

Lots 2-13, 19-23, 26-31, 33-42, 45-49, 51, 55-57, 70-81, 83-88, 91, 93-115, 117-129, 131-148, 150-154, 156-161, 163-166, 168, 176-181, 183-218, 220-227, 229-297, 299, 301-318 inclusive.

- b) Lots identified on the Outline Development Master Plan as being capable of further subdivision (indicated by a blue dot) can be further subdivided into a maximum of two lots, with each resultant lot restricted to a maximum density of one residential unit. This provision relates to the following lots:

Lots 17, 52, 58, 89, 116, 149, 155, 162, 167, 169, 170-175, 182, 219, 228, 298 and 300.

Note: A residential unit is defined in the Partially Operative District Plan (2007) as 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 site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.

Landscaping

- 5 At the time a subdivision application is lodged to undertake any subdivision north of the Central Melt Channel as indicated on the Peninsula Bay Outline Development Master Plan and approved by resource consent RM060929, the consent holder shall provide a plan of the pedestrian and cycling trails located in the Open Space Zone adjacent to the northern boundary of the site. The plan shall include the following features:
- a) Show connectivity between trails;
 - b) Show location of trails within vegetated areas; and
 - c) Show location of any existing trails to be upgraded.
- 6 At the time a subdivision application is lodged to undertake the subdivision indicated on the Peninsula Bay Outline Development Master Plan and approved by resource consent RM060929, the consent holder shall submit a revised street landscaping plan. In this instance the revised street landscaping plan shall include the following amendments:
- a) Replace *Betula utilis* 'Jackmontii' and *Fraxinus americana* with *Styracifua worpleston* 'Liquid Amber' on the side roads and cul-de-sacs; and
 - b) Plant *Qeucus palustris* 'Pin Oaks' on the main roads, at a minimum spacing distance of one metre from any footpath or kerb. Any variation to this minimum spacing distance shall be approved by the Parks Manager at the Council.
- 7 At the time a subdivision application is lodged to undertake subdivision north of the central melt channel as indicated on the Peninsula Bay Outline Development Master Plan and approved by resource consent RM060929, the consent holder shall submit to the Council for approval a final earthworks plan for development. The final earthworks plans shall include site sections to illustrate that any earthworks associated with subdivision of this area do not provide for an increase in visibility of future development from Lake Wanaka when viewed from the north.
- 8 The final design of the bunding of car park 3 and batter slopes surrounding car parks 1-4 shall be approved by the Council at the conclusion of earthworks to form the car parking areas. Bunding and batter slopes shall be formed to fit with the undulating topography of the adjacent landform.

Engineering Conditions

- 9 At the time a subdivision application is lodged to undertake the subdivision indicated on the Peninsula Bay Outline Development Master Plan and approved by resource consent

RM060929, all engineering aspects shall be designed in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

- 10 At the time a subdivision application is lodged to undertake the subdivision indicated on the Peninsula Bay Outline Development Master Plan and approved by resource consent RM060929, the roading network for the subdivision shall be designed in accordance with the Peninsula Bay Road Hierarchy plan (Boffa Miskell Limited, Revision B, dated 22 December 2006) and the Traffic Design Group report (dated October 2006) except where amended by the following conditions:
- a) The roading network shall be designed in accordance with the Boffa Miskell Limited, Peninsula Bay Road Hierarchy plan, Revision B, dated 22 December 2006 and the Traffic Design Group report dated October 2006 except where amended by the following conditions:
 - i) Service lanes providing access to Lots 175, 176, 178-187 and 206-218 shall be created as public road to be vested in Council. The road shall have a legal road reserve width of 12m and a formed carriageway of 5m. Road marking shall be applied to restrict on-street parking.
 - ii) All through roads shall have traffic calming measures in line with the measures proposed on the Main Road, ie kerb extensions "giving the impression of confinement thus slowing traffic and reducing the crossing length for pedestrians".
 - b) Provision for all road marking, signage and road naming signs to be installed and complete prior to section 224(c) of the Act.
 - c) All road lighting shall be in accordance with Council's road lighting policies and standards. Any road lighting installed on private roads/rights of way/ access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council lighting network circuits.
 - d) The construction of the Open Space Zone Carparks shall be designed in accordance with Table 1 Appendix 7 of the Partially Operative District Plan. The formed carriageway width of the loop road in Carparks 3 & 4 shall be a minimum of 3.5m and have a minimum radius of 9.0m.
 - e) Clear signage shall be installed to indicate the one-way layout of Carparks 3 & 4.
 - f) All car parks shall be sealed and permanently marked out.
 - g) Landscaping along the access point to Carpark 1 shall be low level only in order to maintain full visibility for users of the car parks.
 - h) All tracks within the development shall be design to cater for both bicycle and pedestrian users.

Reserves

- 11 At the time a subdivision application is lodged to undertake the subdivision indicated on the Peninsula Bay Outline Development Master Plan and approved by resource consent RM060929, the consent holder shall make provision for the Open Space Zone within Peninsula Bay to be vested in Council as public reserve. This vesting shall occur prior to certification of the subdivision in accordance with section 224(c) of the Resource Management Act 1991. This vesting may occur progressively in stages that match the staging of the subdivision.

Review

- 12 Within ten working days of each anniversary of the date of this decision the Council may, in accordance with sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
- (a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
 - (b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
 - (c) To avoid remedy or mitigate any adverse effects on the environment which may arise from the exercise of this consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

Advice Note

- (i) The Council may elect to exercise its functions and duties through the employment of independent consultants.
- (ii) A community facility on Lot 501 has not been assessed as part of this proposal and additional resource consents may be required for a community facility and/or commercial activity on this lot.
- (iii) The consent holder is advised that all lots earmarked for further subdivision (shown as a blue dot on the Outline Development Master Plan) that are less than 1400m² in size will need to comply with Rule 15.2.6.3(i)(a) of the Partially Operative District Plan. Of particular note is the minimum allotment size of 700m² unless each allotment to be created, and the original allotment, all contain at least one residential unit.

File: RM090038 variation to RM080100
Valuation Number: 2905114798



12 March 2009

Peninsula Bay Joint Venture
C/- Paterson Pitts Partners (Wanaka) Limited
PO Box 283
WANAKA 9343

Attn: Daniel Curley

Dear Mr Curley

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

PENINSULA BAY JOINT VENTURE – RM090038

We refer to your application for a variation under section 127 of the Resource Management Act 1991 to vary Conditions 1 and 12 of resource consent RM080100 pertaining to Stages 2 – 6 of the Peninsula Bay subdivision. The variation seeks to amend the staging of this consent, resulting in variations to Conditions 1 and 12, relating to the approved plans and staging respectively.

The original RM080100 application was considered under delegated authority pursuant to section 34 of the Resource Management Act 1991 on 28 May 2008. This decision was considered under delegated authority pursuant to section 34 of the Resource Management Act 1991 on 11 March 2009, and its issue authorised by Jane Sinclair, Independent Commissioner, as delegate for the Council.

The subject site is located at Peninsula Bay, Wanaka and is legally described as Lot 903 Deposited Plan 412667 held in Certificate of Title 447125.

Conditions 1 and 12 of resource consent RM080100 state:

- 1 *That the development be carried out in accordance with the plans (prepared by Paterson Pitts Partners Ltd, Drawing No: W310105 dated March 2008 – **all stamped as "approved plans" dated 26 May 2008**) and the application as submitted, with the exception of the amendments required by the following conditions of consent.*
- 12 *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:*
 - (i) *Stage 2: Lots 70 – 75, 121 – 128, 141 – 159, 193 – 201, 328 and 329 (44 residential lots)
Lot 501 (communal facility)
Lot 806 (to vest as road)*

Lots 704 and 705 (to vest as local purpose reserve – access)
Lot 722 (to vest as recreation reserve)

(ii) *Stage 3: Lots 111, 120, 166 – 192, 202 – 206, 323 – 327, 330, 331, 336 and 337 (43 residential lots)*

Lots 807 and 808 (to vest as road)
Lots 706 and 707 (to vest as local purpose reserve – access)
Lot 714 (to vest as local purpose reserve – drainage)
Lot 723 (to vest as recreation reserve)
Lot 812 (access lot)

(iii) *Stage 4: Lots 83 – 89, 104 – 110, 112 – 119, 207 – 232, 263, 292, 332 – 334 and 338 (54 residential lots)*

Lot 809 (to vest as road)
Lots 710 and 711 (to vest as local purpose reserve – access)
Lots 712 and 713 (to vest as local purpose reserve – drainage)

(iv) *Stage 5: Lots 233 – 262, 285 – 291 and 311 – 318 (45 residential lots)*

Lot 810 (to vest as road)
Lot 708 (to vest as local purpose reserve – access)
Lot 724 (to vest as recreation reserve)

(v) *Stage 6: Lots 264 – 284, 293 – 310, 335 and 339 (41 residential lots)*

Lot 811 (to vest as road)
Lot 709 (to vest as local purpose reserve – access)
Lot 725 (to vest as recreation reserve)

The subject site is zoned Low Density Residential and Open Space under the Partially Operative District Plan and requires resource consent for the following reasons:

- A **discretionary** activity resource consent pursuant to section 127(3)(a) of the Resource Management Act 1991, which deems any application to change or cancel consent conditions to be a discretionary activity.

In accordance with section 127 of the Resource Management Act 1991 the application was considered under sections 88 to 121 of the Act. On this basis the application was considered on a non-notified basis in terms of sections 93 & 94 of the Act because the adverse effect on the environment of the proposed variation was considered to be nil and no parties were considered to be adversely affected by the proposed change of Conditions 1 and 12.

Decision

That the application by Peninsula Bay Joint Venture to vary Conditions 1 and 12 of the resource consent RM080100 be granted pursuant to section 127 of the Resource Management Act 1991, such that:

Conditions 1 and 12 of resource consent RM080100 are amended to read as follows:

- 1 That the development be carried out in accordance with the plans (prepared by Paterson Pitts Partners Ltd, Drawing No: W310105 dated March 2008 – **all stamped as “approved plans” dated 26 May 2008**) and the application as submitted, with the exception of the amendments granted under resource consent RM090038 and plans (prepared by Paterson Pitts Partners Ltd, Drawings No: W2980, Rev. K, dated 22/10/2008 x 2 – **stamped as “approved plans” dated 10 March 2009**), with the exception of the amendments required by the following conditions of consent.
- 12 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:

- (i) Stage 2: Lots 70 – 75, 121 – 128, 141 – 159, 193 – 201, 328 and 329 (44 residential lots)
 Lot 501 (communal facility)
 Lot 806 (to vest as road)
 Lots 704 and 705 (to vest as local purpose reserve – access)
 Lot 722 (to vest as recreation reserve)
- (ii) Stages 3a – c (each sub stage shall be independent):
 3a – Lots 187 – 192 & 206 (Lot 809 – Road & Lot 707 – Reserve)
 3b – Lots 175 – 186, 331 & 337 (Lot 808 – Road)
 3c – Lots 166 – 174, 323 – 327, 330 & 336 (Lot 807 – Road & Lot 706 – Reserve)
- (iii) Stages 4a – f (each sub stage shall be independent):
 4a – Lots 83 – 87, 222 – 228 & 334 (Lots 810 – 812 – Road, Lots 711 – 713 – Reserve)
 4b – Lots 207 – 218
 4c – Lots 112 – 119, 219 – 221, & 333
 4d – Lots 111, 120, 202 – 205
 4e – Lots 229 – 232, 263 & 292
 4f – Lots 88, 89, 104 – 110, 114 – 117, 332, & 338
- (iv) Stages 5a – b (each sub stage shall be independent):
 5a – Lots 233 – 239, 252 – 254, 257 – 262 (Lot 813 – Road, Lot 700 – Reserve)
 5b – Lots 240 – 251, 255, 256, 285 – 291, 311 – 318 (Lot 814 – Road)
- (v) Stages 6a – b (each sub stage shall be independent):
 6a – Lots 271 – 284, 302 – 310 (Lot 815 – Road, Lot 709 – Reserve)
 6b – Lots 264 – 270, 293 – 301, 335 & 339 (Lot 816 – Road)

Advice note

- (i) The Council may elect to exercise its functions and duties through the employment of independent consultants.
- (ii) All other conditions of RM080100 shall continue to apply.

