



# Urgent Land Information Memorandum

## Application

Evolv Property Queenstown  
7 Bathans Lane  
Lake Hayes Estate  
Queenstown 9304

Number: L250515  
Application Date: 25/06/2025

0272707483  
Email: harry@evolvproperty.co.nz

## Property

Valuation Number: 2842184835  
Location: 34A & 34B Stratford Drive, Pisa Moorings 9383  
Legal Description: LOT 58 DP 520912  
Owner: [REDACTED]  
Area (hectares): 0.1021

## Rates

### Government Valuation

Land:	\$	510,000
Capital Value:	\$	1,130,000
Improvements:	\$	620,000

Current Rates Year 2024 to 2025

### Rating Amounts

Annual Rates:	\$	4,657.27
Current Instalment:	\$	1,164.31
Next Instalment Due:		00
Current Balance:	\$	0.03-
Water Balance (if any):	\$	108.00

### Note:

1. Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.
2. If you require further financial information regarding this property for settlement purposes, then the owner or their agent will need to contact the Council separately for this information.

## Planning/Resource Management

**Resource Area:** LOW DENSITY RESIDENTIAL

### Plan Change 19 - Residential Zoning

*This property is subject to decisions on Plan Change 19 that are subject to appeal. As appeals are settled, the provisions in Plan Change 19 will replace the operative District Plan provisions.*

*Plan Change 19 proposes to make a suite of changes to the way the District's residential areas are zoned and managed. For further information about the decisions and appeals please see [Plan Change 19 - Residential Zoning](#) | [Let's Talk Central Otago \(codc.govt.nz\)](#)*

The Central Otago District Plan contains the relevant rules for the Resource Area this land is zoned. There may be other matters of relevance to nearby land, which can be found on the District Plan maps.

**Designation:** Neighbourhood D146, D148. Planning Maps and Data **attached**.

**Consents:**

- 09/06/25 RESOURCE CONSENT 250101E: Engineering acceptance application for a 2-lot subdivision in the low-density residential zone. Engineering Approval Requested 09/06/25.
- 23/04/25 RESOURCE CONSENT 250101: Subdivision consent for a 2-lot subdivision in the low-density residential zone. Granted by Delegated Authority 29/05/25. Copy of Decision **attached**.
- 08/03/18 RESOURCE CONSENT 180078: Land use consent to establish multi-unit development in Residential Resource area 13. Granted by Delegated Authority 16/07/18. Copy of Decision **attached**.
- 14/03/16 RESOURCE CONSENT 160069: Subdivision consent to create 83 allotments in the Rural Resource Area and Residential Resource Area 13. Granted by Committee 11/05/16. Copy of Decision, Survey Plans, Consent Notice, Water Test, As Built Plan and s224c **attached**.

**Outstanding Requisitions:** No 223 or S224c certification of the Resource Management Act have been applied for/issued for **RC250101**. Development Contributions may be payable.

**Building****Consents/Permits/Pool/Compliance Schedules:**

- 19/03/19 BUILDING CONSENT 190118: Two new attached dwellings: Code Compliance Certificate issued 12/10/20. Copy of CCC, Electrical Certificates, As Built Drainage and Plans and Specifications **attached**.
- Roofing – About Roofing Ltd BP115055*
- Foundations – Alexandar Grogan BP131251*
- Bricklaying and Blocklaying – James Rabbette BP117557*
- Carpentry – Jennian Homes Southland Ltd BP129010*

No pool registered to this property.

**Outstanding Requisitions:** No outstanding requisitions located at Central Otago District Council.

**Sewer and Water**

**Sewer:** Sewer Service is available, and the property is rated for a connection.

**Water:** Water Service is available, and the property is rated for a connection. Water is metered at 60 cents per 1,000 litres.

Copy of Drainage Plan **attached**.

**Stormwater:** Stormwater is usually discharged to property soak pits or to kerb and channelling where available. Direct connection of stormwater to sewer is not permitted.

**Public sewerage water or stormwater drains on property:** Town sewer drain run through the driveway of this property. Utilities Map **attached**.

**Special Land Features**

*Any special feature or characteristic of the land concerned including potential erosion, avulsion, falling debris, subsidence, slippage, alluvium, or inundation, or likely presence of hazardous contaminants: Information on hazards can be found on the Otago Regional Council website [www.orc.govt.nz](http://www.orc.govt.nz)*

No information located. at Central Otago District Council.

**Network Utility Operators**

Information relating to the availability of supply, authorisations etc (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

**Notes**

1. Code Compliance Certificates were not issued until the Building Act came into force on 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.
2. No title search has been done on this property.
3. Any future development on this property may be liable for a development contribution under the Local Government Act 2002.
4. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.

**WENDY PAYNE - LIM OFFICER**

Date: 27/06/25



## Planning Data

The information displayed is schematic only and serves as a guide.  
It has been compiled from Central Otago District Council's records and is made available in good faith but its accuracy or completeness is not guaranteed.  
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Friday, June 27, 2025

## Designations within 200m

Designations data sourced from CODC.

No.	Description	Authority	Status	Location	Legal Description	RA
D146	Accessway Purposes - Local Purpose Reserve (Accessway)	Central Otago District Council	New	Shine Lane, Quartz Lane, Ferry Lane and Rivival Lane, Pisa Moorings	Lots 19, 25, 30, 39 & 50 DP 24318	R [RRA(3)]
D148	Recreation Purposes - Local Purpose Reserve (Recreation)	Central Otago District Council	New	Ferry Lane and Wakefield Lane, Pisa Moorings	Lots 60, 64 & 70 DP 24318	R [RRA(3)]

## Scheduled Activities within 200m

None found.

## Heritage Buildings within 200m

None found.

## Notable Trees within 200m

None found.

## Active Faults within 200m

None found.

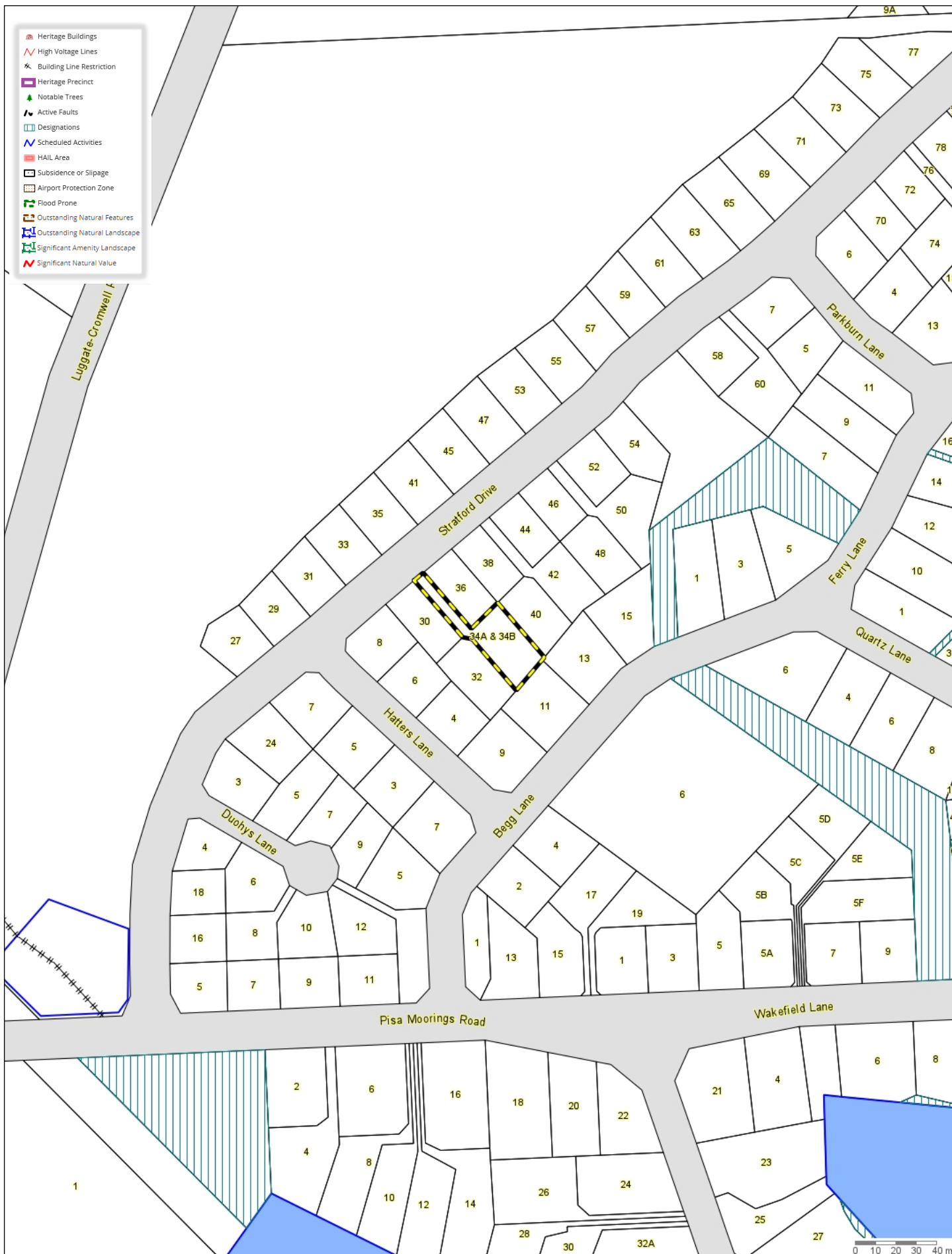
## ORC Hazardous Land within 100m

None found.

## Subsidence and Slip Areas within 200m

None found.





## Planning Notations Map

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Scale 1:2500

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Original Sheet Size 210x297mm



### Planning Zones Map

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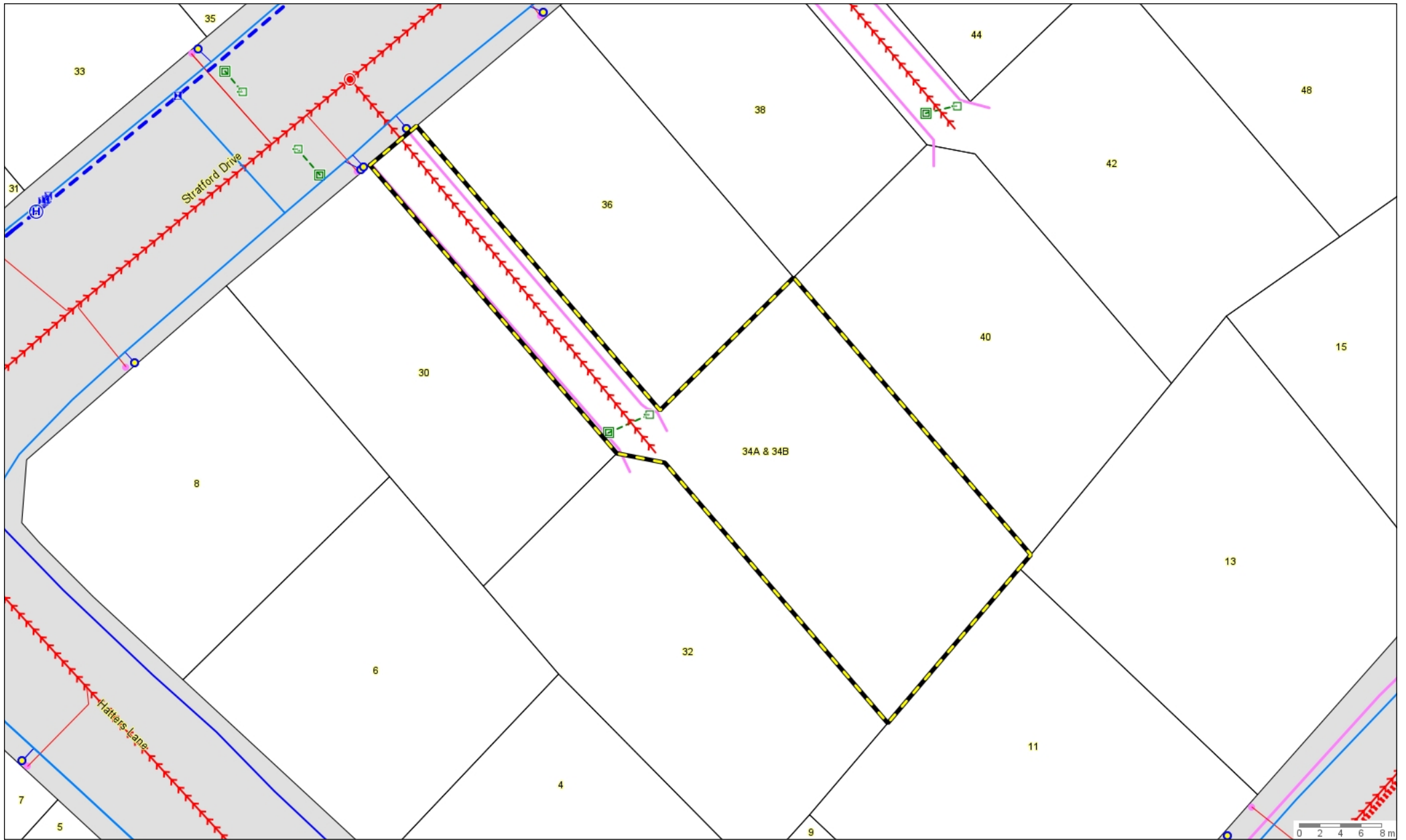
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## Utilities Map

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## Water Services Legend













### Water point

-  Air Valve
-  Back Flow Preventer
-  Blank Cap
-  Bore
-  Control Box
-  Dall Tube
-  Dummy Node
-  Fire Hydrant
-  Fountain
-  Inline Meter
-  Intake Chamber
-  Manifold
-  Meter
-  Pressure Reducing Valve
-  Pump Station
-  Reservoir
-  Restrictor
-  Sprinkler
-  Tank
-  Tap
-  Treatment Plant
-  Valve











### Sewer point

-  Air Valve
-  Blank Cap
-  Boundary Isolation
-  Cleaning Eye
-  Dummy Node
-  Flow Meter
-  Grease Trap
-  Inspection Chamber
-  Manhole
-  Outlet
-  Pond
-  Pump Station
-  Septic Tank
-  Tank
-  Treatment Station
-  Valve

### Stormwater point

-  Blank Cap
-  Cleaning Eye
-  Double Mud Tank
-  Dummy Node
-  Headwall
-  Inlet
-  Manhole
-  Mud Tank
-  Outlet
-  Pump Station
-  Soakpit
-  Tank

