computer Freehold Register 659914
Lot 133 DP 476830 contained within Computer Freehold Register 659915

- 1.2 The consent notice conditions set out in clause 2 - 7 apply to all Lots unless otherwise specified. However where the provisions of this Consent Notice conflict with, or do not match the provisions of any other consent notice registered on the Computer Freehold Register to a Lot (registered on or about the date of registration of this Consent Notice) then the provisions of the other consent notice shall prevail.

- 1.3 In this Consent Notice, the Definitions and Interpretation provisions set out in the Schedule shall apply, unless the context otherwise requires.

2. BUILDING CONTROLS

- 2.1 There shall be no more than one Residential Unit erected on each Lot.
- 2.2 A Lot Owner must not paint or have the roof of any Residential Unit or any structure built on the Lot, any colour other than a colour within the range of browns, greens, greys and blue greys.

3. FENCING CONTROLS

- 3.1 A Lot Owner must not erect or construct a fence, wall, barrier or similar structure:
- a. Within a Front Yard that is higher than 1.2 metres above Ground Level.
 - b. Within a Side Yard that is higher than 1.8 metres above Ground Level.
 - c. Within a Front Yard:
 - i. That incorporates shade cloth, corrugated iron or corrugated composite materials, or similar materials.
 - ii. That (excluding wire) is any colour other than a colour within the range of browns, greens or greys (including natural treated timbers).
 - iii. Which comprises more than 50% solid or impermeable material. The preferred intent is that the outcome is largely transparent.

4. VEGETATION CONTROLS

- 4.1 A Lot Owner must maintain any street tree/trees and the grass verge situated within the Legal Road that directly adjoins its Lot boundary.

5. SITE CONTROLS

- 5.1 A Lot Owner must not further subdivide any Lot (excluding boundary adjustments where the result of the boundary adjustment subdivision results in no additional residential Lots) for a period of 15 years from the date of registration of this consent notice.

6. ACCESS AND PARKING CONTROLS

- 6.1 At the time of construction of a Residential Unit on the Lot the Lot Owner shall construct one temporary gravel surface vehicle crossing to that Lot. This requirement only applies if a vehicle crossing has not previously been constructed to the Lot. The Lot Owner shall ensure that all construction traffic, delivery of goods and any other vehicles entering and exiting the Lot are restricted to the use of that vehicle crossing only.
- 6.2 Upon the completion of the Residential Unit on the Lot and prior to a Code of Compliance Certificate being issued by the Council for those building works the Lot Owner of any Lot shall construct a permanent vehicle crossing to the Lot from the Legal Road in accordance with the requirements of the Council applicable at that

time. The running surface covering must be the same material and colour as the surrounding footpaths.

6.3 A Lot Owner must not:

- (a) Cause any damage to any part of the Legal Road adjoining or adjacent to that Lot Owner's Lot during or as a consequence of construction of any improvements on the Lot or otherwise.
- (b) Interfere with or cause any damage to (including by removing, cutting down or trimming) any trees, landscaping, infrastructure, street lighting or similar located on any part of any Legal Road or Council Reserve adjoining or adjacent to the Lot Owner's Lot, unless any such action is first approved by Council. This clause 6.3(b) is subject to clause 4.1 and will not apply where the Lot Owner is acting in accordance with its maintenance obligations under condition 4.1 of this Consent Notice.
- (c) In the event of any such damage under this clause 6.3 the Lot Owner shall ensure that the damage is remedied within 30 days.

7. SERVICES

7.1 A telecommunication connection is provided to the net area of each Lot. It is at the discretion of Telecom/Chorus (or other telecommunications supplier) if a broadband internet connection is to be provided.

Dated this

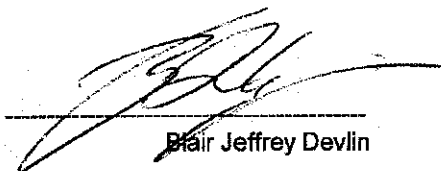
29th

day of

JULY

2014

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


Blair Jeffrey Devlin

SCHEDULE

DEFINITIONS

Front Yard means any part of a Lot situated within 4.5 metres of a boundary between that Lot and an adjoining Legal Road or Right of Way including any part of the Lot boundary within that area.

Ground Level means the finished surface of the ground following completion of the subdivision works permitted by the Resource Consent.

Legal Road means all or any part of land located within the Shotover Country Special Zone vested or dedicated in the Queenstown Lakes District Council as legal road and includes footpaths, roadways, kerbing, channelling, infrastructure, lighting, bollards, street furniture, grassed and landscaped areas situated within or on any such land.

Lot Owner means the registered proprietors(s) of a Lot and any occupier, tenant, lessee, licensee, agent, contractor, visitor or invitee of a Lot Owner.

Lot means one of the 27 residential lots permitted to be created under the Resource Consent and listed at clause 1.1, and any additional or replacement residential lot created from all or part of that lot.

Side Yard means any part of a Lot situated within 2 metres of an internal boundary (internal boundary being any boundary other than a boundary adjoining a Legal Road).

Right of Way means any vehicular right of access to any Lot that is secured by right of way easement instrument.

Residential Unit means a residential activity which consists of a single self-contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the Lot (other than in a Residential Flat, as defined below) there will be deemed to be more than one Residential Unit.

Residential Flat means a residential activity that:

- Consists of no more than one flat in the same ownership as the Residential Unit;
- Is contained within that same Residential Unit; and
- If attached to a detached accessory building does not cover more than 50% of total Gross Floor Area of the building containing both the accessory building and the flat combined; and
- Contains no more than one kitchen and one laundry; and
- Does not cover more than 35% of the total Gross Floor Area of the building(s) containing the Residential Unit and the flat (but excluding accessory buildings).

Gross Floor Area means the sum of the gross area of the several floors of all buildings on a Lot, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.

Subdivide and Subdivision have the meanings given to them under the Resource Management Act 1991 (which for avoidance of doubt includes unit title or cross lease subdivision).

Council means the Queenstown Lakes District Council.

Council Reserve means a reserve (as defined by the Reserves Act 1977) held by the Council.

INTERPRETATION

For the avoidance of doubt:

- a. Words importing the singular number include the plural and vice versa.
- b. A requirement to do something is also a requirement to permit or cause that thing to be done and a requirement not to do something is also a requirement not to permit or cause that thing to be done.
- c. Subject to clause d below, no provision of this Consent Notice shall confer an obligation on any Lot Owner where that Lot Owner has complied with its obligations under this Consent Notice with respect to, or related to its Lot.
- d. Any breach of this Consent Notice by a tenant, occupier, lessee, licensee, contractor, agent, employee, visitor, invitee (or similar) of the registered proprietor/s shall also be deemed to be a breach of this Consent Notice by that/those registered proprietors.