Reasons for the Decision

Site History

As described under resource consent RM080100:

Outline Development Plan

Resource consent RM060929 was granted on 2 February 2007 for an Outline Development Master Plan. The purpose of the Outline Development Master Plan is to ensure that Peninsula Bay is developed comprehensively and cohesively - including aspects such as roading, subdivision layout, pedestrian links and public access, location and visibility of future dwellings.

Subsequently, a variation RM070884 to consent RM060929 was granted on 3 October 2007 to change the classification of land to vest in Council, and remove a public car park within the Open Space Zone. A variation RM080025 was granted on 12 February 2008 to vary conditions 2(a) and 4 of resource consent RM060929 and to vary conditions 1 and 2(g) of RM070884 relating to a change in the location of Local Purpose Reserve Accessways 706 and 710, and the reassignments of 9 allotments to be marked as subdividable lots.

Consent RM080440 was granted on 16 April 2008 to vary conditions 1, 2(a) and 4 of resource consent RM060929 to provide for the following changes (so that it is consistent with the subdivision plan submitted as part of the RM080100 application):

- Relocate a subdivisible 'dot' from Lots 154 to Lot 89
- Amend the lot area of Lots 88 and 89

- Amend the access arrangements to Lots 170-174

Subdivision

A resource consent RM060959 was granted on 7 February 2007 to subdivide the southern third of the Peninsula Bay site to create 112 residential allotments. This application included a significant amount of earthworks in southern third of the site.

A variation RM070757 to the original subdivision consent RM060959 was granted on 2 October 2007 to: alter the staging of the subdivision, change the vesting of a portion of the Open Space Zone from Recreation Reserve to Local Purpose Reserve, and remove a public car parking area. As it stands, Stage 1 of the Peninsula Bay now comprises the following:

- a) Stage 1a – Lots 1, 2, 13-18, 21-61, 131-140, 160-165, 319-322, Lot 801 (to be vested as Road), Lot 703 (to be vested as Local Purpose Reserve) & Lots 601-609 which are to be amalgamated to the adjacent land.
- b) Stage 1b – Lots 62-69, Lot 721 (to be vested as Recreation Reserve) & Lot 802 (to be vested as Road).
- c) Stage 1c – Lots 3-12, 19, 20, 76-82, 90-103, 129, 130, Lot 701-702 & 720 (to be vested as Local Purpose Reserve) & Lot 803 (to be vested as Road).

Earthworks

Land use consent RM061176 was granted on 21 February 2007 to undertake earthworks within the Low Density Residential zone area of Peninsula Bay comprising approximately: 282,000m³ of earthworks volume, a topsoil volume of 57,000m³, a cut volume of 125,000m³ and a fill volume of 100,000m³. The maximum cut depth is approximately six metres, and the maximum fill depth is approximately 5.5 metres. These earthworks were to be undertaken concurrently with the earthworks approved in association with subdivision consent RM060959 and were required to create final ground contours for future subdivision, including preliminary formation of new roads and the shaping of future allotments.

A variation RM070362 to resource consent RM061167 was granted on 8 May 2007 to vary Condition 1 and 16 in order to reduce the restriction on the area of earthworks able to be undertaken at one time.

A resource consent RM070796 was granted on 23 October 2007 for the retrospective undertaking of earthworks within a central portion of the Open Space Zone at Peninsula Bay. A total earthworks volume of 38730m³ was undertaken over an approximate area of 3.5905 hectares.

A resource consent RM070693 was granted on 19 September 2007 to undertake 230,000m³ of earthworks at Peninsula Bay over an area of approximately 13.4 hectares. The earthworks were required to achieve the final ground contours, including preliminary formation of new roads, shaping for future allotments and creation of stormwater quality treatment ponds.

Recreational Facility

An application for resource consent RM071124 to construct a communal swimming pool and gym facility on lot 501 at Peninsula Bay was granted on 13 March 2008.

Proposal

Consent is sought to vary resource consent RM080100 pertaining to Stages 2 – 6 of the Peninsula Bay subdivision, being the creation of 250 allotments. The variation seeks to amend the staging of this consent.

A variation is sought to amend the staging of RM080100 as follows. The original staging granted under resource consent RM080100 is shown in *italics* first, with plain text following with the amendments sought.

Stage 2: *Lots 70 – 75, 121 – 128, 141 – 159, 193 – 201, 328 and 329 (44 residential lots)*
Lot 501 (communal facility)
Lot 806 (to vest as road)
Lots 704 and 705 (to vest as local purpose reserve – access)
Lot 722 (to vest as recreation reserve)

As approved under resource consent RM080100, no amendments sought.

Stage 3: *Lots 111, 120, 166 – 192, 202 – 206, 323 – 327, 330, 331, 336 and 337 (43 residential lots)*
Lots 807 and 808 (to vest as road)
Lots 706 and 707 (to vest as local purpose reserve – access)
Lot 714 (to vest as local purpose reserve – drainage)
Lot 723 (to vest as recreation reserve)
Lot 812 (access lot)

Variation sought to remove Lots 111, 120 and 202 – 205 (all residential lots) from stage 3 and create as part of stage 4. Overall, stage 3 will now involve the creation of 34 residential lots, and the following sub-stages are sought:

Stage 3 sub-stages

3a *Lots 187 – 192 & 206 (7 lots)*
 3b *Lots 175 – 186, 331 & 337 (14 lots)*
 3c *Lots 166 – 174, 323 – 327, 330 & 336 (16 lots)*

Stage 4: *Lots 83 – 89, 104 – 110, 112 – 119, 207 – 232, 263, 292, 332 – 334 and 338 (54 residential lots)*
Lot 809 (to vest as road)
Lots 710 and 711 (to vest as local purpose reserve – access)
Lots 712 and 713 (to vest as local purpose reserve – drainage)

Variation sought to include Lots 111, 120 and 202 – 205 in stage 4, and the following sub-stages are sought:

Stage 4 sub-stages

4a *Lots 83 – 87, 222 – 228 & 334 (13 lots)*
 4b *Lots 207 – 218 (12 lots)*
 4c *Lots 112 – 119, 219 – 221 & 333 (8 lots)*
 4d *Lots 111, 120, 202 – 205 (6 lots)*
 4e *Lots 229 – 232, 263 & 292 (6 lots)*
 4f *Lots 88, 89, 104 – 110, 114 – 117, 332 & 338 (15 lots)*

Stage 5: *Lots 233 – 262, 285 – 291 and 311 – 318 (45 residential lots)*
Lot 810 (to vest as road)
Lot 708 (to vest as local purpose reserve – access)
Lot 724 (to vest as recreation reserve)

The following sub-stages are now sought for stage 5:

Stage 5 sub-stages

5a *Lots 233 – 239, 252 – 254, 257 – 262 (16 lots)*
 5b *Lots 240 – 251, 255, 256, 285 – 291, 311 – 318 (29 lots)*

Stage 6: *Lots 264 – 284, 293 – 310, 335 and 339 (41 residential lots)*
Lot 811 (to vest as road)
Lot 709 (to vest as local purpose reserve – access)
Lot 725 (to vest as recreation reserve)

The following sub-stages are now sought for stage 6:

Stage 6 sub-stages

- | | |
|----|------------------------------------------------|
| 6a | Lots 271 – 284, 302 – 310 (23 lots) |
| 6b | Lots 264 – 270, 293 – 301, 335 & 339 (18 lots) |

The applicant has stated that the order of each 'sub-stage' has been chosen carefully so as to provide adequate roading and access to each lot that will be created as part of each stage. Each sub-stage shall be carried out independently.

The applicant has also stated that all roading in respect of sub-stages 4a – 4f will be created as part of sub-stage 4a. This will result in a number of road-locked land parcels being created (which will be future sub-stages). Rather than each of these parcels being individually titled as large residential lots, at the completion of each stage, the applicant proposes to amalgamate all parcels with the balance land of stages 5 and 6.

Site and Locality Description

As described under resource consent RM080100:

The following site description is taken from Environment Court decision C010/2005 and relates to the entire Peninsula Bay site:

The site is roughly rectangular in shape, and has an area of 75.484 hectares. It is located on the Beacon Point Peninsula, immediately north of a residential area served by Rata Street and Hunter Crescent; and east of another residential area known as Penrith Park. To the north, the site abuts a recreation reserve, which in turn abuts Lake Wanaka. The adjoining land to the east is exotic forest, and to the south-east, pasture.

The southern boundary of the site is about 2.3 kilometres from the Wanaka Town Centre. The western boundary of the site is about 700 to 800 metres from Lake Wanaka, and northern boundary is about 120 metres from the lake edge.

The site is generally rolling, with shallow gullies, rounded ridges and a predominantly westerly aspect. The northern boundary is near the top of a steep scarp which drops to the lake. The eastern boundary is about 130 to 300 metres from a ridge.

The average level of the lake is about 279 metres above sea level. The highest point on the site is about 360 metres above sea level, and the lowest point about 305 metres above sea level.

Most of the site has a slope pattern that ranges from 1 in 7 to flatter than 1 in 20, but there are areas near the eastern boundary, the south-western end and north-eastern end that slope between 1 in 7 to 1 in 3. The escarpment down to the lake beyond the northern end of the site is generally steeper than 1 in 3.

In prehistoric times the site was overrun by glacial advances which left morainic deposits, more recently about 23,000 (fn2 The Mt Iron Advance) and 18,000 (fn3 The Hawea Advance) years ago. The younger (Hawea) moraine generally lies between the 300- and 360- metre contour lines on the site.

The vegetation of the site is mainly exotic pasture grasses, and there are scattered stands kanuka and matagouri mainly at the northern end of the site and along parts of the eastern boundary. There are also pockets of kanuka in gullies and patches elsewhere on the site.

The site is visible to varying degrees from parts of Lake Wanaka, and from parts of West Wanaka, including the Millenium Walkway along the western shore, and residential areas to the west and south of the site. More particularly, the northern part of the site is visible from the lake, and the elevated slopes near the eastern boundary are visible from the west and south, as well as from parts of the lake.

Some people cross the south-eastern corner of the site to gain access to walking and cycle tracks in the adjacent plantation, and others use cycles on tracks through the kanuka at the northern end. The owner has acquiesced in that, but the site is private property and there is no public right of

access over it. There is a popular walking path through the lakeside reserve to the north of the site.