### Water pipe

-  Irrigation
-  Principle Main
-  Private Irrigation
-  Private Water
-  Pump Rising Main
-  Raw Water Main
-  Rider Main
-  Scour Drain / Overflow
-  Service Connection
-  Trunk Main

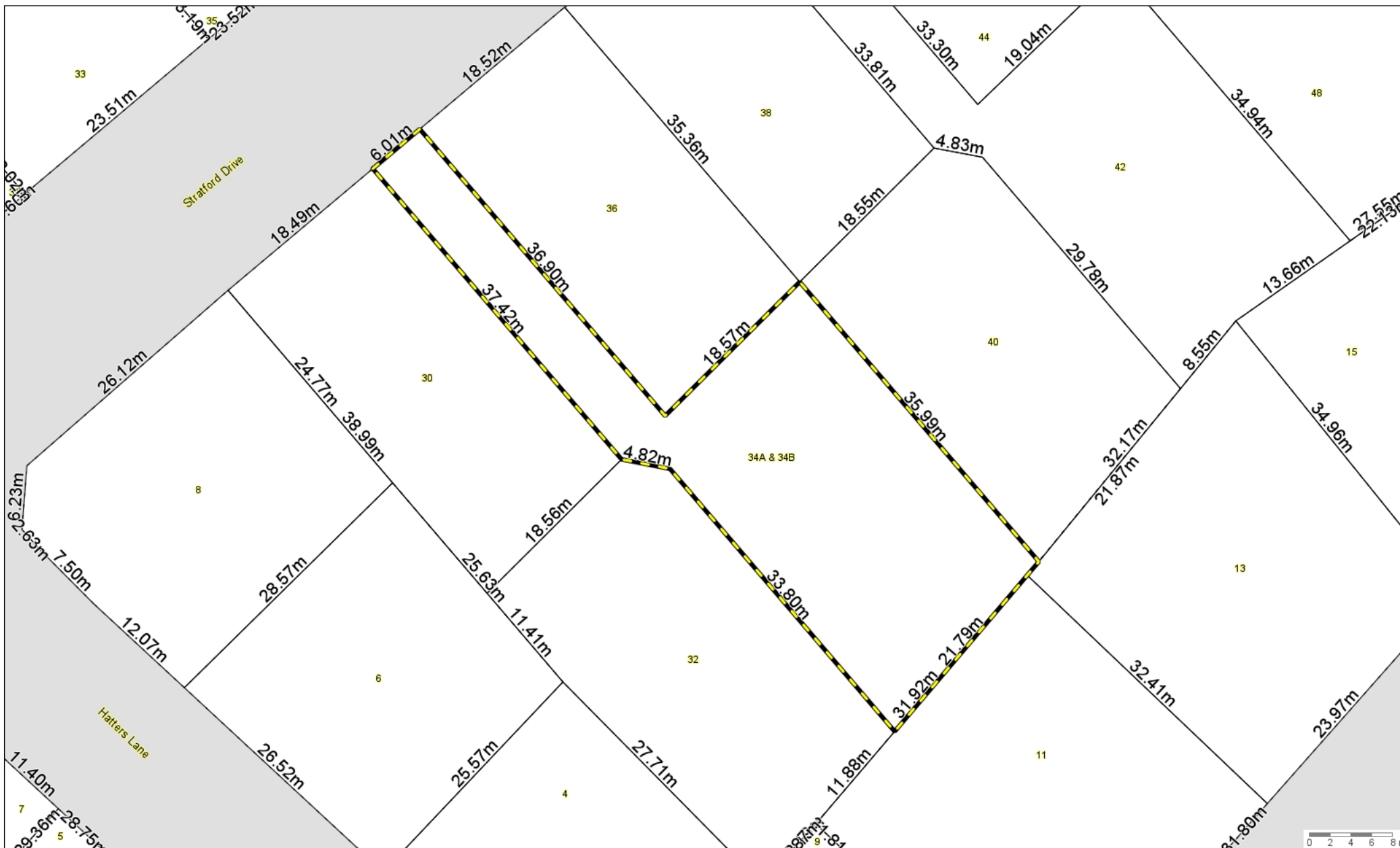
### Sewer pipe

-  Emergency Overflow
-  Gravity Main
-  Pressurised Main
-  Private Sewer
-  Pump Rising Main
-  Service Connection
-  Trunk Sewer Main

### Stormwater pipe

-  Catchpit Lead
-  Culvert
-  Gravity Main
-  Open Channel
-  Private Stormwater
-  Service Connection
-  Soakage
-  Swale





## Property Dimensions Map

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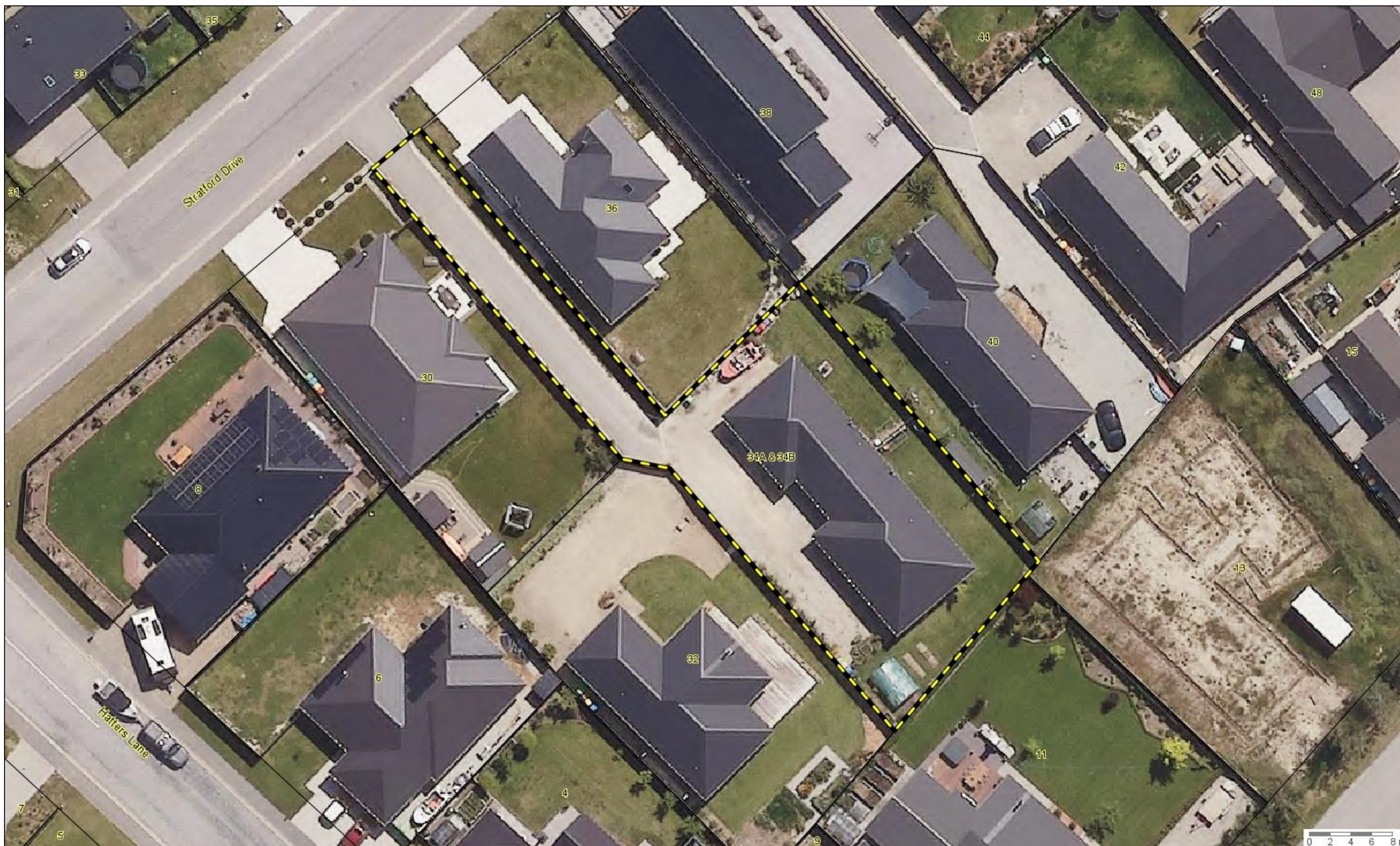


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## Aerial Photography Map

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29 May 2025

Andrew Harford-Brown  
35 Rere Road  
Lake Hayes Estate  
Queenstown 9304

Via email: ajharfordbrown@gmail.com

Dear Andrew

**RESOURCE CONSENT APPLICATION: RC 250101**  
**34A&B Stratford Drive, Pisa Moorings**

The application was considered by the Planning Manager, under delegated authority, on 29 May 2025. Your application for resource consent was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The Council has granted consent to the application with conditions. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate is attached to the rear of this letter.

**The consent certificate outlines the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.**

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Central Otago District Council at the following email address:

[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

1 Dunorling Street  
Alexandra, 9320

You may request that the objection be considered by an independent commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that if you request independent commissioner, you may be required to pay for the full costs of the incurred for independent hearings commissioner.

Section 120 of the Resource Management Act 1991 sets out the rights of appeal to the environment court for resource consent decisions. It is recommended that you consult a lawyer if you are considering this option.

Please feel free to contact me if you have any questions.

Yours faithfully



Tim Anderson  
Team Leader - Planning

<b>APPLICATION</b>	<b>RC 250101</b>
<b>APPLICANT</b>	<b>ANDREW HARFORD-BROWN</b>
<b>ADDRESS</b>	<b>34A&amp;B STRATFORD DRIVE, PISA MOORINGS</b>
<b>LEGAL DESCRIPTION</b>	<b>LOT 58 DEPOSITED PLAN 520912(HELD IN RECORD OF TITLE 822740).</b>
<b>ACTIVITY DESCRIPTION</b>	<b>SUBDIVISION CONSENT FOR A 2 LOT SUBDIVISION IN THE LOW DENSITY RESIDENTIAL ZONE</b>
<b>ACTIVITY STATUS</b>	<b>RESTRICTED DISCRETIONARY</b>

The application seeks subdivision consent for a 2 Lot subdivision in a residential resource area at 34A and 34B Stratford Drive Pisa Moorings.

## BACKGROUND

The applicant has provided a description of the consent background at Part 2 of the Assessment of Effects (AEE) provided with the application. In summary the subject site was created by RC160069 for an 83-lot residential subdivision. RC180078 approved the construction of two attached residential units, and these have been constructed under building consent BC190188 with Code of Compliance issued.

## SITE DESCRIPTION

The subject site is well described in the application and the supporting documents and is considered to accurately identify the key features of the site. The applicant's site description is adopted for the purposes of this report. In summary, the 1,023m<sup>2</sup> subject site is a flat rear section containing a 3-bedroom and attached 2-bedroom unit. The units have a shared leg-in access and are connected to services for potable water and wastewater.

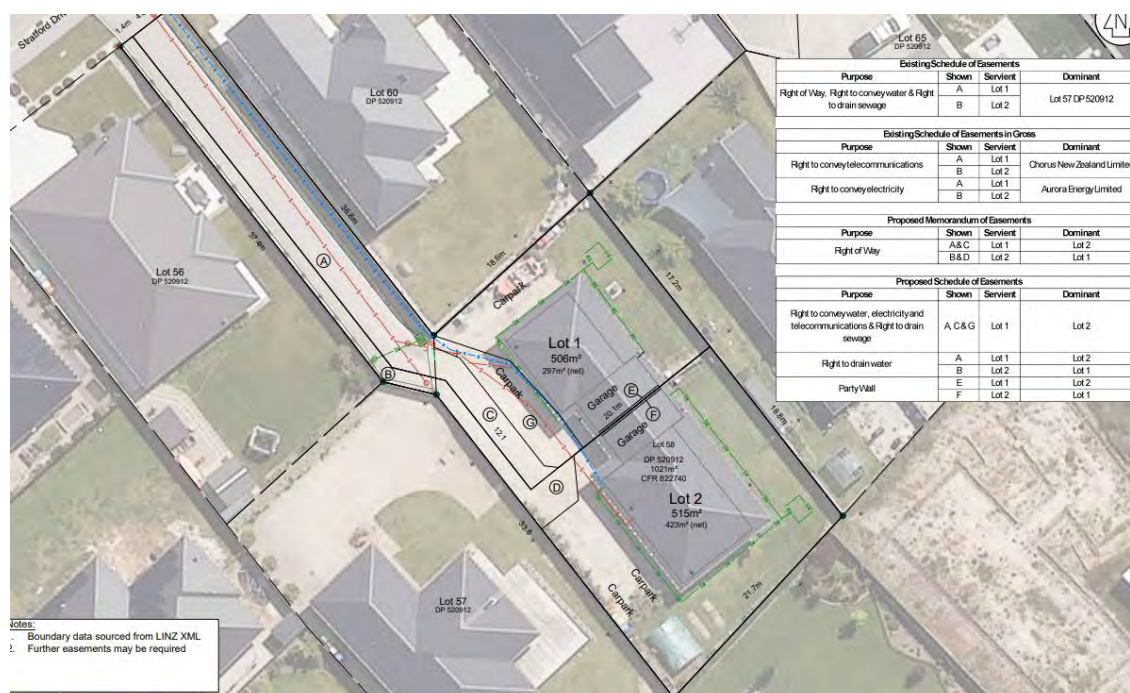


Figure 1: The proposed subdivision (Source Application)



## DESCRIPTION OF ACTIVITY

The applicant has provided a detailed description of the proposal. It is proposed to undertake a two-lot subdivision of the subject site. Lot 1 will have a site area of 506m<sup>2</sup> and will include an existing two-bedroom unit. Lot 2 will have a site area of 515m<sup>2</sup> and will include an existing three-bedroom unit. The boundary between the allotments will extend across a party wall between the two attached garages and will split the area of the shared driveway. Easements are proposed for services and access. There are no built works or additional service connections proposed.

## REASONS FOR APPLICATION

### Central Otago District Plan

The subject site is located within the Residential Resource Area (13) under the Central Otago District Plan (the District Plan). There are no other annotations for the site. While the subject site has been rezoned under Plan Change 19 to Low Density Residential, the zoning remains under appeal, therefore the rules of the original rules of the CODC Plan are still required to be treated as operative under s86F of the RMA.