The Application

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

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

The applicant seeks consent to vary Condition 1 and 12 of resource consent RM080100, which state:

- 1 *That the development be carried out in accordance with the plans (prepared by Paterson Pitts Partners Ltd, Drawing No: W310105 dated March 2008 – **all stamped as “approved plans” dated 26 May 2008**) and the application as submitted, with the exception of the amendments required by the following conditions of consent.*
- 12 *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:*
 - (i) *Stage 2: Lots 70 – 75, 121 – 128, 141 – 159, 193 – 201, 328 and 329 (44 residential lots)
Lot 501 (communal facility)
Lot 806 (to vest as road)
Lots 704 and 705 (to vest as local purpose reserve – access)
Lot 722 (to vest as recreation reserve)*
 - (ii) *Stage 3: Lots 111, 120, 166 – 192, 202 – 206, 323 – 327, 330, 331, 336 and 337 (43 residential lots)
Lots 807 and 808 (to vest as road)
Lots 706 and 707 (to vest as local purpose reserve – access)
Lot 714 (to vest as local purpose reserve – drainage)
Lot 723 (to vest as recreation reserve)
Lot 812 (access lot)*
 - (iii) *Stage 4: Lots 83 – 89, 104 – 110, 112 – 119, 207 – 232, 263, 292, 332 – 334 and 338 (54 residential lots)
Lot 809 (to vest as road)
Lots 710 and 711 (to vest as local purpose reserve – access)
Lots 712 and 713 (to vest as local purpose reserve – drainage)*
 - (iv) *Stage 5: Lots 233 – 262, 285 – 291 and 311 – 318 (45 residential lots)
Lot 810 (to vest as road)
Lot 708 (to vest as local purpose reserve – access)
Lot 724 (to vest as recreation reserve)*
 - (v) *Stage 6: Lots 264 – 284, 293 – 310, 335 and 339 (41 residential lots)
Lot 811 (to vest as road)
Lot 709 (to vest as local purpose reserve – access)
Lot 725 (to vest as recreation reserve)*

In particular, consent is sought to amend the staging of resource consent RM080100.

Consideration of Effects

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

- 3) *Sections 88 to 121 shall apply, with all the 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.*

In this instance, the adverse affects in terms of the proposed amended staging are considered no more than those assessed under the original resource consent RM080100.

Effects on the Environment

People and Built Form

Consent is sought to vary resource consent RM080100 pertaining to a 5 stage subdivision of Peninsula Bay. The variation seeks to amend the staging of the subdivision, which will result in variations to Conditions 1 and 12 of resource consent RM080100.

Lakes Environmental's Engineer has reviewed the proposal and has advised that there are no engineering-related concerns arising out of the proposed variation.

Overall, it is not considered the proposed variation will result in adverse effects over and above those assessed under the original resource consent RM080100.

Affected Parties

Resource consent RM080100 was processed on a non-notified basis, with no persons considered to be adversely affected. Likewise, given the assessment outlined above, no parties are considered adversely affected by the proposed variation.

Policies and Objectives

The variation as proposed has been considered in terms of the objectives and policies contained within Part 15 *Subdivision and Development* of the District Plan. It is considered that the proposed variation is not contrary to any provision and, therefore, it is not inappropriate to grant consent for the application as proposed.

Conclusion

Having considered the relevant objectives and policies of the Partially Operative District Plan, and the relevant provisions of the Resource Management Act 1991, it has been found that the variation as sought will not result in any further adverse effects on the environment than those assessed under the original resource consent RM080100. Accordingly, it is deemed appropriate to amend Conditions 1 and 12 of resource consent RM080100 as follows (additions shown as underline, deletions shown as ~~strikethrough~~):

- 1 That the development be carried out in accordance with the plans (prepared by Paterson Pitts Partners Ltd, Drawing No: W310105 dated March 2008 – **all stamped as "approved plans" dated 26 May 2008**) and the application as submitted, with the exception of the amendments granted under resource consent RM090038 and plans (prepared by Paterson Pitts Partners Ltd, Drawings No: W2980, Rev. K, dated 22/10/2008 x 2 – **stamped as "approved plans" dated 10 March 2009**), with the exception of the amendments required by the following conditions of consent.
- 12 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:

- (i) Stage 2: Lots 70 – 75, 121 – 128, 141 – 159, 193 – 201, 328 and 329 (44 residential lots)
 Lot 501 (communal facility)
 Lot 806 (to vest as road)
 Lots 704 and 705 (to vest as local purpose reserve – access)
 Lot 722 (to vest as recreation reserve)
- (ii) ~~Stage 3: Lots 111, 120, 166 – 192, 202 – 206, 323 – 327, 330, 331, 336 and 337 (43 residential lots)~~
~~Lots 807 and 808 (to vest as road)~~
~~Lots 706 and 707 (to vest as local purpose reserve – access)~~
~~Lot 714 (to vest as local purpose reserve – drainage)~~
~~Lot 723 (to vest as recreation reserve)~~
~~Lot 812 (access lot)~~
- (ii) Stages 3a – c (each sub stage shall be independent):
3a – Lots 187 – 192 & 206 (Lot 809 – Road & Lot 707 – Reserve)
3b – Lots 175 – 186, 331 & 337 (Lot 808 – Road)
3c – Lots 166 – 174, 323 – 327, 330 & 336 (Lot 807 – Road & Lot 706 – Reserve)
- (iii) ~~Stage 4: Lots 83 – 89, 104 – 110, 112 – 119, 207 – 232, 263, 292, 332 – 334 and 338 (54 residential lots)~~
~~Lot 809 (to vest as road)~~
~~Lots 710 and 711 (to vest as local purpose reserve – access)~~
~~Lots 712 and 713 (to vest as local purpose reserve – drainage)~~
- (iii) Stages 4a – f (each sub stage shall be independent):
4a – Lots 83 – 87, 222 – 228 & 334 (Lots 810 – 812 – Road, Lots 711 – 713 – Reserve)
4b – Lots 207 – 218
4c – Lots 112 – 119, 219 – 221, & 333
4d – Lots 111, 120, 202 – 205
4e – Lots 229 – 232, 263 & 292
4f – Lots 88, 89, 104 – 110, 114 – 117, 332, & 338
- (iv) ~~Stage 5: Lots 233 – 262, 285 – 291 and 311 – 318 (45 residential lots)~~
~~Lot 810 (to vest as road)~~
~~Lot 708 (to vest as local purpose reserve – access)~~
~~Lot 724 (to vest as recreation reserve)~~
- (iv) Stages 5a – b (each sub stage shall be independent):
5a – Lots 233 – 239, 252 – 254, 257 – 262 (Lot 813 – Road, Lot 700 – Reserve)
5b – Lots 240 – 251, 255, 256, 285 – 291, 311 – 318 (Lot 814 – Road)
- (v) ~~Stage 6: Lots 264 – 284, 293 – 310, 335 and 339 (41 residential lots)~~
~~Lot 811 (to vest as road)~~
~~Lot 709 (to vest as local purpose reserve – access)~~
~~Lot 725 (to vest as recreation reserve)~~
- (v) Stages 6a – b (each sub stage shall be independent):
6a – Lots 271 – 284, 302 – 310 (Lot 815 – Road, Lot 709 – Reserve)
6b – Lots 264 – 270, 293 – 301, 335 & 339 (Lot 816 – Road)

Other Matters

Local Government Act 2002: Development Contributions

This proposal will generate a demand for network infrastructure and reserves and community facilities.

In granting this resource consent, pursuant to Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 and the Council's Policy on Development Contributions contained in Long Term Council Community Plan (adopted by the Council on 25 June 2004) the Council has identified that a Development Contribution may be required. If necessary, a 'Development Contribution Notice' which includes details of how the contributions were calculated will be forwarded to you shortly.

An invoice will be generated by the Queenstown Lakes District Council. Payment will be due prior to application under the Resource Management Act for certification pursuant to section 224(c). Pursuant to section 208 of the Local Government Act 2002 the Council may withhold a certificate under section 224(c) of the Resource Management Act 1991 if the required Development Contribution has not been paid.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

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

You are responsible for ensuring compliance with the conditions of this resource consent. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

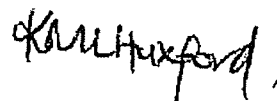
If you have any enquiries please contact Robyn Johnston on phone (03) 443 0409 or email robyn.johnston@lakesenv.co.nz.

Prepared by
LAKES ENVIRONMENTAL



Robyn Johnston
PLANNER

Reviewed by
LAKES ENVIRONMENTAL



Kirsty Huxford
PLANNER

1. Areas & Dimensions are Subject to Legal Survey
2. Lot 806 - 811 are Roads to vest in QldC.

 Open Space Zone to Vest in QJDBC as Recreation Reserve
(Area = 17.7100 ha) Lots 722-725

Open Space Zone to Vest in QJDC as Local Purpose Reserve-Drainage
(Area = 2.5400ha) Lots 712-713

Accessways to Vest in QLDG as Local Purpose Reserve
(Area = 4590m²) Lots 704-711

Stage 2 = 45 Lots

Stage 3 = 37 Lots
stage 3a = 7 Lots

stage 3c=16 lots

Stage 4 = 60 Lots

Stage 4 = 60 Lots
stage 4a= 13 Lots
stage 4b= 12 Lots
stage 4c= 8 Lots
stage 4d= 6 Lots
stage 4e= 6 Lots
stage 4f= 15 Lots

Stage 5 = 45 lots

Stage 20 = 4.9 LOT:

stage 6a= 18 Lots

Lots shown on ~~ODMAP~~
as Subdivisible Lots

Walking / Biking Track

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLANS: RM 090038

Date _____

Initials _____

SEC 2 SEC 3 BLY XIV
LONDON WANDSWORTH DISTRICT

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29 JAN 2008

Environmental Lakes

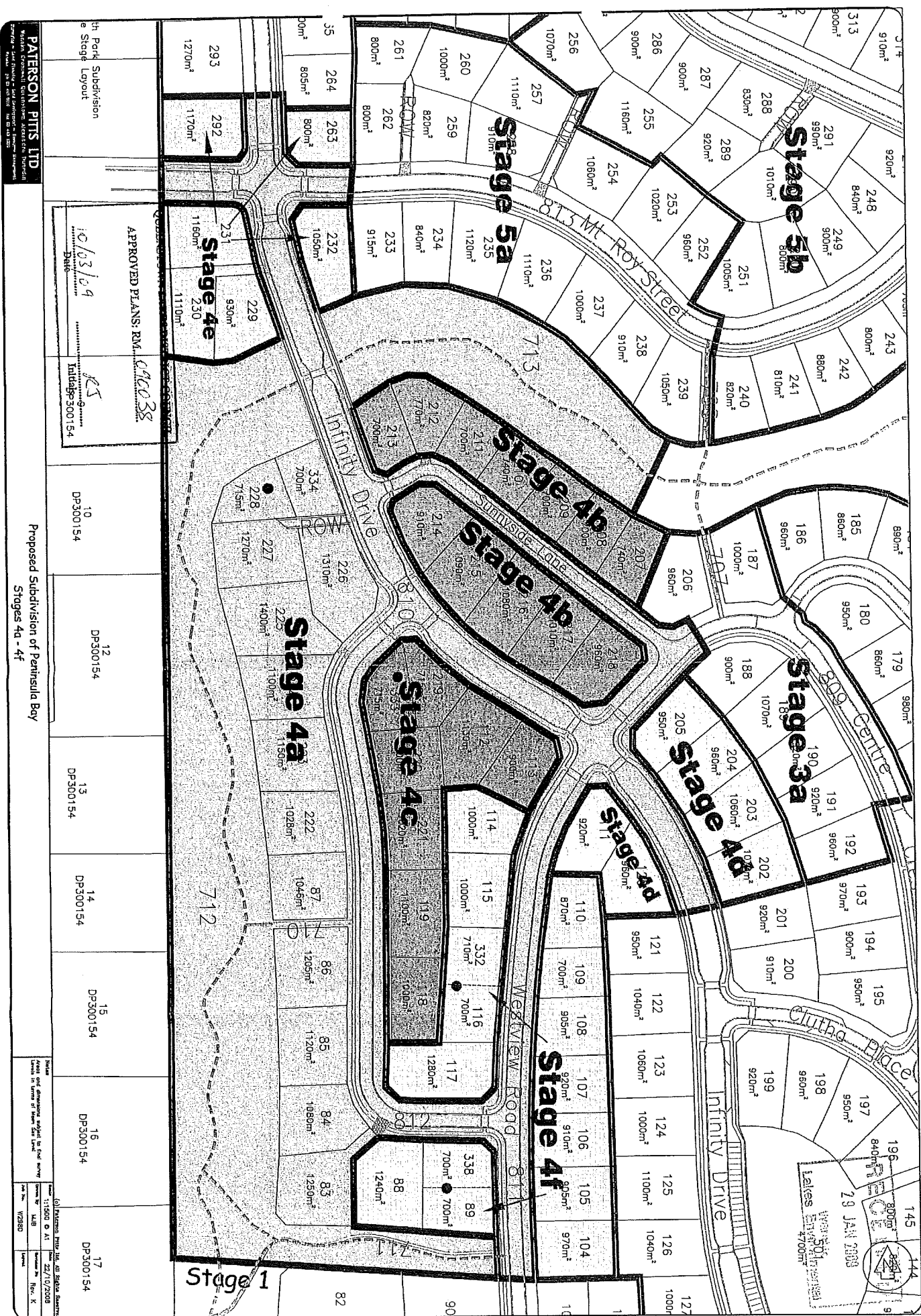
Stage 1

PATERSON PITTS LTD
Melburn Street, Glenelg, New South Wales

Davenport - East (Hillsdale) - East (Pewaukee) - Newell - Waukegan
 800 371 6410 fax 708 443 1351