### Subdivision

- A **non-complying** activity pursuant to Rule 7.3.5(iv) for subdivision within the Residential Resource Area (13) that will create lots with an average size of less than 800m<sup>2</sup>.

### Plan Change 19

The appeal period for Plan Change 19 closed on the 9<sup>th</sup> of August 2024. Rules that are not subject to appeal are now considered operative under s86F of the RMA, provided that the zoning of the area of land that an activity is proposed is also free of appeals. In this instance there are appeals in respect of the minimum allotment size for the Low Density Residential zoning of the site, therefore the following rules are not yet treated as operative under Section 86F of the RMA.

*Rules are not yet treated as operative under Section 86F of the RMA.*

### Subdivision

- A **restricted discretionary** activity pursuant to Rule for SUB-S1 for subdivision within the Low Density Residential zone where reticulated sewerage is available and the minimum allotment area is no less than 400m<sup>2</sup>.

## National Environmental Standards

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESC) came into effect on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.

A search of Council Records and an assessment of the underlying subdivision and land use consents for the site demonstrates that the site has not or is not likely to have had HAIL use in accordance with Regulation. Therefore, the NESCS Is not triggered by this application.

There are no other National Environmental Standards relevant to this application.

## **Overall Status**

Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled and the most restrictive activity classification applied to the whole proposal.

As a result, having regard to the most restrictive activity classification, the proposal is considered to be a **Non-Complying** activity.

## **NOTIFICATION**

The application was approved to be processed on a non-notified basis in a separate notification decision on 27 May 2025. The chair of the Council Hearing Panel confirmed the sub delegation of the powers to decide on the application to the Planning Manager.

## **EFFECTS ASSESSMENT**

### **Effects on the Environment**

#### Permitted Baseline

Under sections 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of an activity on the environment may be disregarded if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

There are no permitted subdivisions in the Central Otago District Plan, and resource consent is required for residential activities within rural residential areas. There is no permitted baseline to be applied.

### **Receiving Environment**

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site, the existing and reasonably foreseeable receiving environment comprises the established residential units, including access, services and outdoor areas.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises residential development that has previously been established under the Residential Resource Area (13). The neighbourhood is characterised by large residential sections comprising stand-alone residential units. It is noted that Plan Change 19 proposes a change in the zoning to Low Density Residential, providing for allotments of 400m<sup>2</sup> and this standard is currently under appeal, with a minimum allotment area as low as 250m<sup>2</sup> sought.

It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

## **ASSESSMENT: EFFECTS ON THE ENVIRONMENT**

### Assessment of Effects

Consideration is required of the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. No regard has been given to any trade competition or any effects of trade competition. The applicant has provided a detailed assessment of effects on the environment at section 8 of the applicant's AEE. This assessment is accepted in part with the inclusion of the following comments.

### Subdivision

#### *The Effects of the Subdivision and Future Development*

The proposal represents a subdivision that goes notably beyond the 800m<sup>2</sup> prescribed minimum allotment area as provided by the District Plan standard that is currently treated as operative. However, that the zoning has been changed under Plan Change 19 which provides for considerably smaller allotments of 400m<sup>2</sup>. While this standard is under appeal, the only relief sought by the appeal is to reduce the minimum allotment areas further to 250m<sup>2</sup>. Therefore, there is certainty that Plan Change 19 will impose allotment minimums that are considerably smaller than those currently provided by the District Plan.

It is notable that in this instance two substantive residential units already occupy the site. Each unit has established services, access and outdoor areas therefore the subdivision will not in itself result in a change to residential density. There are no elements of the built form that are unconsented or at odds with the type of development anticipated by Plan Change 19. Under Plan Change 19, minor residential activities are also permitted, which means that under specific circumstances a unit of up to 70m<sup>2</sup> could be erected on each new allotment as a permitted activity. However, standards on site coverage, setbacks and recession planes, the location of the current units and the limited net area of each allotment, would restrict the establishment of minor residential units such that they would be unlikely to be constructed without further resource consents.

Overall, given the current level of development on the site, the proposed subdivision will not notably change the extent to which future development can be undertaken on the proposed allotments. In the context of what is anticipated under current and proposed standards of the District Plan, it is considered that the any adverse effects associated with the proposed subdivision will be acceptable.

#### *Residential Amenity and Character*

The proposed allotments do not represent development anticipated by the current Residential zoning, given that the lot sizes are at odds with the rules that are treated as operative. However, the lot sizes comply with the minimums proposed by Plan Change 19. In considering that the only active appeals seek a further reduction in minimum lot sizes, there is a high degree of certainty that the proposal will meet the required lot sizes when Plan Change 19 becomes fully operative.

The residential character on the site is for the most part already established, and the proposed subdivision will not enable noticeable changes. Furthermore, the site is a rear section and is screened from the road, therefore no changes will occur to the streetscape.

The subdivision will not result in changes to the internal amenity of the proposed allotments, as the units are pre-existing. Each allotment will provide ample space for residential use, including parking areas and outdoor spaces. The units are joined at the garages, which provides separation between the living areas and there is a fence at the boundary separating the rear yards.

Overall, it is considered that the proposal will be consistent with the character of the proposed zoning. In terms of the proposed zoning the proposal represents an intensity and pattern of subdivision that can be expected to occur within a Low-Density Residential Zone. Therefore, any adverse effects on amenity and character will be acceptable.

### *Services*

The proposed and existing services of the site have been well described and assessed with the application. In summary, reticulation is available for telecommunications, electricity and potable water and wastewater and firefighting. These services are established and utilised by both dwellings and there are no changes proposed to the current services. Easements are proposed to ensure that each unit has the required legal access to these services. The proposal has been considered by Council's Environmental engineer Mr Dominic Haanen. Mr Haanen has provided engineering advice, Mr Haanen's advice is considered to be accurate and is accepted for the purposes of this report. Mr Haanen makes recommendations for conditions and the nature of these conditions will be discussed in the 42A report. These services were previously assessed by a Council Engineer under the land use consent for the residential units (RC180078) and were considered at the time to be fully appropriate and compliant with standards for a multi-unit development. However, units on individual titles are subject to requirements for individual connections. The applicant proposes to create a separate water connection for the additional unit. The two units currently share a wastewater lateral. Mr Haanen states that in order to comply with Council standards, each unit requires a separate lateral. However, there is a wastewater main within the Right of Way and Mr Haanen considers that a second connection is feasible. The applicant accepts Mr Haanen's recommendation and agrees to that required upgrade. Overall, it is considered that any adverse effects resulting from the servicing of the proposed allotments will be acceptable.

### *Access*

The access is established to both units and is shared with 32 Stratford Drive. This access is sealed to the property boundary and complies with Council's Right of Way standards. The internal driveway to the units is currently unsealed and while it was assessed under RC180078 as being suitable for a multi-unit development. However, Mr Haanen advises that the portions containing the new Right of Way will be required to be upgraded to the appropriate standard which will require sealing or concrete. This is accepted by the applicant. There is ample space on each proposed allotment for the parking of vehicles, with each unit having a single garage and additional outdoor areas for parking of multiple vehicles. There is ample space to enable the safe manoeuvring of vehicles and to ensure that vehicles from both units can exit the site in a forward motion. The access will include easements to ensure that all users have appropriate legal access. Overall, it is considered that any adverse effects associated proposed access will be acceptable.

### *Financial contributions*

Financial have previously been paid for each of the residential units. Mr Haanen has considered the proposed subdivision and has determined that as a result of the subdivision the following amounts are due.

<b>Activity</b>	<b>Payment</b>
Water Supply	\$2,398.48 + GST
Wastewater	\$1,553.86 + GST
Reserves	\$Nil
Roading	\$Nil
<b>Total</b>	<b>\$3,952.34 +GST</b>

### *Amalgamations and easements*

No amalgamations are proposed. Easements are proposed for access and services for both new units, and for the use. There is an existing easement over the neighbouring properties to the northeast to provide the same thing. No other easements are proposed. Overall, it is considered that any adverse effects on the environment resulting from the use of easements will be acceptable.

### **Summary of Effects Section 104(1)(a)**

Overall, it is considered that the adverse effects of the proposed subdivision, including effects resulting from breaches of minimum allotment sizes, are considered to be acceptable in terms of this assessment.

### **Offsetting or Compensation Measures 104(1)(ab)**

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant can be given consideration.

### **Objectives and Policies 104(1)(b)**

#### *Central Otago District Plan*

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Central Otago District Plan are required to be taken into account in assessing this application. The applicant has provided an assessment of the relevant objectives and policies in the application, at Part 10 of the AEE and this assessment is adopted in part, along with the following additional assessment for the purposes of this report.

The applicant has provided an assessment of the relevant objectives and policies with the application. In summary the relevant objectives and policies of the Operative Plan are found in Section 7 (Residential Resource Areas) and 16 (Subdivision) which provide for the maintenance and protection of residential character while allowing opportunities for growth. Given that the built form and density are established, the non-compliances of allotment areas and site coverage will not result in discernible changes. Therefore, the proposed subdivision will not introduce any new effects that would go beyond what is anticipated in the Residential Resource Area.

The Relevant Policies of Chapter 16 (Subdivision) have also been assessed by the applicant. I agree with their assessment of the applicant that the proposal is consistent with the relevant objectives and policies.

Overall, I consider the proposal to be consistent with the majority of relevant objectives and policies of the Central Otago District Plan, albeit that there are some inconsistencies in respect of the proposed allotment sizes. On balance, I do not consider the proposal to be contrary to the District Plan.

## *Plan Change 19*

The Proposed Plan Change 19 (PC19) is required to be considered under section 104(1)(b). As a decision regarding PC19 has been released, weighting can be given to the proposed objectives and policies. The site is identified on the proposed PC 19 zone maps as being located within the Low Density Residential Zone. The applicant has provided a detailed assessment of the objectives and policies that are considered to be relevant, and that assessment is accepted.

In summary, the provisions of Plan Change 19 provide for a density and style of development that is comfortably achieved by the proposal. While the Low-Density Residential zoning is under appeal as discussed, the appeals seek to further reduce the allotment sizes. There is a high degree of certainty that a minimum allotment size of no greater than 400m<sup>2</sup> will be provided when Plan Change 19 becomes operative. On this basis considerable weight can be afforded to these objectives and policies as they will determine the future planning direction of the subject site. Overall, it is considered that the proposal is consistent with, and therefore not contrary to the relevant objectives and policies of Plan change 19.

### **Weighting between Central Otago District Plan and Plan Change 19**

In this case, under the conclusions reached in the above assessment the proposal is not considered contrary to either the Plan or Plan Change 19. There are some inconsistencies with the policies of the District Plan in terms of the size of the proposed allotment areas. It is considered that Plan Change 19 provides a secure determination of the future direction. Therefore, considerable weight can be given to the objectives and policies of Plan Change 19.

### **Operative and Proposed Regional Policy Statements**

After taking into consideration the operative and proposed Regional Policy Statements for Otago, I consider that the policy direction given by the District Plan is certain and complete as it relates to this application and, as such, there is no need to revert to higher order planning instruments. In summary, it is considered that the proposal is consistent with the Operative and Proposed Regional Policy Statements.

### **Other Matters**

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

### **Particular Restrictions for Non-Complying Activities (s104D)**

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which is more than minor.

With respect to the second gateway test under section 104D(1)(b), the application is not contrary to the relevant policies and objectives of the Operative District Plan or the Proposed District Plan.

Accordingly, as the application has passed both of the gateway tests in s104D, consent can be granted for this non-complying activity

### **Assessment Under Section 106**

Section 106 enables Council to refuse a subdivision in certain circumstances, in particular when insufficient provision has been made for physical and legal access and when there is a significant risk from natural hazards. In this instance a legal access is provided for each lot,

and Mr Haanen is satisfied that these can be constructed in accordance with Council's standards. The subject site is not known to be susceptible to any known natural hazards.

## Part 2

Based on the findings above, I consider that the proposal would satisfy Part 2 of the Resource Management Act 1991. In summary, granting of consent would promote the sustainable management of District's natural and physical resources.

## Section 37

The processing of this application could not be completed within the 20 working day time limit prescribed under Section 115 of the Resource Management Act 1991. The applicant has provided their agreement to an extension of timeframes required. The time limit for the processing of this consent can therefore be extended by up to five (5) working days pursuant to section 37A(4)(b)(ii).

### RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104 and 104D of the Resource Management Act 1991, subject to the conditions imposed under section 108 of the Act listed below.



Tim Anderson  
**Team Leader – Planning**

Date: 27 May 2025

### DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with the recommendations above.

Under delegated authority on behalf of the Central Otago District Council, I accordingly approve the granting of resource consent to the proposal as outlined in the attached notice:



Tanya Copeland  
**TEAM LEADER - PLANNING**

Date: 29 May 2025



**Consent Type:** Subdivision

**Consent Number:** RC 250101

**Purpose:** Subdivision consent for a 2 lot subdivision in the low density residential zone

**Location of Activity:** 34A&B Stratford Drive, Pisa Moorings

**Legal Description:** LOT 58 DEPOSITED PLAN 520912(Held in Record of Title 822740)

**Lapse Date:** 29 May 2030, unless the consent has been given effect to before this date.

### SUBDIVISION CONDITIONS:

1. The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 23 April 2025, and further information received on date, except where modified by the following conditions.
2. Unless modified by other conditions, all designs and approvals are to be in accordance with NZS 4404:2004 and the July 2008 CODC Addendum. Together these two documents form the Council's Code of Practice for subdivision.
3. Prior to commencement of any physical work the consent holder must apply for and receive council Engineering Acceptance (EA) via the CODC online portal at:  
*CODC Home > Services > Planning > Land Development and Subdivision Engineering*

This EA application must include:

- Confirming who their representative is for the design and execution of the engineering work.
  - Provide of design: reports, calculations, specifications, schedules, and drawings, as applicable.
  - Either a CODC letter of full Engineering Acceptance (EA) or a CODC exemption letter is required prior to 224c.
4. Producer Statements/Certificates where appropriate are to be submitted as per NZS 4404:2004 in the form of:
    - Schedule 1A,
    - Schedule 1B,
    - Schedule 1C, and
    - Standalone Schedule 1B for 3 waters work.



5. As-built drawings are to be lodged with the Council in accordance with clause 1.5.10(b) of NZS 4404:2004 and must comply with Council's "Specifications for as-built drawing documentation version 3.1". The as-built drawings are to be provided in \*.dwg/\*.dxf or \*.12da, and in \*.pdf file format. New Zealand Vertical Datum (NZVD2016) must be used.

***Prior to section 223 certification of the survey plan pursuant to section 224(c) of the Resource Management Act 1991***

6. Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:
  - a) All required easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.
  - b) An easement document must be prepared to formalise Council's right to access the existing wastewater main running through the existing right-of-way.

***Prior to certification pursuant to section 224(c) of the Resource Management Act 1991,***

*Potable Water*

7. Prior to 224(c) certification, the existing water supply connection to serve one of the proposed Lots must be inspected by a suitably qualified and experienced person to confirm that it is in good working order. Should the connection be found in poor condition, or if the lateral is exposed as part of the works and found to be of sub-standard size or made of copper, or galvanised iron, then this must be communicated with the Council so that arrangements can be made to have the lateral replaced if necessary. The internal reticulation must be modified such that the connection serves a single Lot.
8. Prior to 224(c) certification, a new standard 20mm ID residential connection must be provided off the existing 50mm water rider main in Strafford Drive (as shown on GIS) to serve the Lot not served by the existing connection. An Acuflo toby and meter assembly must be installed at the street boundary and the connection must be extended along the right-of-way to the dwelling. If water toby boxes must be within vehicle accesses or entranceways/crossings because other solutions are not feasible, they must be cast iron to support sustained traffic.

*Advice note: An approved 'Application to Connect' submission is required prior to connecting to Council's potable water network.*

*Wastewater*

9. Prior to 224(c) certification, the existing wastewater lateral to serve Lot 1 must be inspected by a suitably qualified and experienced person to confirm that it is in good working order, and a cleaning eye must be installed at the new Council easement

boundary if not already installed. Should the lateral be found to be in a poor condition then a new lateral must be provided as for the other Lot, below. The internal reticulation must be modified such that the connection serves only proposed Lot 1.

10. Prior to 224(c) certification, a new standard 100mm ID residential wastewater connection must be installed from the 150mm wastewater main in the right-of-way to serve proposed Lot 2, with cleaning eyes installed at the new Council easement boundary and at the Lot 2 boundary. The connection must be extended to the dwelling.

*Advice note: Prior to connecting to Council's wastewater network, an approved 'Application to Connect' submission is required, in addition to approved plans for wastewater servicing via the 'Engineering Acceptance process.*

#### **Access**

11. Prior to 224(c) the existing right-of-way must be extended to serve proposed Lots 1 and 2, and constructed to the Right-of-way standards in Table 3.1 of Council's 2008 Addendum to NZS 4404:2004 (2 – 4 Lots), as modified by the following:
  - Minimum 4.0 metres width sealed carriageway.
  - Minimum 4.3 metres legal width.
  - A subgrade CBR >7
  - Metal depths to NZS4404:2004 and Addendum standards.
  - Stormwater must be disposed of by soakpit within the right-of-way.
  - Standard concrete, or 30mm depth asphaltic carriageway.
  - For flexible pavements a concrete nib kerb must be provided along the high side of the carriageway.
  - Standard kerb and channel must be provided along the lower side of the carriageway, or other stormwater management to the satisfaction of Council's Infrastructure Manager.
  - Sealed vehicle entranceways must be provided within the right-of-way to proposed Lots 1 and 2.
  - Berms, if any, of 100mm depth clean topsoil between the footpath/kerb and road boundary formed with a 4% crossfall, trimmed and grassed to a mowable standard. Alternatively, berms may be surfaced with schist or similar low maintenance material.

#### **Power and Telecommunications**

12. Prior to 224(c) certification, operational power and telecommunication connections must be provided underground to proposed Lots 1 and 2.

## **ADVICE NOTES:**

### *Financial Contributions*

1. *All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent must be paid prior to Section 224(c) certification.*

### *General*

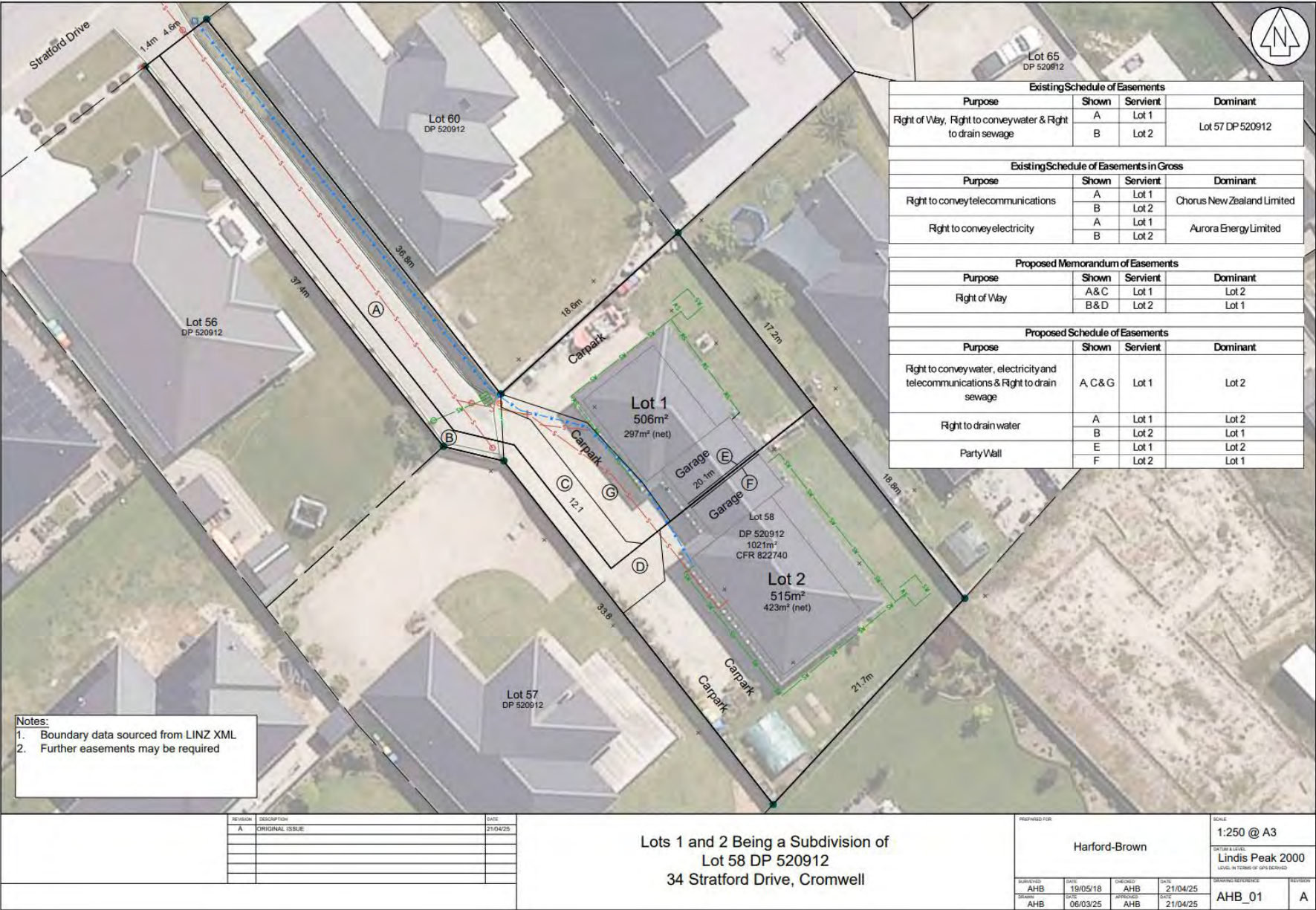
2. *In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.*
3. *Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.*
4. *It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.*
5. *The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.*
6. *This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.*

Issued at Central Otago on 29 May 2025



Tim Anderson  
**Team Leader – Planning**

Appendix One: Approved Plan for RC 250101 (scanned image(s), not to scale)





16 July 2018

AJ Harford Brown  
35 Rere Road  
Lake Hayes Estate  
Queenstown 9304

Dear AJ Harford Brown

**APPLICATION FOR RESOURCE CONSENT: RC180078 – LOT 58 LT 520912,  
STRATFORD DRIVE, PISA MOORINGS**

**DECISION**

*A land use consent to establish a multi-development unit on Stratford Drive, on the site legally described as Lot 58 LT 520912, has been approved, subject to conditions, by the Planning Team leader under delegated authority, pursuant to Sections 34A(1), 104 and 104C of the Resource Management Act 1991.*

**DESCRIPTION OF ACTIVITY**

Resource consent is sought to establish two dwellings on the 1012m<sup>2</sup> (787m<sup>2</sup> net) site located at Lot 58 LT 520912, Stratford Drive, Pisa Moorings. Title is yet to be issued for the site but the LT plan 520912 shows that Lot 58 is a leg in site located at current western termination of Stratford Drive. The site is flat and access is via a leg-in/ROW entranceway from Stratford Drive. Services are provided to the site by virtue of the underlying subdivision. Few other dwellings have been established in the immediate vicinity at the time of writing this report.

The applicant seeks approval to construct two single storey conjoined units within the site. One unit will be three bedrooms and the second unit will be two bedrooms. The total area of the building will be 190m<sup>2</sup> including garaging for each unit. The dwelling will be set well back from external boundaries and will have a site coverage of 18.5%. Two car parks per unit will be provided and separate outdoor amenity areas will west-facing. The application states that the building overall will present in a similar fashion to a large single dwelling.

**REASONS FOR APPLICATION**

The site is located in the Residential Resource Area 3 (Map 29) of the Central Otago District Plan.

The residential unit is not intended to be temporary in nature or personalised to a specific dependant family member and, as such, does not meet the definition of Family Flat.

Where a second unit meets the criteria of a multi-unit development set out by Rule 7.3.3(vi) - Multi-Unit Development then this shall be assessed as a restricted discretionary activity. The proposal meets this rule as the proposal seek to establish

a permanent second unit on the site, the site is reticulated and has sufficient area to provide more than 250m<sup>2</sup> per unit. As such, the proposal is assessed as a **restricted discretionary activity**. The matters to which Council's discretion are restricted are set out in the assessment of effects below.

## **PLANNING ASSESSMENT**

### **Notification**

RMA sections 95A – 95F set out the matters the Council is required to consider and assess in determining how to process the application. The notification provisions of the Resource Management Act 1991 (RMA) were amended on 18 October 2017. These amendments remove the presumption of public notification and, in some instances, preclude notification altogether. The amendments set out a stepped process to determine notification and each of the steps is addressed below:

### ***Public Notification***

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification.

#### **Step 1: Mandatory public notification in certain circumstances**

Public notification is required if any of the following apply:

- The applicant has requested public notification (s95A(3)(a));
- The applicant has failed to provide further information or has refused to provide further information (s95A(3)(b) and s95C(2));
- The applicant has refused to agree to the commissioning of a report or has failed to respond to a report commissioning request (s95A(3)(b) and s95C(3));
- The application has been made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977 (s95A(3)(c)).

In this instance, none of the above apply and public notification is not required under Step 1.

#### **Step 2: If not required by Step 1, public notification precluded in certain circumstances**

Public notification is precluded if any of the following apply:

- There are rules or national environmental standards precluding public notification of each activity in the application (s95A(5)(a));
- The application is for one or more of the following, but no other, activities:
  - A controlled activity (s95A(5)(b)(i));
  - A restricted discretionary or discretionary subdivision (s95A(5)(b)(ii));
  - A restricted discretionary or discretionary 'residential activity' (s95A(5)(b)(ii));
  - A restricted discretionary, discretionary or non-complying 'boundary activity' (s95A(5)(b)(iii));
  - An activity prescribed in regulations as being precluded from public notification (s95A(5)(b)(iv) and s360H(1)(a)(i)).

Public notification is precluded under Step 2 because the proposal is for a restricted discretionary residential activity. For completeness, it is noted that pursuant to Section 95A(6), residential activity means an activity that requires resource consent under a regional or district plan and that is associated with the construction, alteration, or use of one or more dwelling houses on land that, under a district plan, is intended to be

used solely or principally for residential purposes. As such, Step 3 must be skipped and Step 4 considered.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

Public notification is required if any of the following apply:

- There are rules or national environmental standards requiring public notification of any of the activities in the application (s95A(8)(a));
- The activity will have, or be likely to have, adverse effects on the environment that are more than minor (s95A(8)(b) and s95D).

For completeness, it noted that an assessment pursuant to Section 95D - *Consent authority decides if adverse effects likely to be more than minor*, the following must be disregarded:

- Adverse effects on owners and occupiers of the site.
- Adverse effects on owners and occupiers of adjacent land.
- The permitted baseline.
- For controlled and restricted discretionary activities, adverse effects outside of Council's control/discretion.
- Trade competition and effects of trade competition.
- Effects on any persons who have given written approval.

Notwithstanding the exclusions above, public notification is precluded under Step 2 above, so Step 3 is irrelevant.

Step 4: Public notification in special circumstances

Public notification is required if:

- There are special circumstances that warrant the application being publicly notified (s95A(9)).

Public notification is not required under Step 4. This determination is made because there are no unusual or exceptional circumstances which apply to this application.

***Limited Notification***

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification.

Step 1: Certain affected groups and affected persons must be notified

Certain groups and affected persons must be limited notified, unless written approval has been obtained, where:

- The activity is in a protected customary rights area and there are affected protected customary rights groups (s95B(2)(a) and s95F);
- The activity is an accommodated activity in a customary marine title area, and there are affected customary marine title groups (s95B(2)(b) and s95G);
- The activity is on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement, and there are persons to whom a statutory acknowledgement has been made that are affected in a minor or more than minor way (s95B(3) and s95E(2)(c));

Limited notification is not required under Step 1. This determination is made because the activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.



Step 2: If not required by Step 1, limited notification precluded in certain circumstances

Limited notification is precluded if any of the following apply:

- There are rules or national environmental standards precluding limited notification of each activity in the application (s95B(6)(a));
- The application is for either or both of the following, but no other, activities:
  - A controlled activity under the district plan and it is not a subdivision (s95B(6)(b)(i));
  - An activity prescribed in regulations as being precluded from limited notification (s95B(6)(b)(ii) and s360H(1)(a)(ii)).