Proposed Subdivision of Peninsula Bay

Stages 2 - 6





**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

DECISION OF THE QUEENSTOWN-LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991

Applicant:	Peninsula Bay Limited & Wanaka Bay Limited
RM reference:	RM090336
Location:	Peninsula Bay, Wanaka
Proposal:	Variation to resource consent RM080100 and subsequent variation RM090038 pertaining to Stages 2 – 6 of the Peninsula Bay subdivision. This variation seeks to amend the staging and amend discrepancies within the approved plans and Condition 12 of the above resource consents
Type of Consent:	Variation to Subdivision
Legal Description:	Lot 903 Deposited Plan 412667 held in Certificate of Title 447125
Valuation Number:	2905114984
Zoning:	Low Density Residential and Open Space (Partially Operative District Plan)
Activity Status:	Discretionary
Notification:	Non-notified
Commissioner:	Commissioner Sinclair
Date:	19 June 2009
Decision:	Granted with conditions

This is an application for resource consent under Section 88 of the Resource Management Act 1991 to vary resource consent RM080100 and subsequent variation RM090038 pertaining to Stages 2 – 6 of the Peninsula Bay subdivision. The variation seeks to amend the staging and amend discrepancies within the approved plans and Condition 12 of the above resource consents. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 18 June 2009. This decision was made and its issue authorised by Jane Sinclair, Independent Commissioner, as delegate for the Council.

The original RM080100 application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 28 May 2008. This decision was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 18 June 2009, and its issue authorised by Jane Sinclair, Independent Commissioner, as delegate for the Council.

The subject site is located at Peninsula Bay, Wanaka and is legally described as Lot 903 Deposited Plan 412667 held in Certificate of Title 447125.

Conditions 1 and 12 of resource consent RM080100 and subsequent variation RM090038 state:

- 1 *That the development be carried out in accordance with the plans (prepared by Paterson Pitts Partners Ltd, Drawing No: W310105 dated March 2008 – **all stamped as “approved plans” dated 26 May 2008**) and the application as submitted, with the exception of the amendments granted under resource consent RM090038 and plans (prepared by Paterson Pitts Partners Ltd, Drawings No: W2980, Rev. K, dated 22/10/2008 x 2 – **stamped as “approved plans” dated 10 March 2009**), with the exception of the amendments required by the following conditions of consent.*

- 12 *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:*
 - (i) *Stage 2: Lots 70 – 75, 121 – 128, 141 – 159, 193 – 201, 328 and 329 (44 residential lots)
Lot 501 (communal facility)
Lot 806 (to vest as road)
Lots 704 and 705 (to vest as local purpose reserve – access)
Lot 722 (to vest as recreation reserve)*

 - (ii) *Stages 3a – c (each sub stage shall be independent):
3a – Lots 187 – 192 & 206 (Lot 809 – Road & Lot 707 – Reserve)
3b – Lots 175 – 186, 331 & 337 (Lot 808 – Road)
3c – Lots 166 – 174, 323 – 327, 330 & 336 (Lot 807 – Road & Lot 706 – Reserve)*

 - (iii) *Stages 4a – f (each sub stage shall be independent):
4a – Lots 83 – 87, 222 – 228 & 334 (Lots 810 – 812 – Road, Lots 711 – 713 – Reserve)
4b – Lots 207 – 218
4c – Lots 112 – 119, 219 – 221, & 333
4d – Lots 111, 120, 202 – 205
4e – Lots 229 – 232, 263 & 292
4f – Lots 88, 89, 104 – 110, 114 – 117, 332, & 338*

 - (iv) *Stages 5a – b (each sub stage shall be independent):
5a – Lots 233 – 239, 252 – 254, 257 – 262 (Lot 813 – Road, Lot 700 – Reserve)
5b – Lots 240 – 251, 255, 256, 285 – 291, 311 – 318 (Lot 814 – Road)*

 - (v) *Stages 6a – b (each sub stage shall be independent):
6a – Lots 271 – 284, 302 – 310 (Lot 815 – Road, Lot 709 – Reserve)
6b – Lots 264 – 270, 293 – 301, 335 & 339 (Lot 816 – Road)*

The subject site is zoned Low Density Residential and Open Space under the Partially Operative District Plan and requires resource consent for the following reasons:

- A **discretionary** activity resource consent pursuant to Section 127(3)(a) of the Resource Management Act 1991, which deems any application to change or cancel consent conditions to be a discretionary activity.

In accordance with Section 127 of the Resource Management Act 1991 the application was considered under Sections 88 to 121 of the Act. On this basis the application was considered on a non-notified basis in terms of Sections 93 & 94 of the Act because the adverse effect on the environment of the proposed variation was considered to be nil and no parties were considered to be adversely affected by the proposed change of Conditions 1 and 12.

Decision

That the application by Peninsula Bay Limited & Wanaka Bay Limited to vary Conditions 1 and 12 of resource consent RM080100 and subsequent variation RM090038 be granted pursuant to Section 127 of the Resource Management Act 1991, such that:

Conditions 1 and 12 of resource consent RM080100 and subsequent variation RM090038 are amended to read as follows:

- 1 That the development be carried out in accordance with the plans (prepared by Paterson Pitts Partners Ltd, Drawing No: W310105 dated March 2008 – **all stamped as “approved plans” dated 26 May 2008**) and the application as submitted, with the exception of the amendments granted under resource consent RM090038, and with the exception of the amendments granted under resource consent RM090336 and plans (titled “Proposed Subdivision of Peninsula Bay Stage 2 – 6” and “Proposed Subdivision of Peninsula Bay Stages 4a – 4f”, Job No. W2980, Rev. L, dated 28/05/2009 prepared by Paterson Pitts Partners Ltd **stamped as “approved plans” dated 17 June 2009**), with the exception of the amendments required by the following conditions of consent.
- 12 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. **The stages may be progressed in any order, provided that stage 4a is completed prior to any other part of stages 4, 5 or 6, and provided that no stage (or sub-stage) is progressed until such time as legal access is formed to the boundary of that stage.** This consent may be progressed in the following stages:

...

- (ii) Stages 3a – c (each sub stage shall be independent):

Stage 3a
 Lots 187 – 192 & 206
 Lot 809 (to vest as road)
 Lot 707 (to vest as local purpose reserve – access)

Stage 3b
 Lots 175 – 186, 331 & 337
 Lot 808 (to vest as Road)

Stage 3c
 Lots 166 – 174, 323 – 327, 330 & 336
 Lot 807 (to vest as road)
 Lot 812 (access lot)
 Lot 706 (to vest as local purpose reserve – access)
 Lot 723 (to vest as recreational reserve)

- (iii) Stages 4a – f (each sub stage shall be independent):

Stage 4a

Lots 83 – 87, 222 – 228 & 334
 Lots 810 – 811 (to vest as road)
 Lots 710 & 711 (to vest as local purpose reserve – access)
 Lots 712 & 713 (to vest as local purpose reserve – drainage)

Stage 4b
 Lots 207 – 218

Stage 4c
 Lots 112, 113, 118, 119, 219 – 221, & 333

Stage 4d
 Lots 111, 120, 202 – 205

Stage 4e
 Lots 229 – 232, 263 & 292

Stage 4f
 Lots 88, 89, 104 – 110, 114 – 117, 332, & 338

In addition to the above sub-staging, sub-stages 4b to 4f may be further sub-staged as individual lots or groups of lots.

- (iv) Stages 5a – b (each sub stage shall be independent):

Stage 5a
 Lots 233 – 239, 252 – 254, 257 – 262
 Lot 813 (to vest as road)
 Lot 708 (to vest as local purpose reserve – access)

Stage 5b
 Lots 240 – 251, 255, 256, 285 – 291, 311 – 318
 Lot 814 (to vest as road)
 Lot 724 (to vest as recreational reserve)

- (v) Stages 6a – b (each sub stage shall be independent):

Stage 6a
 Lots 271 – 284, 302 – 310
 Lot 815 (to vest as road)
 Lot 709 (to vest as local purpose reserve – access)

Stage 6b
 Lots 264 – 270, 293 – 301, 335 & 339
 Lot 816 (to vest as road)
 Lot 725 (to vest as recreational reserve)

Advice note

- (i) The Council may elect to exercise its functions and duties through the employment of independent consultants.
- (ii) All other conditions of RM080100 shall continue to apply.

Reasons for the Decision

Site History

As described under resource consent RM080100:

Outline Development Plan

Resource consent RM060929 was granted on 2 February 2007 for an Outline Development Master Plan. The purpose of the Outline Development Master Plan is to ensure that Peninsula Bay is developed comprehensively and cohesively - including aspects such as roading, subdivision layout, pedestrian links and public access, location and visibility of future dwellings.

Subsequently, a variation RM070884 to consent RM060929 was granted on 3 October 2007 to change the classification of land to vest in Council, and remove a public car park within the Open Space Zone. A variation RM080025 was granted on 12 February 2008 to vary conditions 2(a) and 4 of resource consent RM060929 and to vary Conditions 1 and 2(g) of RM070884 relating to a change in the location of Local Purpose Reserve Accessways 706 and 710, and the reassignments of 9 allotments to be marked as subdividable lots.

Consent RM080440 was granted on 16 April 2008 to vary Conditions 1, 2(a) and 4 of resource consent RM060929 to provide for the following changes (so that it is consistent with the subdivision plan submitted as part of the RM080100 application):

- Relocate a subdivisible 'dot' from Lots 154 to Lot 89
- Amend the lot area of Lots 88 and 89
- Amend the access arrangements to Lots 170-174

Subdivision

A resource consent RM060959 was granted on 7 February 2007 to subdivide the southern third of the Peninsula Bay site to create 112 residential allotments. This application included a significant amount of earthworks in southern third of the site.

A variation RM070757 to the original subdivision consent RM060959 was granted on 2 October 2007 to: alter the staging of the subdivision, change the vesting of a portion of the Open Space Zone from Recreation Reserve to Local Purpose Reserve, and remove a public car parking area. As it stands, Stage 1 of the Peninsula Bay now comprises the following:

- a) Stage 1a – Lots 1, 2, 13-18, 21-61, 131-140, 160-165, 319-322, Lot 801 (to be vested as Road), Lot 703 (to be vested as Local Purpose Reserve) & Lots 601-609 which are to be amalgamated to the adjacent land.
- b) Stage 1b - Lots 62-69, Lot 721 (to be vested as Recreation Reserve) & Lot 802 (to be vested as Road).
- c) Stage 1c - Lots 3-12, 19, 20, 76-82, 90-103, 129, 130, Lot 701-702 & 720 (to be vested as Local Purpose Reserve) & Lot 803 (to be vested as Road).

Earthworks

Land use consent RM061176 was granted on 21 February 2007 to undertake earthworks within the Low Density Residential zone area of Peninsula Bay comprising approximately: 282,000m³ of earthworks volume, a topsoil volume of 57,000m³, a cut volume of 125,000m³ and a fill volume of 100,000m³. The maximum cut depth is approximately six metres, and the maximum fill depth is approximately 5.5 metres. These earthworks were to be undertaken concurrently with the earthworks approved in association with subdivision consent RM060959 and were required to create final ground contours for future subdivision, including preliminary formation of new roads and the shaping of future allotments.

A variation RM070362 to resource consent RM061167 was granted on 8 May 2007 to vary Condition 1 and 16 in order to reduce the restriction on the area of earthworks able to be undertaken at one time.

A resource consent RM070796 was granted on 23 October 2007 for the retrospective undertaking of earthworks within a central portion of the Open Space Zone at Peninsula Bay. A

total earthworks volume of 38730m³ was undertaken over an approximate area of 3.5905 hectares.

A resource consent RM070693 was granted on 19 September 2007 to undertake 230,000m³ of earthworks at Peninsula Bay over an area of approximately 13.4 hectares. The earthworks were required to achieve the final ground contours, including preliminary formation of new roads, shaping for future allotments and creation of stormwater quality treatment ponds.

Recreational Facility

An application for resource consent RM071124 to construct a communal swimming pool and gym facility on lot 501 at Peninsula Bay was granted on 13 March 2008.

Resource consent RM090038 was subsequently granted in March 2009 to amend the staging of resource consent RM080100. This is further detailed below.

Proposal

Consent is sought to vary resource consent RM080100 and subsequent variation RM090038 pertaining to Stages 2 – 6 of the Peninsula Bay subdivision, being the creation of 250 allotments. This variation seeks to further amend the staging of this consent, to remove a lot number incorrectly shown twice on the approved plans, being Lot 812, and to amend further discrepancies shown on the approved plans and within the staging condition, being Condition 12 of the above resource consents.

Amendments sought are as follows. The original staging granted under resource consent RM080100 and subsequent variation RM090038 is shown in italics first, with plain text following with the amendments sought.

Stage 2: Lots 70 – 75, 121 – 128, 141 – 159, 193 – 201, 328 and 329 (44 residential lots)
Lot 501 (communal facility)
Lot 806 (to vest as road)
Lots 704 and 705 (to vest as local purpose reserve – access)
Lot 722 (to vest as recreation reserve)

As approved under resource consent RM080100 and subsequent variation RM090038, no amendments sought.

Stages 3a – c (each sub stage shall be independent):

3a – Lots 187 – 192 & 206 (Lot 809 – Road & Lot 707 – Reserve)

3b – Lots 175 – 186, 331 & 337 (Lot 808 – Road)

3c – Lots 166 – 174, 323 – 327, 330 & 336 (Lot 807 – Road & Lot 706 – Reserve)

The applicant seeks to amend the wording of stages 3a – c to include the provisions for each lot identified and to include Lot 812 and 723 as follows:

Stages 3a – c (each sub stage shall be independent):

Stage 3a

Lots 187 – 192 & 206

Lot 809 (to vest as road)

Lot 707 (to vest as local purpose reserve – access)

Stage 3b

Lots 175 – 186, 331 & 337

Lot 808 (to vest as Road)

Stage 3c

Lots 166 – 174, 323 – 327, 330 & 336

Lot 807 (to vest as road)

Lot 812 (access lot)

Lot 706 (to vest as local purpose reserve – access)
 Lot 723 (to vest as recreational reserve)

Stages 4a – f (each sub stage shall be independent):

4a – Lots 83 – 87, 222 – 228 & 334 (Lots 810 – 812 – Road, Lots 711 – 713 – Reserve)
4b – Lots 207 – 218
4c – Lots 112 – 119, 219 – 221, & 333
4d – Lots 111, 120, 202 – 205
4e – Lots 229 – 232, 263 & 292
4f – Lots 88, 89, 104 – 110, 114 – 117, 332, & 338

Variation sought to allow for sub stages 4b to 4f to be further sub staged on an individual basis or combination thereof provided stage 4a, which comprises all relevant roading and services for stage 4, is completed first. The applicant also seeks to amend the wording of stages 4a – f to include the provisions for each lot identified, to remove Lot 812 and include Lot 710, and to remove Lots 114 – 117 from stage 4c as follows:

Stages 4a – f (each sub stage shall be independent):

Stage 4a
 Lots 83 – 87, 222 – 228 & 334
 Lots 810 – 811 (to vest as road)
 Lots 710 & 711 (to vest as local purpose reserve – access)
 Lots 712 & 713 (to vest as local purpose reserve – drainage)

Stage 4b
 Lots 207 – 218

Stage 4c
 Lots 112, 113, 118, 119, 219 – 221, & 333

Stage 4d
 Lots 111, 120, 202 – 205

Stage 4e
 Lots 229 – 232, 263 & 292

Stage 4f
 Lots 88, 89, 104 – 110, 114 – 117, 332, & 338

In addition to the above sub staging, consent is sought to allow for sub stages 4b to 4f to be further sub staged on an individual basis or combination thereof provided stage 4a is completed first.

Stages 5a – b (each sub stage shall be independent):

5a – Lots 233 – 239, 252 – 254, 257 – 262 (Lot 813 – Road, Lot 700 – Reserve)
5b – Lots 240 – 251, 255, 256, 285 – 291, 311 – 318 (Lot 814 – Road)

The applicant also seeks to amend the wording of stages 5a – b to include the provisions for each lot identified, to remove Lot 700 and replace with Lot 708, and to include Lot 724 as follows:

Stages 5a – b (each sub stage shall be independent):

Stage 5a
 Lots 233 – 239, 252 – 254, 257 – 262
 Lot 813 (to vest as road)
 Lot 708 (to vest as local purpose reserve – access)

Stage 5b
 Lots 240 – 251, 255, 256, 285 – 291, 311 – 318
 Lot 814 (to vest as road)

Lot 724 (to vest as recreational reserve)

Stages 6a – b (each sub stage shall be independent):

6a – Lots 271 – 284, 302 – 310 (Lot 815 – Road, Lot 709 – Reserve)

6b – Lots 264 – 270, 293 – 301, 335 & 339 (Lot 816 – Road)

The applicant also seeks to amend the wording of stages 6a – b to include the provisions for each lot identified and to include Lot 725 as follows:

Stages 6a – b (each sub stage shall be independent):

Stage 6a

Lots 271 – 284, 302 – 310

Lot 815 (to vest as road)

Lot 709 (to vest as local purpose reserve – access)

Stage 6b

Lots 264 – 270, 293 – 301, 335 & 339

Lot 816 (to vest as road)

Lot 725 (to vest as recreational reserve)

Site and Locality Description

As described under resource consent RM080100:

The following site description is taken from Environment Court decision C010/2005 and relates to the entire Peninsula Bay site:

The site is roughly rectangular in shape, and has an area of 75.484 hectares. It is located on the Beacon Point Peninsula, immediately north of a residential area served by Rata Street and Hunter Crescent; and east of another residential area known as Penrith Park. To the north, the site abuts a recreation reserve, which in turn abuts Lake Wanaka. The adjoining land to the east is exotic forest, and to the south-east, pasture.

The southern boundary of the site is about 2.3 kilometres from the Wanaka Town Centre. The western boundary of the site is about 700 to 800 metres from Lake Wanaka, and northern boundary is about 120 metres from the lake edge.

The site is generally rolling, with shallow gullies, rounded ridges and a predominantly westerly aspect. The northern boundary is near the top of a steep scarp which drops to the lake. The eastern boundary is about 130 to 300 metres from a ridge.

The average level of the lake is about 279 metres above sea level. The highest point on the site is about 360 metres above sea level, and the lowest point about 305 metres above sea level.

Most of the site has a slope pattern that ranges from 1 in 7 to flatter than 1 in 20, but there are areas near the eastern boundary, the south-western end and north-eastern end that slope between 1 in 7 to 1 in 3. The escarpment down to the lake beyond the northern end of the site is generally steeper than 1 in 3.

In prehistoric times the site was overrun by glacial advances which left morainic deposits, more recently about 23,000 (fn2 The Mt Iron Advance) and 18,000 (fn3 The Hawea Advance) years ago. The younger (Hawea) moraine generally lies between the 300- and 360- metre contour lines on the site.

The vegetation of the site is mainly exotic pasture grasses, and there are scattered stands kanuka and matagouri mainly at the northern end of the site and along parts of the eastern boundary. There are also pockets of kanuka in gullies and patches elsewhere on the site.

The site is visible to varying degrees from parts of Lake Wanaka, and from parts of West Wanaka, including the Millenium Walkway along the western shore, and residential areas to the west and south of the site. More particularly, the northern part of the site is visible from the lake, and the elevated slopes near the eastern boundary are visible from the west and south, as well as from parts of the lake.

Some people cross the south-eastern corner of the site to gain access to walking and cycle tracks in the adjacent plantation, and others use cycles on tracks through the kanuka at the northern end. The owner has acquiesced in that, but the site is private property and there is no public right of access over it. There is a popular walking path through the lakeside reserve to the north of the site.

The Application

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

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

The applicant seeks consent to vary Conditions 1 and 12 of resource consent RM080100 and subsequent variation RM090038, which state:

- 1 *That the development be carried out in accordance with the plans (prepared by Paterson Pitts Partners Ltd, Drawing No: W310105 dated March 2008 – **all stamped as "approved plans" dated 26 May 2008**) and the application as submitted, with the exception of the amendments granted under resource consent RM090038 and plans (prepared by Paterson Pitts Partners Ltd, Drawings No: W2980, Rev. K, dated 22/10/2008 x 2 – **stamped as "approved plans" dated 10 March 2009**), with the exception of the amendments required by the following conditions of consent.*

- 12 *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:*
 - (i) *Stage 2: Lots 70 – 75, 121 – 128, 141 – 159, 193 – 201, 328 and 329 (44 residential lots)
Lot 501 (communal facility)
Lot 806 (to vest as road)
Lots 704 and 705 (to vest as local purpose reserve – access)
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 - (ii) *Stages 3a – c (each sub stage shall be independent):
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 - (iii) *Stages 4a – f (each sub stage shall be independent):
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 - (iv) *Stages 5a – b (each sub stage shall be independent):
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5b – Lots 240 – 251, 255, 256, 285 – 291, 311 – 318 (Lot 814 – Road)*

 - (v) *Stages 6a – b (each sub stage shall be independent):
6a – Lots 271 – 284, 302 – 310 (Lot 815 – Road, Lot 709 – Reserve)
6b – Lots 264 – 270, 293 – 301, 335 & 339 (Lot 816 – Road)*

In particular, consent is sought to amend the staging of resource consent RM080100 and subsequent variation RM090336 and amend discrepancies within the above mentioned Condition 12 and the approved plans.

Consideration of Effects

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

- 3) *Sections 88 to 121 shall apply, with all the 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.*

In this instance, the adverse effects in terms of the proposed amended staging are considered no more than those assessed under the original resource consent RM080100.

Effects on the Environment

People and Built Form

Consent is sought to vary resource consent RM080100 and subsequent variation RM090038 pertaining to a 5 stage subdivision of Peninsula Bay. The variation seeks to amend the staging of the subdivision, which will result in variations to Conditions 1 and 12 of resource consent RM080100. Amendments are also sought to correct discrepancies in the wording of Condition 12 and to amend the approved plan, which has previously been incorrect in terms of the lot numbers shown.

Lakes Environmental's Engineer has reviewed the proposal and has advised that there are no engineering related concerns arising out of the proposed variation, provided slight changes are made to the wording of the suggested staging conditions so that it is very clear to both the developer and Council as to how the stages may be progressed.