None of the above apply. Limited notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

Certain other affected persons must be limited notified, unless written approval has been obtained:

- For a 'boundary activity', all owners of an allotment with an infringed boundary
- where the activity's adverse effects on the owner are minor or more than minor (but are not less than minor) (s95B(7)(a) and s95E);
- For an activity prescribed in regulations, where those regulations prescribe who is an affected person, all prescribed persons where the activity's adverse effects on the person are minor or more than minor (but are not less than minor) (s95B(7)(b), s95E and s360H(1)(b));
- For applications that are not boundary activities or prescribed activities, all persons where the activity's adverse effects on the person are minor or more than minor (but are not less than minor) (s95B(8) and s95E).

Limited notification is not required under Step 3. This determination is made because, when taking the matters of restricted discretion into consideration, the effects on neighbours and neighbourhood are considered to be less than minor. As discussed in the assessment of effects below, the effects on neighbours in respect of sunlight, privacy and noise are determined to fall within the permitted baseline and it is considered that the building will present as a single dwelling to the street and will not adversely affect the character of the neighbourhood.

Step 4: Further notification in special circumstances

Limited notification is required if:

- There are special circumstances that warrant the application being limited notified to any other persons not already determined to be eligible for limited notification (excluding persons assessed under Section 95E as not being affected persons) (s95B(10)).

Limited notification is not required under Step 4. This determination is made because restricted discretionary activities are anticipated by the district plan and there are no unusual or exceptional circumstances which apply to this application.

**NOTIFICATION DECISION**

Pursuant to Sections 95A-F, and after having regard to the step-by-step process for considering public notification and limited notification, it is determined that:

- The application is not required to be publicly notified under Section 95A;
- The application is not required to be limited notified under Section 95B;
- Accordingly, the application can proceed on a non-notified basis.



## **ASSESSMENT OF EFFECTS**

Restricted discretionary activities are anticipated by the district plan. Council's discretion is restricted to the matters which are set out in Rules 7.3.3 (vi)(1-5) and are assessed below:

### **1) *Effects on amenity values of neighbouring properties***

The proposed dwelling will be single storied and will comply with all bulk and location requirements of the District Plan. In this regard, the effects of the proposal will not result in any adverse effect on sunlight and privacy beyond than what could be erected on the site as of right under the district plan.

In respect of noise effects, the second unit will be a two-bedroom unit attached to the primary residential unit. The use of this unit is not expected to result in greater noise effects than a large single residential unit used for a large family.

When comparing the proposal to a single residential dwelling which is expected in this zone, it is considered that the effects of the proposal on neighbouring properties will be less than minor.

### **2) *Effect on amenity values of the neighbourhood***

Within the district plan, the Rural Resource Area 3 is described as:

*"The area of land identified as Residential Resource Area (3) is located between the Clutha Arm of Lake Dunstan and State Highway 6. The area identified, that includes much of Pisa Moorings and Wakefield Bay, has the capability of providing for integrated residential and marina development. Public access to foreshore areas from the lake and adjacent areas of land is to be recognised and provided for. Development is dependent upon the availability of satisfactory reticulated effluent disposal and water supply."*

This description suggests that the large lot sizes are a result of infrastructure constraints rather than the desire to maintain large lot sizes for amenity reasons. This intent becomes obvious when comparing that description with the descriptions of the other Residential Resource Areas 1-13 which make specific reference to managing the effects of character, visual effects and hazards.

Furthermore, it is noted the restricted discretionary rule anticipates one dwelling per 250m<sup>2</sup> on the site and does not exclude those properties within the Residential Resource Area 3 or any other Residential Resource Area. In this instance, up to four units could be applied for on the site as restricted discretionary activity.

It is noted that both units will be clad in brick or brick veneer. The consistent cladding and colour used for both units will ensure the units read as a cohesive development, and will not look dissimilar to a single dwelling within the site. As such, the physical appearance of the development is expected to be unremarkable and is not anticipated to adversely change the character of the neighbourhood as it presents to the street.

Multi-unit development is a restricted discretionary activity and therefore is anticipated by the district plan. Conditions of consent will require the applicant to adhere to the design and plans submitted and, as such, it is considered that the proposal will not result in an unmanaged land use change of any significance.

Overall, it is considered that multi-unit development will not affect the general scale or character of the area will not have an adverse effect on the amenity of the neighbourhood.

### **3) *Effect of roading network and infrastructure***

The proposal has been assessed by Council's Consultant Engineer who notes that with regard to servicing, water shall be metered through the existing water connection with an internal splitter valves to each unit. Wastewater shall be connected from each unit to the existing boundary lateral subject to compliance with G13 of NZBC. The engineer notes that power and telecommunication facilities to each unit shall be to the requirements of the owner and service providers and storm water shall be discharged to soak pits within the property.

The engineer's assessment has been adopted for the purposes of this report and overall, it is determined that the multi-unit development can be adequately serviced and is not expected to have an adverse effect on the infrastructure or roading networks.

### **4) *Financial contributions***

Financial contributions are calculated as follows:

<b>Activity</b>	<b>Payment</b>
Water Supply	\$715.36 +GST
Waste Water	\$1,138.20 +GST
Reserves	\$1,826.00 +GST
Roading	\$1,577.00 +GST
<b>Total</b>	<b>\$5,256.56 +GST</b>

### **5) *Construction of access***

The proposal has been assessed by Council's Consultant Engineer who advises that the Right-of-way access to serve this lot is adequate to serve the additional residential unit. Based on the engineers advice which has been adopted for the purposes of this report, no upgrade is deemed necessary and the construction of the access is adequate for its purpose.

## **Objectives and Policies**

The relevant objectives and policies of the Operative District Plan include:

Objective	Supporting policies	Assessment
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<p>7.1.1 Objective - Maintenance of Residential Character To manage urban growth and development to maintain and enhance the built character and amenity values of those parts of the district that have been identified as the Residential Resource Area as well as the social, economic and cultural wellbeing, and health and safety of the residents and communities within those areas.</p>	<p>7.2.1 Policy - Residential Character To ensure that the character and amenity values of residential areas are protected by ensuring that the adverse effects are avoided, remedied or mitigated.</p>	<p>As discussed above in the assessment of environmental effects, the proposal is not expected to have an adverse effect on the amenity of neighbouring properties in terms of noise, sunlight and privacy. Multi-unit development is anticipated in the district plan and Residential Resource Area 3 is not exempt from this style of development.</p> <p>This development expectation, along with the design of the development and proposed density overall, means that no adverse effects of the amenity and character of the neighbourhood are anticipated. The units can be adequately serviced and no adverse effects on the transportation network have been identified. There are no landscape features adversely affected by this proposal.</p>
	<p>7.2.2 Policy - Amenity Values To ensure that the amenity values of residential sites, including privacy and ability to access adequate daylight and sunlight, are not significantly compromised by the effects of adjoining development.</p>	
	<p>7.2.3 Policy – Environmental Quality To preserve the environmental quality found within particular areas of the District's residential environment</p>	
	<p>7.2.6 Policy - Safety and Efficiency of Residential Roads To require appropriate access and on-site parking to ensure that the amenity of neighbouring properties and the safe and efficient operation of roads is maintained while acknowledging that these requirements may be relaxed where this will result in retention of a heritage item or site that would otherwise be lost.</p>	
	<p>7.2.7 Policy - Residential Resource Areas (1) – (13) To ensure that subdivision and development in the areas shown as Residential Resource Areas (1) – (13) complement the character and amenity of these areas and provide for the protection of significant landscape features, where such features are present.</p>	

Overall, it is determined that the proposal is **consistent** with the objectives and policies set out in sections 7.1 and 7.2 of the Central Otago District Plan.

After taking into consideration the operative and proposed Regional Policy Statements for Otago and the wording of the policies and objectives above, namely that the use of the term of “avoid” is not used, it is considered that the policy direction given by the District Plan continues to be certain, valid and complete in respect of this application and, as such, there is no need to revert to Part 2 of the RMA.



## **Conclusion**

Overall, it is determined that subject to conditions of consent, any effects on the environment are expected to be no more than minor, no person is found to be affected by a minor or more than minor adverse effect arising from the proposal, and the granting consent will not be contrary to the objectives and policies of the relevant district plan.

## **LAPSING OF THE CONSENT**

Pursuant to s125 of the Act, this consent shall lapse after five years (i.e. if the second residential unit is not established on the site within five years of the issue of this consent), the consent is deemed not to be given effect to and will lapse. The applicant may apply to extend the lapse period before the end of this five year period pursuant to Section 125(1A)(b) of the Act.

## **CONDITIONS**

### General

1. *The multi-unit development shall be constructed and located as per the plans attached as Appendix 1 and information contained with the Resource Consent application submitted to Council on 5 March 2018 and further information submitted on 29 June 2018.*

### Water

2. *At the time of building the new units approved under this consent, water shall be provided and metered from the existing water connection to the site. Internal splitter valves shall be installed to the satisfaction of the chief executive for the water supply to each unit.*

### Wastewater

3. *At the time of building the new units approved under this consent, wastewater from each unit shall be connected to the existing boundary lateral in compliance with G15 of the New Zealand Building Code.*

### Stormwater

4. *At the time of building the new units approved under this consent, storm water from buildings and impermeable surfaces shall be discharged to soakpit(s). Stormwater shall not create a nuisance to any other property.*

### Land Use Financial Contributions

5. *Payment of a financial contribution of \$1826.00 (exclusive of Goods and Services Tax) calculated in terms of Rule 15.6.1 of the Operative District Plan on the basis of one additional residential allotment.*

Notes: 1. All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent shall be paid prior to Section 224(c) certification.

2. Development contributions of \$3430.56 (exclusive of goods and services tax) are payable pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to section 224(c). The Council may withhold a certificate under section 224(c) of the Resource Management Act 1991 if the required Development and

Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan.

3. If the second residential unit is not established on the site within five years of the issue of this consent, the consent is deemed not to be given effect to and will lapse. The consent holder may apply to extend the lapse period before the end of this five year period pursuant to Section 125(1A)(b) of the Act.

#### **RIGHTS OF OBJECTION**

Pursuant to section 357 of the Act, you have the right to object to the conditions imposed by this consent. All objections should be made to the Chief Executive within 15 days of the issuing of this decision.

**Recommended by:**



**Kirstyn Lindsay**  
**Resource Management Consultant**

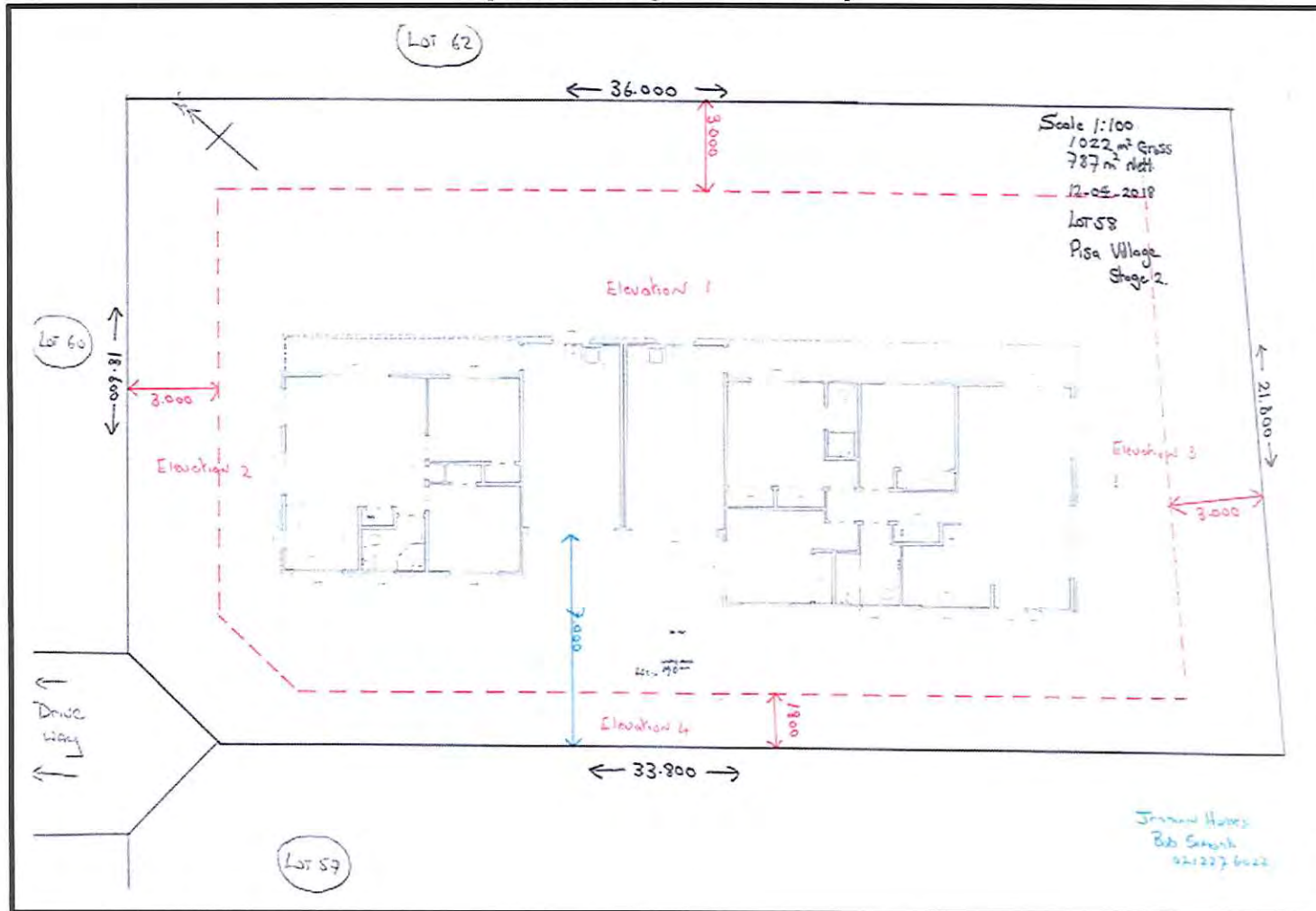
**Approved By:**

**Date: 16 July 2018**



**Ann Rodgers**  
**Planning Team Leader**

Appendix 1 - Approved plans for RC 180078 – Lot 58 LT520912, Stratford Drive, Pisa Moorings  
[Scanned image –Not to Scale]



Not responsible for this drawing or the property of Jennian Homes LLC.

**Jennian**  
HOMES

*Your personality Our expertise*



Elevation 1



Elevation 3



Elevation 2



Elevation 4

Not responsible for this drawing or the property of Jennian Homes LLC.