Overall, it is not considered the proposed variation will result in adverse effects over and above those assessed under the original resource consent RM080100 and subsequent variation RM090038.

Affected Parties

Resource consent RM080100 and variation RM090038 were both processed on a non-notified basis, with no persons considered to be adversely affected. Likewise, given the assessment outlined above, no parties are considered adversely affected by the proposed variation.

Policies and Objectives

As with resource consent RM080100, the variation as proposed has been considered in terms of the objectives and policies contained within Part 15 *Subdivision and Development* of the District Plan. It is considered that the proposed variation is not contrary to any provision and, therefore, it is not inappropriate to grant consent for the application as proposed.

Conclusion

Having considered the relevant objectives and policies of the Partially Operative District Plan, and the relevant provisions of the Resource Management Act 1991, it has been found that the variation as sought will not result in any further adverse effects on the environment than those assessed under the original resource consent RM080100 and subsequent variation RM090038. Accordingly, it is deemed appropriate to amend Conditions 1 and 12 of resource consent RM080100 and subsequent variation RM090038 as follows (additions shown as underline, deletions shown as ~~strikethrough~~):

- 1 That the development be carried out in accordance with the plans (prepared by Paterson Pitts Partners Ltd, Drawing No: W310105 dated March 2008 – **all stamped as “approved plans” dated 26 May 2008**) and the application as submitted, with the exception of the amendments granted under resource consent RM090038 and plans (prepared by Paterson Pitts Partners Ltd, Drawings No: W2980, Rev. K, dated 22/10/2008 x 2 – **stamped as “approved plans” dated 10 March 2009**), and with the exception of the amendments granted under resource consent RM090336 and plans (titled “Proposed Subdivision of Peninsula Bay Stage 2 – 6” and “Proposed Subdivision of Peninsula Bay Stages 4a – 4f”, Job No. W2980, Rev. L, dated 28/05/2009 prepared by Paterson Pitts Partners Ltd **stamped as “approved plans” dated 17 June 2009**), with the exception of the amendments required by the following conditions of consent.
- 12 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. **The stages may be progressed in any order, provided that stage 4a is completed prior to any other part of stages 4, 5 or 6, and provided that no stage (or sub-stage) is progressed until such time as legal access is formed to the boundary of that stage.** This consent may be progressed in the following stages:

...

- (ii) ~~Stages 3a – c (each sub stage shall be independent):~~
~~3a – Lots 187 – 192 & 206 (Lot 809 – Road & Lot 707 – Reserve)~~
~~3b – Lots 175 – 186, 331 & 337 (Lot 808 – Road)~~
~~3c – Lots 166 – 174, 323 – 327, 330 & 336 (Lot 807 – Road & Lot 706 – Reserve)~~

- (ii) Stages 3a – c (each sub stage shall be independent):

Stage 3a
Lots 187 – 192 & 206
Lot 809 (to vest as road)
Lot 707 (to vest as local purpose reserve – access)

Stage 3b
Lots 175 – 186, 331 & 337
Lot 808 (to vest as Road)

Stage 3c
Lots 166 – 174, 323 – 327, 330 & 336
Lot 807 (to vest as road)
Lot 812 (access lot)
Lot 706 (to vest as local purpose reserve – access)
Lot 723 (to vest as recreational reserve)

- (iii) ~~Stages 4a – f (each sub stage shall be independent):~~
~~4a – Lots 83 – 87, 222 – 228 & 334 (Lots 810 – 812 – Road, Lots 711 – 713 – Reserve)~~
~~4b – Lots 207 – 218~~
~~4c – Lots 112 – 119, 219 – 221, & 333~~
~~4d – Lots 111, 120, 202 – 205~~
~~4e – Lots 229 – 232, 263 & 292~~
~~4f – Lots 88, 89, 104 – 110, 114 – 117, 332, & 338~~

- (iii) Stages 4a – f (each sub stage shall be independent):

Stage 4a
Lots 83 – 87, 222 – 228 & 334
Lots 810 – 811 (to vest as road)
Lots 710 & 711 (to vest as local purpose reserve – access)

Lots 712 & 713 (to vest as local purpose reserve – drainage)

Stage 4b

Lots 207 – 218

Stage 4c

Lots 112, 113, 118, 119, 219 – 221, & 333

Stage 4d

Lots 111, 120, 202 – 205

Stage 4e

Lots 229 – 232, 263 & 292

Stage 4f

Lots 88, 89, 104 – 110, 114 – 117, 332, & 338

In addition to the above sub-staging, sub-stages 4b to 4f may be further sub-staged as individual lots or groups of lots.

~~(iv) Stages 5a – b (each sub stage shall be independent):~~

~~5a Lots 233 – 239, 252 – 254, 257 – 262 (Lot 813 – Road, Lot 700 – Reserve)~~

~~5b Lots 240 – 251, 255, 256, 285 – 291, 311 – 318 (Lot 814 – Road)~~

(iv) Stages 5a – b (each sub stage shall be independent):

Stage 5a

Lots 233 – 239, 252 – 254, 257 – 262

Lot 813 (to vest as road)

Lot 708 (to vest as local purpose reserve – access)

Stage 5b

Lots 240 – 251, 255, 256, 285 – 291, 311 – 318

Lot 814 (to vest as road)

Lot 724 (to vest as recreational reserve)

~~(v) Stages 6a – b (each sub stage shall be independent):~~

~~6a Lots 271 – 284, 302 – 310 (Lot 815 – Road, Lot 709 – Reserve)~~

~~6b Lots 264 – 270, 293 – 301, 335 & 339 (Lot 816 – Road)~~

(v) Stages 6a – b (each sub stage shall be independent):

Stage 6a

Lots 271 – 284, 302 – 310

Lot 815 (to vest as road)

Lot 709 (to vest as local purpose reserve – access)

Stage 6b

Lots 264 – 270, 293 – 301, 335 & 339

Lot 816 (to vest as road)

Lot 725 (to vest as recreational reserve)

Other Matters

Local Government Act 2002: Development Contributions

This proposal will generate a demand for network infrastructure and reserves and community facilities.

In granting this resource consent, pursuant to Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 and the Council's Policy on Development Contributions contained in Long Term Council Community Plan (adopted by the Council on 25 June 2004) the Council has identified that a Development Contribution may be required. If necessary, a 'Development Contribution Notice' which includes details of how the contributions were calculated will be forwarded to you shortly.

An invoice will be generated by the Queenstown Lakes District Council. Payment will be due prior to application under the Resource Management Act for certification pursuant to Section 224(c). Pursuant to Section 208 of the Local Government Act 2002 the Council may withhold a certificate under Section 224(c) of the Resource Management Act 1991 if the required Development Contribution has not been paid.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

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

You are responsible for ensuring compliance with the conditions of this resource consent. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

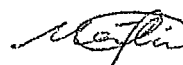
If you have any enquiries please contact Robyn Johnston on phone (03) 443 0409.

Prepared by
LAKES ENVIRONMENTAL



Robyn Johnston
PLANNER

Reviewed by
LAKES ENVIRONMENTAL



Christian Martin
PLANNING TEAM LEADER – WANAKA

1. Areas & Dimensions are Subject to Legal Survey
2. Lot 806 - 811 are Roads to vest in QLDC.

Open Space Zone to Vest in QJDC as Recreation Reserve
(Area = 17.7100 ha) Lots 722-725

Open Space Zone to Vest in QILDC as Local Purpose Reserve-Drainage
(Area = 2,540ha) Lots 712-713

Accessways to Vest in QLDc as Local Purpose Reserve
(Area = 4590m²) Lots 704-711

Stage 2 = 45 Lots

stage 3a = 7 lots
stage 3b = 14 lots
stage 3c = 16 lots

Stage 4 = 60 Lots
stage 4= 13 Lots

stage 4a= 13 Lots
stage 4b= 12 Lots
stage 4c= 8 Lots
stage 4d= 6 Lots
stage 4e= 6 Lots
stage 4f= 15 Lots

Stage 5 = 45 Lots
stage 5a= 16 Lots
stage 5b= 29 Lots

Stage 6 = 41 Lots
stage 6a= 18 Lots
stage 6b= 23 Lots

Walking / Biking Track

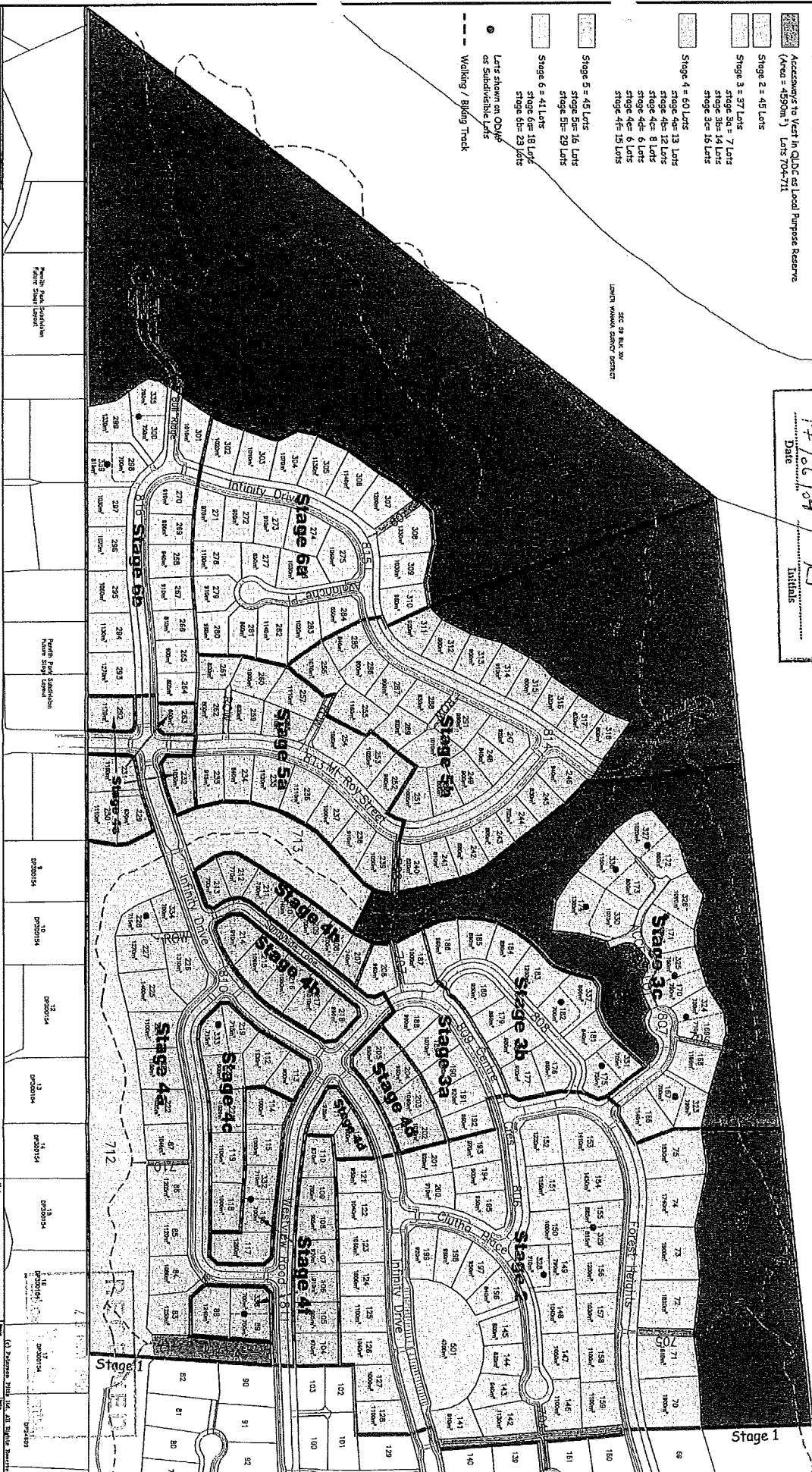
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLANS: RM 070556

17/06/09
Date

KS
Initials

SEC 2 SEC 6 BUX IV
LOWEN MAJAWA GUNNEY DISTRICT



Stage 1



PATERSON PITTS LTD

Residential - Land Planning - Land Development - Investor Hiragawa
Tel: 03 413 0110 Fax: 03 413 1111

Proposed Subdivision of Peninsula Bay Stages 2 - 6

Notes	Date
Arms and Cartridges subject to final survey Levels in terms of Mean Sea Level	28/05/2009
Issue	1:1500 @ A1
Drawn by	448
Drawn for	Shelburne Rm Rev. L
Job No.	W2980
Issued	

CERTIFICATION REPORT

Peninsula Bay Stage 2 Fill Certification

Background.

The Peninsula Bay subdivision, developed by Infinity Investments, lies to the east of Penrith Park Drive on an area of remnant terminal moraine.

Stage 2 of the proposed three stage development provides approximately 116 residential Lots, a small number of which are suitable for further subdivision.

Prior to development the area was grassed, with some small stands of kanuka trees.

Development of the site required significant earthworks to moderate the shape of the site, essentially involving cutting material from areas of high ground and using it to fill low areas, thus creating a more gently sloping site. This will allow better use of the land and more straight-forward construction of the infrastructure and buildings.

Description of Work.

The development of Stage 2 involved the placing of approximately 105,000 m³ of certified fill on roadways and residential sites.

In conjunction with the earthworks the writer has arranged supervision of the stripping of the areas to be filled, observation of the filling and the testing of the areas of fill requiring certification.

Preparation involved stripping topsoil, which was later spread on top of the completed residential site fills, and benching stripped fill areas where necessitated by sloping ground profiles.

Soils Testing.

Soils testing was carried out by Central Testing Services, an IANZ accredited laboratory. The work included reference testing of representative samples, including moisture contents, gradings and standard compactions, together with site testing of placed fills and associated moisture and grading checks. Results were constantly reviewed and where 'failures' were identified the sites were re-worked and then re-tested to ensure satisfactory results were achieved. Frequency of testing exceeded the recommended minimum frequency set out in NZS 4431:1989.

Site test positions were measured and recorded by the Contractor using GPS survey equipment and these are recorded on relevant as-built site plans.

Site Fill Material.

The material used for the fill was borrowed from site and is glacially derived silty sand or sandy silt, with occasional fine gravels. Gradings varied slightly between

different borrow areas and in each case standard compaction test results from similarly graded soils were used to calculate relative compactions.

Generally the borrow material in its natural state was less dense than when compacted to the required density in the fill and this resulted in a shortfall of fill material in relation to the design volumes. A total solid, cut volume of 129,000m³ of borrow material was required to achieve the 105,000m³ of compacted fill. The additional fill material was sourced from borrow pits.

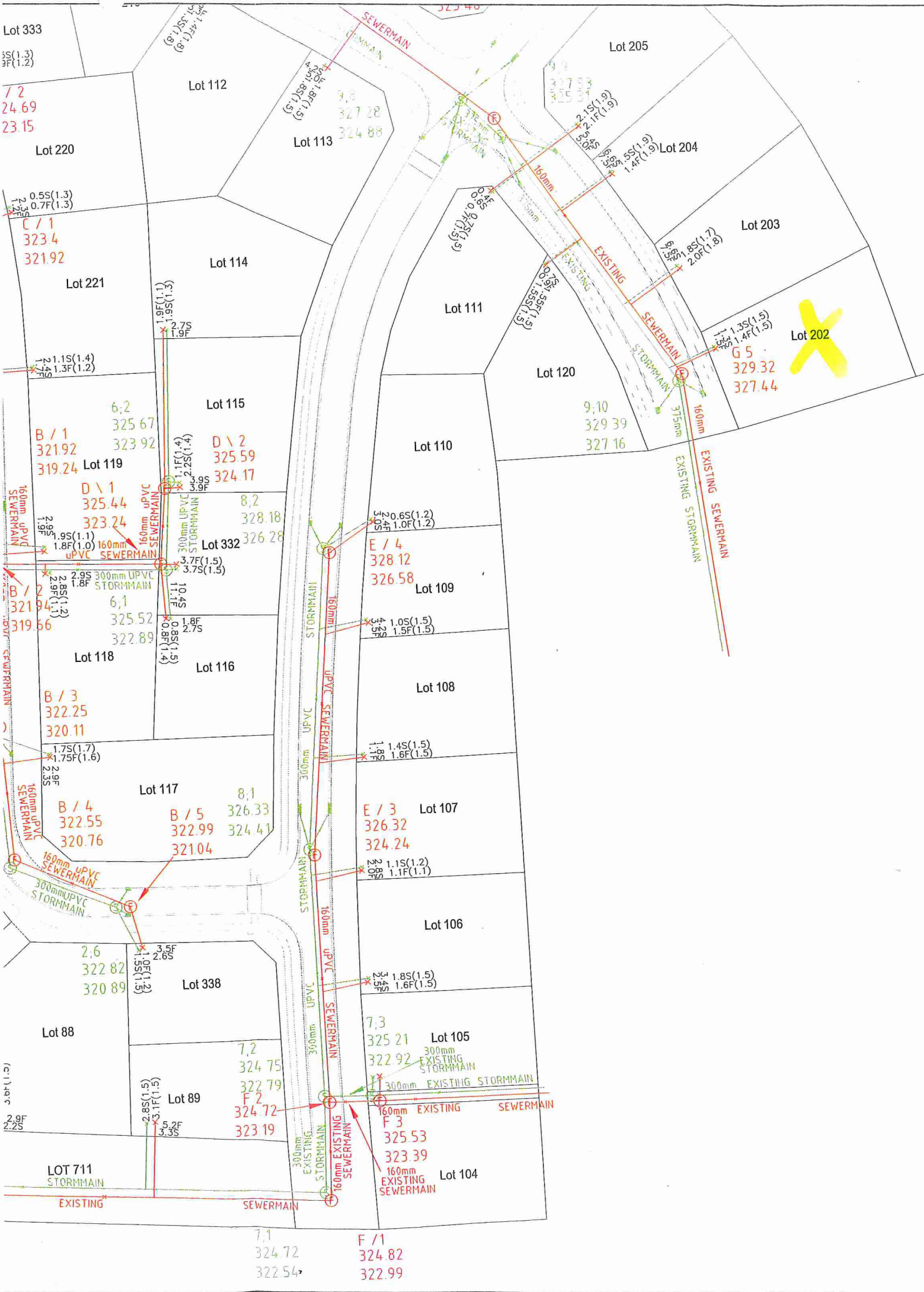
Certification.

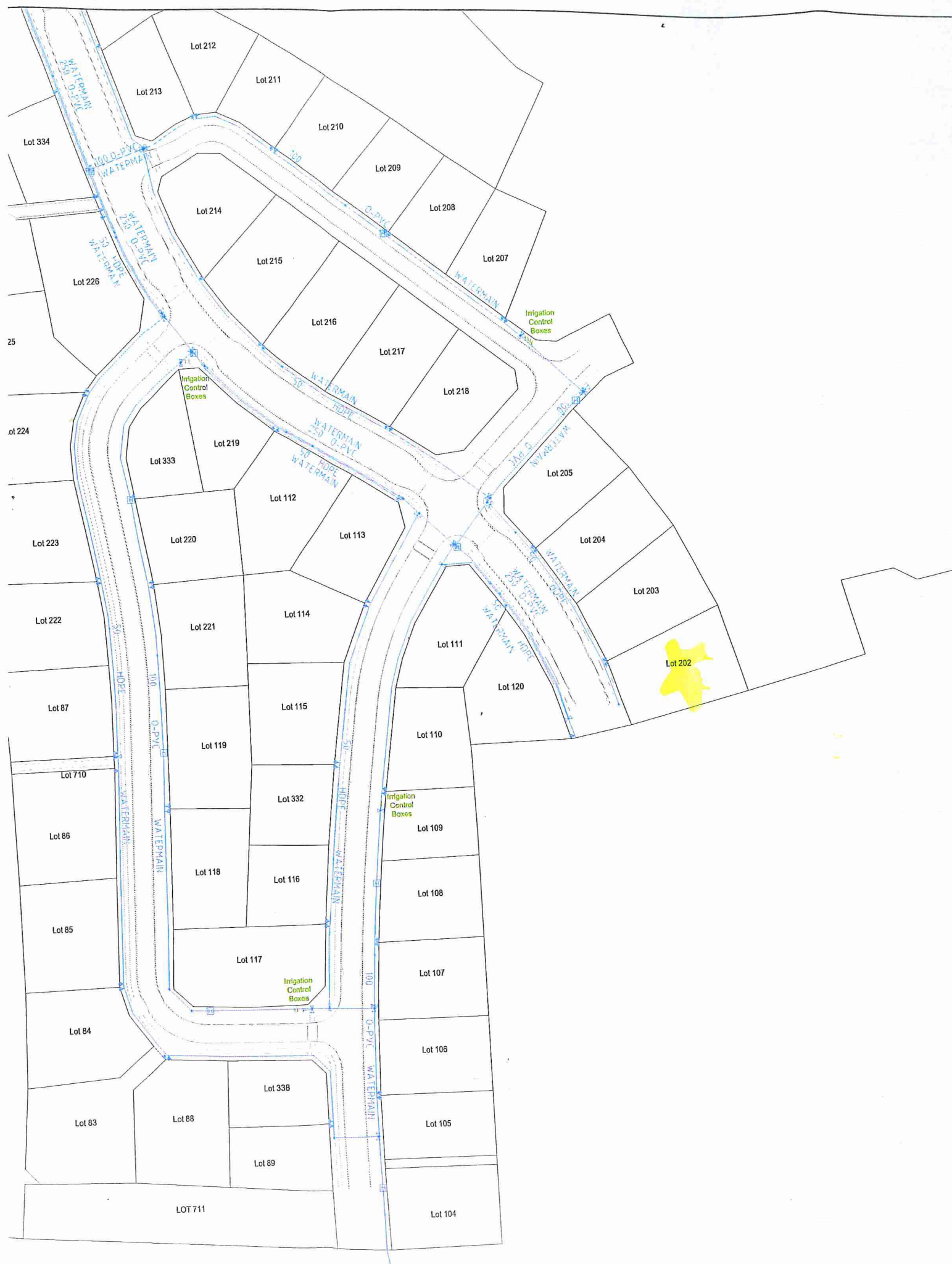
I confirm that the fill placed in this stage of the sub-division, as tested and reported by Central Testing Services, has been constructed in accordance with the requirements set out in NZS 4431;1989 "Code of Practice for Earthfill for Residential Development" and will provide a safe bearing capacity of at least 100 KPa.