Project Title  
Lot 58 Stratford Drive  
Pisa Woodings Village  
Stage 2 Cromwell

Product Description  
Andrew & Jan-Marie  
Harford Brown

Drawings Produced By  
Bob Schork  
Jennian Homes LLC  
12/03/2018

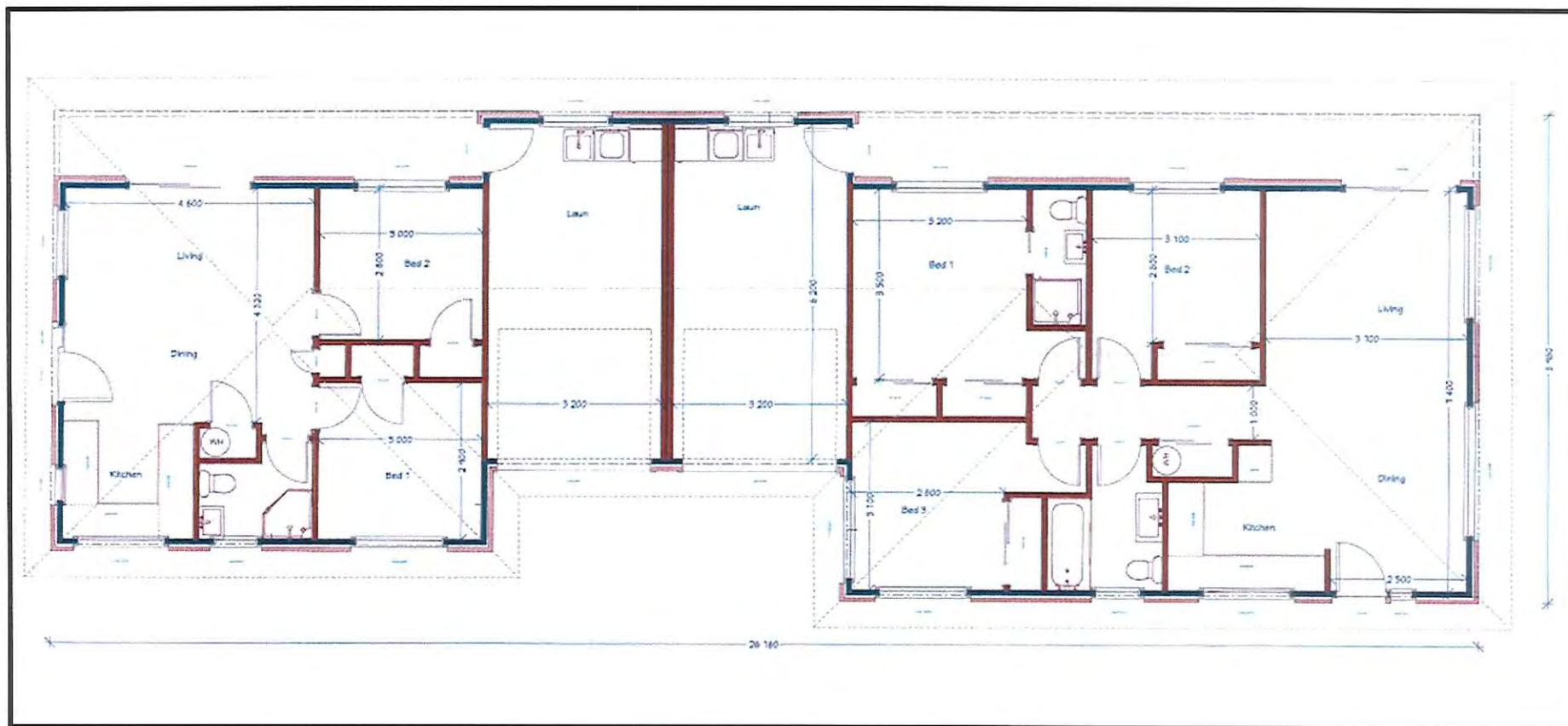
Date  
12/03/2018

Scale  
1:100

1

Not responsible for this drawing or the property of Jennian Homes LLC.







## CENTRAL OTAGO DISTRICT COUNCIL

### PISA MOORINGS VINEYARD LIMITED, PISA MOORINGS - RC 160069

Pisa Moorings Vineyard Limited has made application for subdivision consent to create 86 allotments, 82 for the purposes of residential activity, 2 allotments to vest in the Council as Reserve, 1 allotment to vest as Road and 1 allotment for rural purposes. The site subject to the application has frontage to Pisa Moorings Road, Ferry Lane, Missy Crescent and State Highway 6 at Pisa Moorings and is described as Lot 1 DP 409539, as contained in Identifier [Certificate of Title] 434926, at the Otago Land Registry.

The Council has given consideration to the information submitted in support of the application and to the additional information provided in correspondence dated 5 May 2016 from Mr Dymock in support of the application. The proposal has not been notified and accordingly no submissions have been received.

The site is located within the Residential Resource Area (13) and the Rural Resource Area and is in part subject to the Scheduled Activity 127 (SA 127) notation which provides for "Commercial facilities and Shop as defined in Section 18" as shown on Map 29 of the Operative Central Otago District Plan.

Rule 7.3.3(i)(c) provides for subdivision in the Residential Resource Area (13) as a discretionary (restricted) activity subject to a minimum allotment area of 600m<sup>2</sup> provided that the average allotment size is no less than 800m<sup>2</sup>, the minimum allotment size for allotments with frontage to Ferry Lane is 1000m<sup>2</sup> and the minimum allotment size for allotments that abut land in the Residential Resource Area (3) is 800m<sup>2</sup>; and provided that any subdivision shall be in general accordance with the Concept Plan attached as Schedule 19:22 of the Operative District Plan. These requirements are met in this instance.

Rule 7.3.4(ii) confirms that any subdivision that involves land that is or is likely to be subject to material damage by inundation from any source is a discretionary activity. In this instance part of Lot 1 of the proposed subdivision is potentially subject to material damage by inundation from Five Mile Creek.

Rule 4.7.4(iii)(b) provides for subdivision in the Rural Resource Area which creates allotments with an average allotment area of no less than 8 hectares and a minimum allotment area of no less than 2 hectares as a discretionary activity. A breach of Rule 4.7.4(iii)(b) is a non-complying activity in terms of Rule 4.7.5(iii).

Rule 4.7.4(iii)(d) confirms that any subdivision in the Rural Resource Area which involves land that is or is likely to be subject to material damage by inundation from any source is a discretionary activity in the Rural Resource Area.

Having regard to the above the proposal has been considered as an application for subdivision consent to a non-complying activity pursuant to sections 104, 104B and 104D of the Resource Management Act 1991.

Information submitted in support of the application confirms that the applicant intends to subdivide land which has an area of 16.1203 hectares more or less and is located generally to the north of Pisa Moorings Road and west of Ferry Lane to create a total of 86 lots as follows:

- Lots 1 – 82: Residential allotments (with Lots 1 and 2 permitted to be used for the activities authorised by SA 127). Lot areas vary between 600m<sup>2</sup> and 1377m<sup>2</sup> except for Lot 1 which has an area of 2394m<sup>2</sup>
- Lot 101 (825m<sup>2</sup>) and Lot 102 (2735m<sup>2</sup>) to vest in the Council as Reserve.
- Lot 103 (1.84ha) to vest in the Council as Road.
- Lot 100 (7.04 hectares) to be retained by the applicant for rural purposes being a vineyard.

It is noted that part of Lot 1 and all of Lot 100 are located within the Rural Resource Area.

As a preliminary matter it is noted that Plan Change 7 became operative on 20 November 2012. Plan Change 7 has applied the Residential Resource Area (13) to most of the subject site and has inserted various provisions into the Operative District Plan, including the Concept Plan presented at Schedule 19.22. The subdivision layout and roading layout now proposed is essentially the same as that shown on the Concept Plan at Schedule 19.22.

Access to the subdivision is to be achieved via a through road (in Lot 103) which connects Pisa Moorings Road to Missy Crescent. This through road will have an 8.5 metre wide carriageway within a 20 metre wide road reserve and will have footpaths on both sides of the road. Two link roads are proposed in Lot 103 from the through road to Ferry Lane. These have a legal width of 17 metres and will accommodate an 8.5 metre wide carriageway with footpaths on both sides. A cul-de-sac is also proposed in Lot 103 which will have a 12 metre wide road reserve, a 6 metre wide carriageway and a footpath on one side.

Access to rear allotments is to be achieved via right of ways or access strips as shown on the plan of subdivision. Pavements will either be segmented concrete block pavers or asphaltic concrete or two coat chip seal or some combination of the above for road carriageways. Footpaths will be either concrete or concrete block pavers or asphaltic concrete.

The applicant proposes conditions, to be subject to a consent notice, to restrict access to Lot 1 from Lot 103 (the through road) only and not Pisa Moorings Road; and to restrict access to Lot 100 from Lot 103 only and not from State Highway 6. The restriction on access to Lot 1 which is subject to SA 127 is consistent with Rule 7.3.1(ii)(b) of the Operative District Plan.

The applicant proposes that the subdivision be connected to the Council's pump pressured water scheme installed for the adjoining "Pisa North" subdivision. The applicant confirms that it has contributed to the cost of this scheme which was designed to supply the applicant with sufficient water for 60 lots; four of these lots having been previously created (Lots 34-37 DP 409539 at Missy Crescent). On this basis 56 lots of the proposed subdivision are to be supplied from the scheme which the applicant advises has sufficient to supply at least the first 2-3 stages of the subdivision. The applicant proposes to liaise with the Council regarding the provision of a link through the subdivision from the Lowburn Water Supply extension to "Perriam Cove" through to the "Pisa North" localised Council scheme. Any upsizing of pipework additional to the requirements of the subdivision are proposed to be at the Council's cost. The applicant has also noted that some of the private water reticulation owned by the Pisa Moorings Utility Society Inc. (PMUS) will need to be relocated; and the applicant considers this to be a private matter to be negotiated between the parties.

All allotments are to be connected via reticulation to the Lowburn Sewer. The applicant anticipates that an upgrade of the overflow storage capacity of the existing sewer pump station will probably be required and possibly an upgrade of the pumps at some point in the development. The applicant advises that detailed investigations into these matters will be

done at the time of application for engineering approval under NZS 4404:2004; and that any upgrade required to the sewer pump station will be done at the applicant's cost.

The applicant has noted that there is no reticulated stormwater at Pisa Moorings. Stormwater runoff from roads will be disposed of to ground by way of Caudwell type soakpits, one per mudtank.

All allotments will be connected by underground reticulation to the electricity and telecommunications networks of Aurora and Chorus.

The applicant proposes that right of way easements V-Z as shown on the plan of subdivision be subject to a condition of consent. The applicant notes that other utility services, drainage and water supply easements will be required and a generic condition with respect to such easements is sought. The applicant also acknowledges that easement cancellations and replacement easements in favour of PMUS and a deed of grant for private services in the legal road reserve for PMUS will be required. It is anticipated that these matters will be pursued by the applicant outside of the subdivision consent process.

As the subdivision is to be staged a generic condition authorising staging has been requested by the applicant. The extent of Stage 1 is identified on the plan of subdivision and the applicant advises that the configuration of further stages will depend on market demand.

The applicant has proposed conditions, to be subject to a consent notice, with respect to the mitigation of flood hazard and to address the potential reverse sensitivity effects associated with vineyard activity on Lot 100 (such condition to apply to Lots 1-30) and with respect to the operation of State Highway 6 (with respect to Lots 1-10 and 100 that are within 80 metres of State Highway 6). The applicant has promoted alternate conditions with respect to reverse sensitivity effects associated with State Highway 6. The alternatives provide for either a legal encumbrance to be registered on titles or for dwellings to be constructed to achieve noise performance standards.

Intensive subdivision and development in the Rural Resource Area can detract from amenity values. The Operative District Plan therefore controls the size of allotments in rural subdivision to control the density and intensity of development. In this instance the proposed subdivision will result in a title for Lot 1 of 2394m<sup>2</sup> (part only of which is in the Rural Resource Area) and for Lot 100 which has an area of 7.04 hectares. The subdivision therefore breaches the average lot area of 8 hectares and the minimum lot area of 2 hectares required in the Rural Resource Area.

The subdivision is, in essence, a technical breach of the rural subdivision rules only. The Council comes to this view having regard to the split zoning of the subject site and the consequences of this with respect to subdivision. In essence it would not be possible to subdivide the rural portion of the subject site to achieve an 8 hectare average area.

Lot 100 contains an operational vineyard and this land use activity will continue. The applicant has explained that part of Lot 1 is in the Rural Resource Area to ensure that all future land use activity on this area is controlled via Rule 4.7.5(i) – which provides for any building on land that is likely to be subject to material damage by inundation as a non-complying activity. The Council's conclusion is that any effects associated with the subdivision of land in the Rural Resource Area will be no more than minor in this instance.

Residential subdivision and future residential land use activity can be anticipated on land in the Residential Resource Area (13) which has been included in the Operative District Plan via Plan Change 7 which became operative on 20 November 2012. Given that the subdivision of land in the Residential Resource Area (13) complies with Rule 7.3.3(i)(c) any effects of such



subdivision and development are clearly anticipated by the provisions of the Operative District Plan which have resulted from the plan change process.

The proposal has been considered by the Council's engineering consultants MWH New Zealand Limited. Any potential adverse effects in terms of roading, access and the provision of services can be avoided or mitigated by adherence to appropriate conditions of consent, consistent with the engineers recommendations.

Any effects in terms of the flood hazard can be mitigated by adherence to the condition proposed by the applicant which is based on a recommendation contained in a report by David Hamilton & Associates dated 19 October 2007 which was provided in the context of RC 070243 (being a previous subdivision application relating to the subject site). That condition required that any building erected on land that is now Lot 1 have a minimum floor area of 203.2 metres above sea level (Dunedin Datum).

Any effects in terms of reverse sensitivity associated with the operation of the vineyard and State Highway 6 can be mitigated by adherence to the conditions promoted by the applicant.

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES) came into force on 1 January 2012. As agrichemicals have been applied to the land (in the context of previous and existing vineyards) the site has been subject to HAIL activity A1 in terms of the NES. The applicant has obtained a Preliminary Site Investigation Report (PSI) from Opus International Consultants Limited dated January 2016. The Opus PSI has concluded that the site is considered suitable for the proposed subdivision in accordance with the NES; and that no further detailed site investigations are deemed necessary. Having regard to the Opus PSI the Council is satisfied that any potential effects in terms of potential soil contamination are minor.

The Council's conclusion is that any adverse effects associated with the proposed subdivision can be mitigated by adherence to appropriate conditions of consent and will be no greater than minor.

The relevant objectives and policies of the Operative District Plan which apply in the Rural Resource Area include Objectives 4.3.1 and 4.3.3 and Policies 4.4.2, 4.4.8, 4.4.9 and 4.4.10.

In terms of Objective 4.3.3 and Policy 4.4.2 any effects of the subdivision can be managed to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment will be avoided, remedied or mitigated in this instance. Lot 100 contains the existing vineyard on the terrace tread adjacent to State Highway 6 which is above the level of the residential subdivision. It is noted that Rule 7.3.6(iii)(f)(4) of the Operative District Plan confirms that any building located within the Residential Resource Area (13) on the terrace riser depicted as Lots 13-30 on the concept plan in Schedule 19:22 (being Lots 13-30 on the plan of subdivision) shall not exceed a height of 3 metres above the terrace edge above the terrace riser. This will serve to mitigate effects of future residential development on the outlook from State Highway 6. It also acknowledged that the condition with respect to reverse sensitivity (in the context of rural activities) is consistent with Policy 4.4.9.

The objectives place emphasise on maintaining the open natural character of the hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces. In this instance the subdivision is to occur on land at or below the level of State Highway 6. Accordingly the subdivision is not to occur on hills and ranges; and will not compromise the landscape and amenity values of prominent hillsides and terraces.

Objectives and policies which apply to the Residential Resource Area (13) include Objectives 7.1.1 and 7.1.2 and Policies 7.2.1, 7.2.2, 7.2.3 and 7.2.7. The proposed subdivision will serve to maintain and enhance amenity values and promote a pleasant living environment. As previously noted the proposed subdivision is consistent with the Concept Plan presented at Schedule 19:22 of the Operative District Plan which is intended to guide subdivision in the Residential Resource Area (13).

The relevant objective and policies of the Operative Plan that apply in the context of Hazards include Objective 17.3.1 and Policies 17.4.2 and 17.4.3. The potential hazard associated with Five Mile Creek has been assessed and the applicant proposes a condition, to be subject to a consent notice, which will serve to mitigate any effects associated with the potential inundation hazard.

The Council's conclusion is that the proposed subdivision is not contrary to the relevant objectives and policies of the Operative District Plan.

Precedent is a matter for consideration in terms of section 104(1)(c) of the Act as the subdivision has status as a non-complying activity. In this instance any effects on open space, landscape, natural character and amenity values will be no greater than minor and the proposal is not contrary to the objectives and policies of the Operative District Plan. It is also considered that the planning history of the site is relevant, particularly that Plan Change 7 provides for part of the subject site to be in the Residential Resource Area (13) and for residual parts of the site (being part of Lot 1 and Lot 100) to be in the Rural Resource Area. As a consequence an average lot area of 8 hectares cannot be achieved within that part of the site that is subject to the Rural Resource Area. In all the circumstances the Council concludes that the proposal will not establish a significant precedent for subdivision elsewhere on land in the Rural Resource Area.

The application does not conflict with any national or regional planning document nor with the purpose of the Act which is to promote the sustainable management of natural and physical resources of the District nor to any other matter referred to in Part 2 of the Act.

Having regard to the reasons detailed above, the Council has resolved pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 to grant subdivision consent, subject to the following conditions:

**Plan of Subdivision**

1. The subdivision shall be undertaken in accordance with the plan of subdivision being plan C1140\_SCM 10A dated 12 January 2016 that is attached at Appendix 1.

**Code of Practice**

2. All subdivisional designs and approvals are to be in accordance with NZS 4404:2004 and the Council's July 2008 Addendum thereto, which is the Council's current Code of Practice for Urban Subdivision as modified by these conditions of consent.

**Staging**

3. The subdivision may be staged, and all conditions relevant to a stage shall be complied with prior to section 224(c) certification.

**Design of Engineering Works**

4. The consent holder shall provide a letter to the Chief Executive advising who its representative is for the design and execution of the engineering works required in association with the subdivision and shall confirm that this representative will be responsible for all aspects of the works covered under Sections 1.4 and 1.5 of NZS 4404:2004 in relation to this development.

5. Prior to the commencement of any works on the subdivision, the consent holder shall provide to the Chief Executive for review and approval, copies of specifications, calculations and design drawings as are considered to be both necessary and adequate to meet the conditions of this consent.

#### **Roading and Access**

6. Prior to section 224(c) certification the portion of Pisa Moorings Road between State Highway 6 and the subdivision through road (in Lot 103) shall be upgraded to the standard of a Collector Road in accordance with Table 3.1 of the Council's July 2008 Addendum to NZS 4404:2004 to the following standard:
- a) Carriageway widened to 10 metres except for the existing crossing over Five Mile Creek.
  - b) Pavement design to be in accordance with NZS 4404:2004 and CODC Addendum.
  - c) Subgrade CBR>7.
  - d) Two coat Grade 3/5 chip seal on widening.
  - e) A standard 1.5 metre wide concrete, paving block or asphaltic concrete footpath shall be constructed over the full length of the subdivision on the north side of the road and extended as required to provide continuity with the adjacent footpath/cycleway to the satisfaction of the Chief Executive.
  - f) 100mm depth clean topsoil between footpath and road boundary formed at 4% crossfall, trimmed and grassed to a mowable standard.
  - g) Cut/fill batters outside road boundaries with maximum 4:1 gradient to match existing ground.
  - h) LED street lighting to be in accordance with NZS 4404:2004 and accepted urban standards.
7. Prior to section 224(c) certification the carriageway of the subdivision through road (in Lot 103) shall be constructed in accordance with NZS 4404:2004 and the Council's July 2008 Addendum thereto for a Residential Local Road subject to the following:
- (a) Carriageway to have an 8.5 metre width located in a 20 metre wide road reserve.
  - (b) Pavement design in accordance with NZS 4404:2004 and the Council's July 2008 Addendum.
  - (c) Subgrade CBR>7.
  - (d) 30mm compacted depth asphaltic concrete, two coat chip seal Grade 3 and Grade 5 or concrete paver surfacing.
  - (e) 4% normal camber.
  - (f) Mountable or barrier type kerb and channel on both sides of the carriageway over 75mm compacted depth AP40 metal.
  - (g) 100mm depth clean topsoil between kerb/footpath and road boundary formed at 4% crossfall trimmed and grassed to a mowable standard.
  - (h) Cut/fill batters with maximum 4:1 gradient to match existing ground within allotments.
  - (i) All necessary traffic signs and road markings shall be provided.
  - (j) A 1.5 metre wide concrete, paving block or asphaltic concrete footpath shall be constructed on both sides of the road.
  - (k) LED street lighting to be in accordance with NZS 4404:2004 and accepted urban standards.
  - (l) The carriageway shall tie into the sealed carriageways at Pisa Moorings Road and Missy Crescent.
8. Prior to section 224(c) certification the carriageway of the subdivision link roads (in Lot 103) shall be constructed in accordance with NZS 4404:2004 and the Council's July 2008 Addendum thereto for a Residential Local Road subject to the following:



- (a) Carriageway to have an 8.5 metre width located in a 17 metre wide road reserve.
  - (b) Pavement design in accordance with NZS 4404:2004 and the Council's July 2008 Addendum.
  - (c) Subgrade CBR>7.
  - (d) 30mm compacted depth asphaltic concrete, two coat chip seal Grade 3 and Grade 5 or concrete paver surfacing.
  - (e) 4% normal camber.
  - (f) Mountable or barrier type kerb and channel on both sides of the carriageway over 75mm compacted depth AP40 metal.
  - (g) 100mm depth clean topsoil between kerb/footpath and road boundary formed at 4% crossfall trimmed and grassed to a mowable standard.
  - (h) Cut/fill batters with maximum 4:1 gradient to match existing ground within allotments.
  - (i) All necessary traffic signs and road markings shall be provided.
  - (j) A 1.5 metre wide concrete, paving block or asphaltic concrete footpath shall be constructed on both sides of the road.
  - (k) LED street lighting to be in accordance with NZS 4404:2004 and accepted urban standards.
  - (l) The carriageway shall tie into the sealed carriageways of the subdivision through road (in Lot 103) and Ferry Lane.
9. Prior to section 224(c) certification the carriageway of the subdivision cul-de-sac road (in Lot 103) shall be constructed in accordance with NZS 4404:2004 and the Council's July 2008 Addendum thereto for a Local Cul de Sac subject to the following:
- (a) Carriageway to have an 6.0 metre width located in a 12 metre wide road reserve.
  - (b) Pavement design in accordance with NZS 4404:2004 and the Council's July 2008 Addendum.
  - (c) Subgrade CBR>7.
  - (d) 30mm compacted depth asphaltic concrete, two coat chip seal Grade 3 and Grade 5 or concrete paver surfacing.
  - (e) 4% normal camber.
  - (f) Mountable or barrier type kerb and channel on both sides of the carriageway over 75mm compacted depth AP40 metal.
  - (g) 100mm depth clean topsoil between kerb/footpath and road boundary formed at 4% crossfall trimmed and grassed to a mowable standard.
  - (h) Cut/fill batters with maximum 4:1 gradient to match existing ground within allotments.
  - (i) All necessary traffic signs and road markings shall be provided.
  - (j) A 1.5 metre wide concrete, paving block or asphaltic concrete footpath shall be constructed on one side of the road that shall extend around the cul-de-sac head.
  - (k) LED street lighting to be in accordance with NZS 4404:2004 and accepted urban standards.
  - (l) 9.0m radius turning circle with 30mm asphaltic concrete surfacing.
  - (m) The carriageway shall tie into the subdivision through road (in Lot 103).
10. The carriageways within rights of way V, W, X, Y and Z, shall be constructed in accordance with NZS 4404:2004 and the Council's July 2008 Addendum subject to the following:
- a) A minimum 4.0 metre sealed width located within a minimum 6.0 metre wide corridor.
  - b) Pavement design to be in accordance with NZS 4404:2004 and Council's July 2008 Addendum.
  - c) 30mm compacted depth asphaltic concrete surfacing.
  - d) 4% camber to channel on lower side of carriageway.
  - e) Concrete nib kerb on high side of carriageway

- f) Mountable or barrier type kerb and channel on lower side of carriageway.
  - g) Subgrade CBR>7.
  - h) 100mm depth topsoil between carriageway and boundary, trimmed and grassed to mowable standard
  - i) Stormwater to discharge to mud tank and soakpit located within the private property.
  - j) Cut/fill batters with maximum 4:1 gradient to match existing ground within allotments.
11. Stormwater from the road reserve shall be discharged to ground by standard mudtanks and soak pits.
  12. The consent holder shall provide for the Council's consent proposed names for the subdivisional roads (in Lot 103) and when approved, it shall be the consent holder's responsibility to supply and erect appropriate signs of a design consistent with the road sign design used in the Cromwell Ward.
  13. Upon deposit of the survey plan, Lot 103 (or any portion of Lot 103 that is part of a stage shown on the survey plan) shall vest in the name of the Central Otago District Council as Road.
  14. Prior to section 224(c) certification the consent holder shall be responsible for providing crossing places and vehicle entrances between the boundaries of Lots 2, 7, 35, 37, 58, 65, 70, 73 and 82 and the carriageway in Lot 103 in accordance with the Council's Vehicle Crossing Policy, a copy of which can be obtained from the Council's Assets and Contracts department.
  15. The consent holder or successor shall be responsible for providing crossing places and vehicle entrances between the boundaries of Lots 1, 3-6, 8, 10-36, 38-56, 60, 61, 63, 64, 66, 68, 69, 71, 72, 74-78, 80 and 81 and the carriageway in Lot 103 or Ferry Lane in accordance with the Council's Vehicle Crossing Policy, a copy of which can be obtained from the Council's Assets and Contracts department.
  16. Vehicular access to Lot 1 shall be from Lot 103 (subdivision through road) and Lot 1 shall not gain any direct vehicular access from Pisa Moorings Road.
  17. All access to Lot 100 shall be obtained from Lot 103 (subdivision through road) and direct access from State Highway 6 is prohibited.

Note: Conditions 15-17 shall be subject to a consent notice that shall be registered pursuant to section 221 of the Resource Management Act 1991.

#### **Easements**

18. The easements V-Z listed in the Schedule of Proposed Easements on the plan of subdivision shall be duly granted or reserved.
19. Any other easements necessary to protect access or access to services shall be duly granted or reserved.

#### **Water**

20. Prior to section 224(c) certification the consent holder shall liaise with the Chief Executive regarding hydraulic water modelling and the provision of a link with the Lowburn Water Supply Extension to Perriam Cove through to the Pisa Village Water Supply and shall arrange for any such work as required by the Chief Executive. Any oversizing or pipework additional to the requirements of the subdivision as required by



the Chief Executive shall be competitively priced and approved by the Chief Executive prior to commencement of works and such provision of oversizing or additional pipework shall not be at the consent holders expense.

21. Prior to section 224(c) certification the existing rising and falling main from the Pisa Moorings Water Supply reservoir shall be relocated through the subdivision and easements established to the Chief Executive's satisfaction and at the consent holder's cost, to avoid conflict with the subdivision works.
22. Prior to section 224(c) certification the consent holder shall be responsible for providing appropriate water supply reticulation (including rider mains, fire hydrants and necessary incidental equipment) from either an extension from the Lowburn Water Supply Extension of the Cromwell Water Supply or from the Pisa Village Water Supply to the satisfaction of the Chief Executive.
23. Prior to section 224(c) certification standard 20mm diameter water connections shall be provided to the boundary of Lots 1-82 with separate approved metered toby valves and boxes; with connections to be extended to the buildable areas of all rear allotments.

#### **Wastewater**

24. Prior to section 224(c) certification the consent holder shall arrange at its cost for modelling of the wastewater scheme to demonstrate that the discharge of wastewater from the subdivision will not adversely affect the downstream wastewater system.
25. Prior to section 224(c) certification the recipient pump station(s) including emergency storage shall be upgraded by the consent holder as required by the modelling and detailed engineering design to accommodate the discharge from the subdivision in accordance with NZS 4404:2004 and Council's July 2008 Addendum.
26. Prior to section 224(c) certification the consent holder shall design and install wastewater reticulation that is adequate to serve the subdivision and that shall meet the requirements of NZS 4404:2004 and the Council's July 2008 Addendum; and any land in the existing reserve being Lot 64 DP 24318 that is disturbed by installation of the sewer that serves the subdivision shall be reinstated by levelling and seeding, to the satisfaction of the Chief Executive.
27. Prior to section 224(c) certification the consent holder shall provide individual 100mm diameter sewer connections with cleaning eyes to the boundary of Lots 1-82 from the wastewater reticulation system; with connections to be extended to the buildable areas of rear allotments.