Murray Petherick
Civil Engineer

.28 November, 2007







Queenstown Lakes District Council

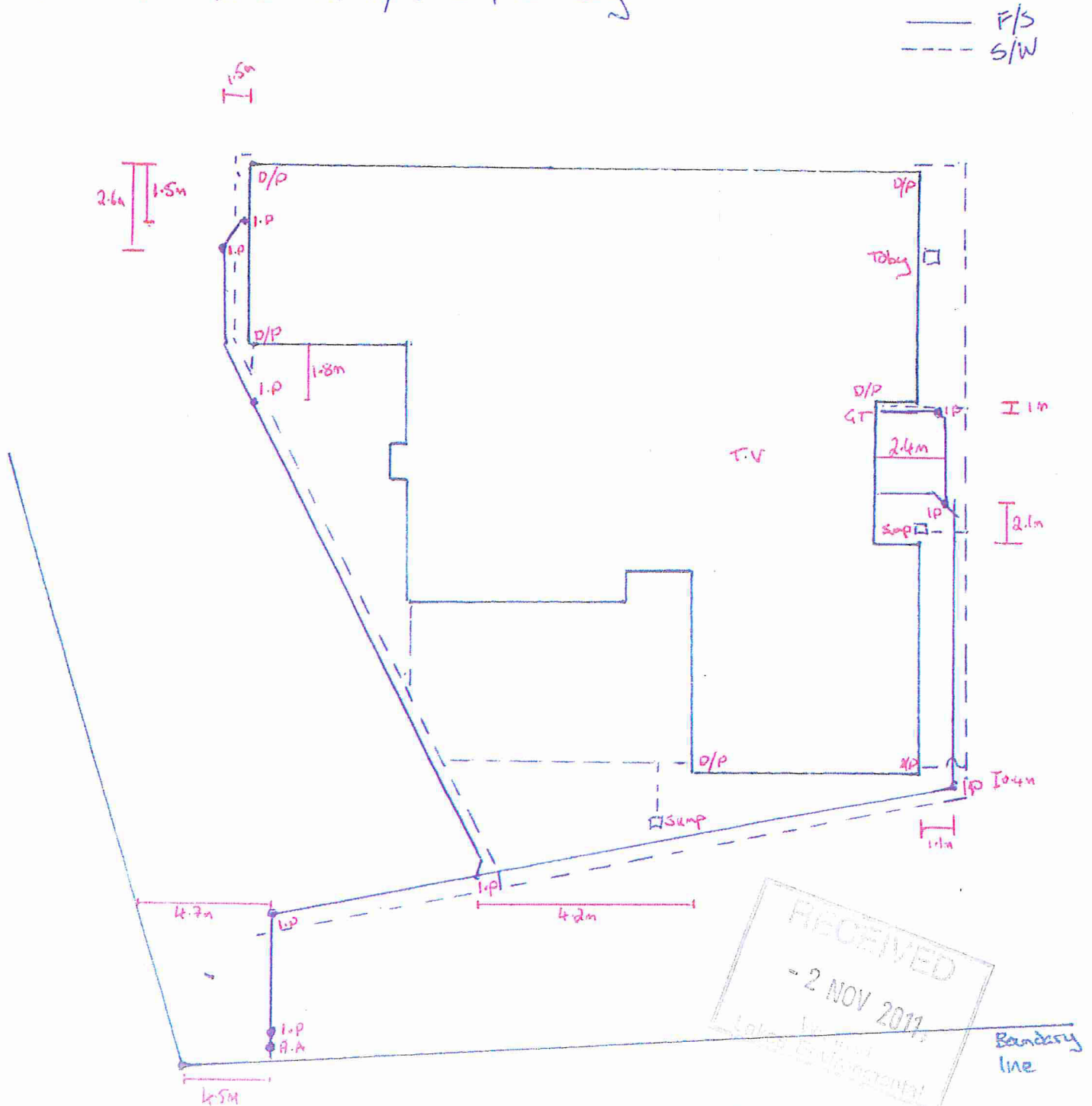
Drainage Block Plan

QUEENSTOWN
LAKES DISTRICT
COUNCIL

Valuation Number 29051 002 05 BC Number 110392

Lot 202 DP _____ Owner _____

Mike Greer Homes - infinity drive, Pen bay



Scale: to be submitted prior to,
or at time of inspection.

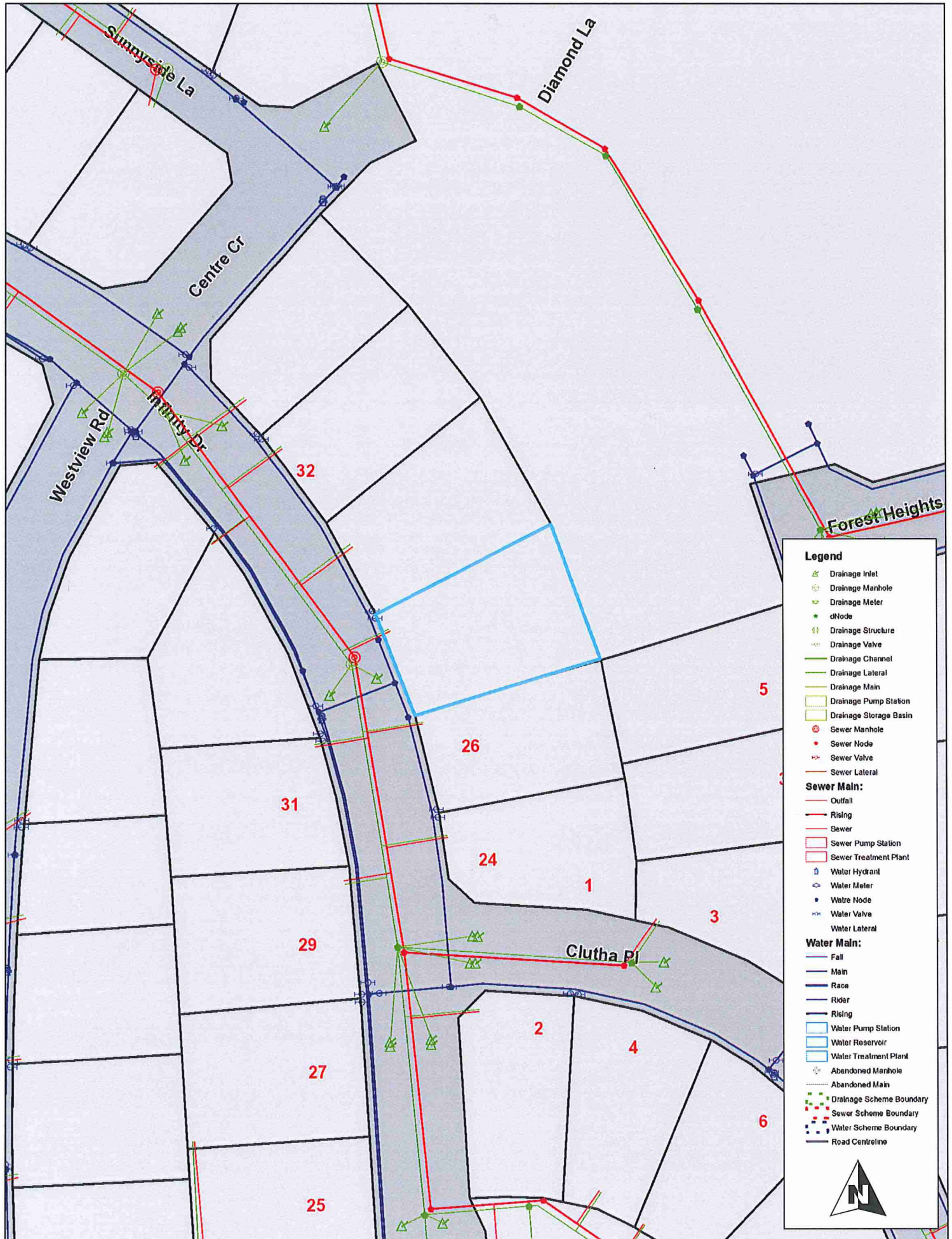
Key AP - Access Points FM - Fresh Air Inlet
RP - Rodding Points TV - Terminal Vent
IP - Inspection Points IC - Inspection Chamber
YP - Junction Pipe AC - Access Chamber
GT - Gully Trap ORG - Over Flow Relief Gully
WT - Water Toby

Work completed by:
Company/Business
Telephone No.
Drainlayer Name:
Rego No.
Signature

McIVOR PLUMBERS & GASFITTERS
WANAKA LTD.
P.O. Box 170
WANAKA

Date Completed

2905115041 Lot 202 DP 442315 - Services Plan Map



The information provided on Dekho is intended to be general information only. While considerable effort has been made to ensure that the information provided on this site 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 site and data held within.

Copies of these reports can be obtained by contacting services@qldc.govt.nz

Property: 2905115041 Lot 202 DP 442315, 28 Infinity Drive, Wanaka.

TRIM_Ref	OID_1	EXTEN	NO	NAME	LOCATIO N	DETAIL	AUTHOR	DATE	COMMENTS	SRC	REP_LOC N	PAR_I D
BP/017/002 -33	0	ID in RDB	BP/017/002 -33	Wanaka 2020 - Final Report			QLDC	2002			QLDC	732646 8
D42048	0		D42048	Seismic Risk in the Otago Region (2005)	District wide	Hazards and associated risks arising from seismic events in the Region. Includes recorded earthquakes, liquefaction and settlement hazards, mass movement hazards, ground shaking, faults, hazard maps etc	Opus	March 2005	Liquefaction susceptibility maps used to update QLDC hazard register maps. Source data map scale 1:100,000 Supersedes liquefaction data from Opus (2002)	Opus	TRIM	732646 8
D43362	0		D43362	Wanaka Region GIS Hazard Map	Wanaka	Collation of existing hazard data and fieldwork to provide hazard data accurate enough for use on a lot by lot basis	Tonkin & Taylor Ltd	June 2011	GIS data was used to update the hazard maps	T&T	TRIM	732646 8
DP/011/004 -67	0	ID in RDB	DP/011/004 -67	Ground water quality of the Wanaka and Wakatipu basins.	"Wanaka and Wakatipu Basins, Central Otago, NZ."	Covers groundwater and possible contamination	"Rosen, M. R.; Reeves, R. R.; Stewart, M. K.; Taylor, C. B"	1997		IGNS/lmte ch	QLDC	732646 8
GSWMNP0	0	ID in	GSWMNP0	Wanaka			Opus	2002			IMTECH	732646

05		RDB	05	East Catchment Stormwater Management Plan									8
GWTWAN01	0	ID in RDB	GWTWAN01	Wanaka Water Supply - Strategic Planning Review				Royds Cons	1995			IMTECH	7326468
GWTWAN05	0	ID in RDB	GWTWAN05	Peninsula Bay Subdivision - Water Modelling Report				Tonkin and Taylor	2002			IMTECH	7326468
GWTWAN06	0	ID in RDB	GWTWAN06	Wanaka Water Supply - Hydraulic Network Modelling of the Proposed Beacon Point System				Tonkin and Taylor	2003			IMTECH	7326468
GWTWAN07	0	ID in RDB	GWTWAN07	Wanaka Water Supply - Hydraulic Network Modelling - System Improvements 2020				Tonkin and Taylor	2003			IMTECH	7326468
GWTWAN08	0	ID in RDB	GWTWAN08	Beacon Point Water				DWK Ltd	2003			IMTECH	7326468

REP00/102	0	ID in RDB	REP00/102	Wanaka Water Supply Network Analysis Reticulation Report	Wanaka	This report describes the network analysis of the Wanaka water supply system. The results of the analysis of the network are reported for both the existing situation and the future development scenarios. Also includes prioritised programme of recommen	Tonkin & Taylor Ltd	Jul-96			QLDC	7326468
REP00/118	0	ID in RDB	REP00/118	Wanaka Sewerage Scheme Strategic planning review	Wanaka	The aim of this study is to identify issues relevant to planning for the future management of the sewerage scheme.	Royds Consulting Ltd	Mar-95			QLDC	7326468
REP00/137	0	ID in RDB	REP00/137	Wanaka Sewerage Scheme Design Review	Wanaka	"The objective of this review of the Wanaka sewerage system is to identify all the works required to enable the sewerage system to satisfactorily collect, transfer and treat the sewage flows expected for the next twenty years."	Kingston Morrison	Apr-96			QLDC	7326468
REP00/138	0	ID in RDB	REP00/138	Wanaka Sewerage Scheme	Wanaka	"This report is an updated version of the 1999 review, and	Kingston Morrison	Mar-00			QLDC	7326468

[illegible]