#### **Electricity and Telecommunications**

28. It shall be the consent holder's responsibility to obtain the consent of network utility providers as to the position of electricity and telecommunication services to serve Lots 1-82. The consent holder shall be responsible for installing operational connections to electricity and telecommunication services underground to the buildable area of rear allotments and otherwise to the boundaries of Lots 1-82 prior to section 224(c) certification.
29. The consent holder shall supply evidence of the consents referred to in Condition 28 to the Chief Executive.

30. It shall be the responsibility of the consent holder to meet the costs associated with the installation of new electricity and telecommunication reticulation provided in accordance with Condition 28 to serve Lots 1-82.

#### **Reserves**

31. Prior to section 224(c) certification a fence shall be installed along the boundaries of the proposed reserve Lot 101 that are shared with adjoining residential allotments. The fence shall be in accordance with Figure 8.1 of NZS 4404:2004, post and four rail fencing, coloursteel or as otherwise agreed with the Chief Executive.
32. Prior to section 224(c) certification amenity turf only shall be established on Lot 101 and a 1.5 metre wide asphaltic concrete footpath shall be provided to connect the cul-de-sac head (in Lot 103) to Ferry Lane; and a row of bollards shall be installed to the Council's design along the road frontages of Lot 101 to the satisfaction of the Chief Executive.

Note: No further planting, irrigation, lighting or furniture (seats, tables or litter bins) are required in Lot 101.

33. Prior to section 224(c) certification a fence shall be installed along the boundaries of the proposed reserve Lot 102 that are shared with adjoining residential allotments. The fence shall be in accordance with Figure 8.1 of NZS 4404:2004, post and four rail fencing, coloursteel or as otherwise agreed with the Chief Executive.
34. Prior to section 224(c) certification amenity turf only shall be established on Lot 102 and a 1.5 metre wide asphaltic concrete footpath shall be provided to connect from the through road (in Lot 103) to Ferry Lane (that part of the footpath in the existing reserve Lot 64 DP 24318 to be installed in conjunction with the proposed sewer in Lot 64); and a row of bollards shall be installed to the Council's design along the road frontage of Lot 102 to the satisfaction of the Chief Executive.

Note: No further planting, irrigation, lighting or furniture (seats, tables or litter bins) are required in Lot 102.

35. Upon deposit of the survey plan Lot 101 and Lot 102 shall vest in the name of the Central Otago District Council as Local Purpose Reserve (Recreation).
36. Payment of a reserves contribution of \$83,996.00 (exclusive of goods and services tax) calculated in terms of Rule 15.6.1(1) of the Operative District Plan on the basis of 82 new residential allotments with a credit for 36 reserve contributions (rounded) in land based on the aggregate area of Lots 101 and 102 (3560m<sup>2</sup>).

#### **Flood Hazard**

37. The minimum floor level of any building on Lot 1 shall be 203.2m above mean sea level (Dunedin Datum).

Note: Condition 37 shall be subject to a consent notice that shall be registered pursuant to section 221 of the Resource Management Act 1991.

#### **Reverse Sensitivity**

38. The owners of Lots 1 - 30 are aware of and will take all reasonable and appropriate steps to advise all purchasers, lessees, licensees or tenants, or any other user coming to use having an interest in Lots 1 - 30 or any part thereof of:
- (a) The proximity of adjoining viticultural and horticultural properties.

- (b) The usual incidences of viticulture and horticulture including (but without limitation) noise, dust, harvesting and associated traffic movement, spraying; frost protection including windmills, helicopters, heat pots and sprinklers, and bird scaring including audible devices, gas guns and nets.
39. (a) Prior to the erection of a dwelling on Lots 1-10 and 100, the owner shall register on the title a suitable encumbrance in favour of the NZ Transport Agency that provides that the lot owner acknowledges and accepts that the land is capable of being adversely affected by effects (including without limitation noise, vibration, dust, emissions and visual, landscape and amenity effects) arising from the operation, upgrading and maintenance of State Highway 6. Evidence of such registration shall be provided to the Chief Executive of the Central Otago District Council, prior to the issue of a building consent for a dwelling on Lots 1-10 and 100.

OR:

(b) Any dwelling on Lots 1-10 and 100 shall be designed and constructed to meet noise performance standards for noise from traffic on State Highway 6 that shall not exceed 35dBA  $L_{eq}$  (24hr) in bedrooms, and 40dBA  $L_{eq}$  (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand AS/NZ 2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.

Note: Conditions 38 and 39 shall be subject to a consent notice that shall be registered pursuant to section 221 of the Resource Management Act 1991.

#### **General**

40. Prior to the issue of a certificate in terms of section 224(c) the consent holder shall provide the Chief Executive with RAMM inventory data and asset information with associated costings (in the form of a schedule) of all infrastructure works to vest in the Council.
41. The consent holder shall provide Producer Statements in an approved format from a suitably qualified professional certifying the engineering adequacy and compliance with Council consent conditions relating to engineering design, construction and construction review (supervision) of subdivision works.
42. The name and qualifications of the person referred to in Condition 41 shall be forwarded in writing to the Chief Executive prior to the submission of any design documentation. This person shall be acceptable to the Chief Executive.
43. As built drawings are to be lodged with the Chief Executive in accordance with Clause 1.5.10(b) of NZS 4404:2004. The as built drawings are to be drafted on computer and are to be compatible with a CAD system nominated by the Chief Executive. As built plans shall be lodged on computer disc and in a hard copy A3 format and shall show the location and individual meter reference number against the relevant toby box location.

#### **Lapse Date**

44. Pursuant to section 125 of the Resource Management Act 1991 this subdivision consent shall lapse on 1 June 2026.

Notes: 1. All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent shall be paid prior to section 224(c) certification.

2. Development contributions of \$111,775.00, \$329,265.00 and \$127,737.00 (exclusive of Goods and Services Tax) are payable for water, wastewater and roading pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to section 224(c). The Council may withhold a certificate under section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan.

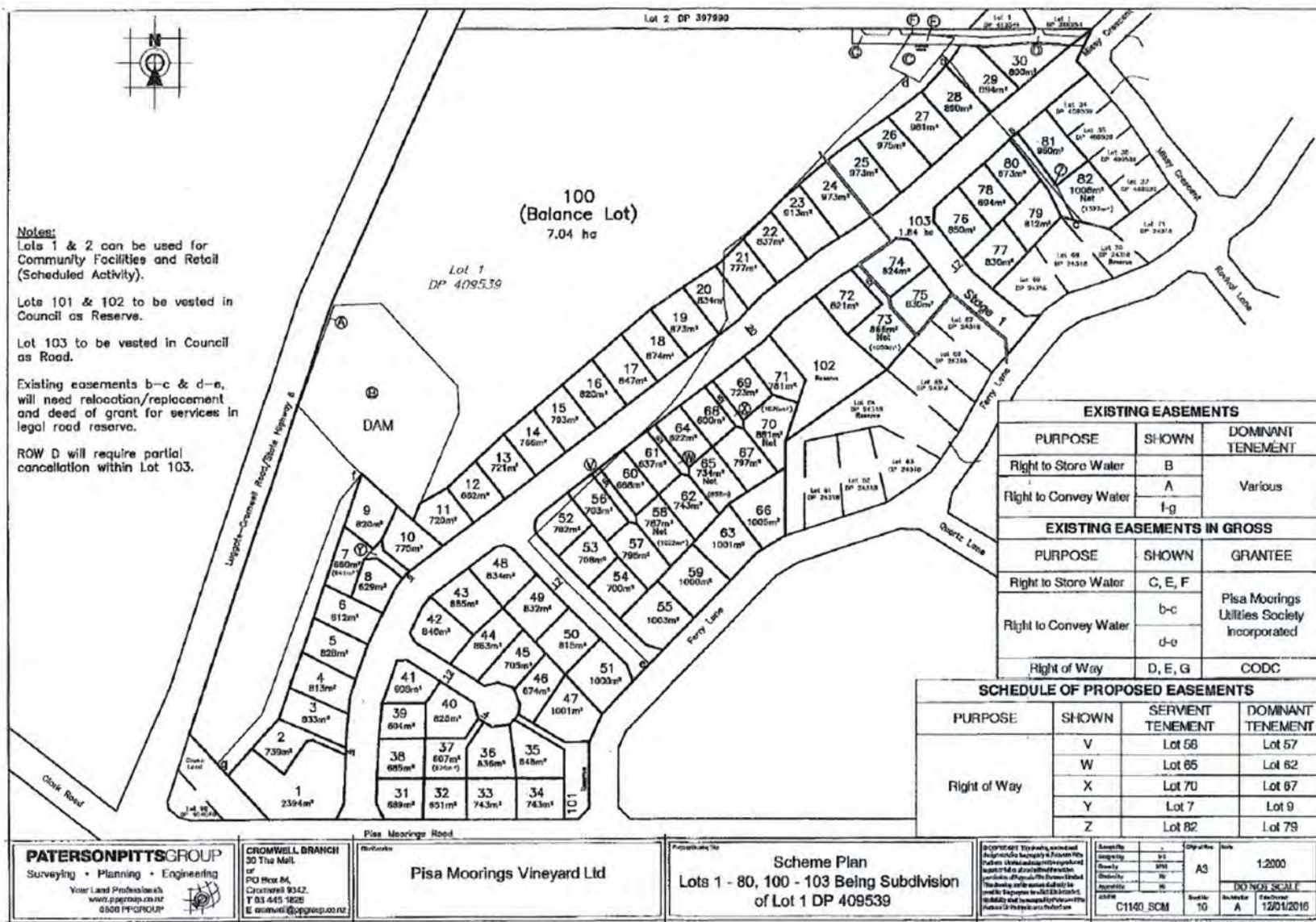
Certified to be a correct copy of the decision of the Central Otago District Council.



.....  
L A VAN DER VOORT  
MANAGER, PLANNING AND ENVIRONMENT

11 May 2016









I hereby certify that this plan was approved by the Central Otago District Council pursuant to Sec. 223 of the Resource Management Act 1991 on the 08 day of June 2018, subject to the granting or reserving of the easements set out in the Memoranda hereon.

Authorised Officer  
**L.A. van der Voort**  
(Pursuant to delegated authority)

Diag. G

99  
11.3660Ha

Lot 64 DP 24318  
CFR OT16B/609

Lot 61 DP 24318

Lot 100 to vest as road in the Central Otago District Council upon Deposit.  
  
Lot 102 to vest as Local Purpose Reserve (Recreation) in Central Otago District Council upon Deposit

Lot 2 DP 397990

Diag. J  
See T2

Diag. I  
See T2

Diag. E  
See T2

Diag. D  
See T4

Diag. C  
See T3

Diag. H  
See T4

Diag. F  
See T4

Diag. G  
See T1

Diag. A  
See T1

Diag. A  
Non Primary

Crown Land (Sludge Channel) Block IV Wakefield Survey District

Land District: Otago

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Generated on: 08/05/2018 3:53pm Page 5 of 8

LOTS 14 TO 24, 56 TO 58, 60 TO 62, 64, 65, 67 TO 73, 99, 100 & 102 BEING A SUBDIVISION OF LOT 10 DP 511091 AND EASEMENT OVER LOT 64 DP 24318

Surveyor: Myles Eliot Garmonsway  
Firm: Paterson Pitts Partners Ltd (Cromwell)

Title Plan  
LT 520912  
Approved on: 8/05/2018

T 1/4



# Title Plan - LT 520912

---

**Survey Number** LT 520912  
**Surveyor Reference** C1140 STG 2 RC 160069  
**Surveyor** Myles Eliot Garmonsway  
**Survey Firm** Paterson Pitts Partners Ltd (Cromwell)  
**Surveyor Declaration** I Myles Eliot Garmonsway, being a licensed cadastral surveyor, certify that:  
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and  
(b) the survey was undertaken by me or under my personal direction.  
Declared on 08 May 2018 03:39 PM

---

## Survey Details

**Dataset Description** LOTS 14 TO 24, 56 TO 58, 60 TO 62, 64, 65, 67 TO 73, 99, 100 & 102 BEING A SUBDIVISION OF LOT 10 DP 511091 AND EASEMENT OVER LOT 64 DP 24318

**Status** Approved as to Survey

**Land District** Otago **Survey Class** Class A

**Submitted Date** 08/05/2018 **Survey Approval Date** 08/05/2018

**Deposit Date**

---

## Territorial Authorities

Central Otago District

---

## Comprised In

CT 784003  
CT OT16B/609

---

## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 14 Deposited Plan 520912	Fee Simple Title	0.0765 Ha	822727
Lot 15 Deposited Plan 520912	Fee Simple Title	0.0793 Ha	822728
Lot 16 Deposited Plan 520912	Fee Simple Title	0.0819 Ha	822729
Lot 17 Deposited Plan 520912	Fee Simple Title	0.0846 Ha	822730
Lot 18 Deposited Plan 520912	Fee Simple Title	0.0874 Ha	822731
Lot 19 Deposited Plan 520912	Fee Simple Title	0.0872 Ha	822732
Lot 20 Deposited Plan 520912	Fee Simple Title	0.0833 Ha	822733
Lot 21 Deposited Plan 520912	Fee Simple Title	0.0785 Ha	822734
Lot 22 Deposited Plan 520912	Fee Simple Title	0.0837 Ha	822735
Lot 23 Deposited Plan 520912	Fee Simple Title	0.0907 Ha	822736
Lot 24 Deposited Plan 520912	Fee Simple Title	0.0979 Ha	822737
Lot 56 Deposited Plan 520912	Fee Simple Title	0.0705 Ha	822738
Lot 57 Deposited Plan 520912	Fee Simple Title	0.0796 Ha	822739
Lot 58 Deposited Plan 520912	Fee Simple Title	0.1021 Ha	822740
Lot 60 Deposited Plan 520912	Fee Simple Title	0.0668 Ha	822741
Lot 61 Deposited Plan 520912	Fee Simple Title	0.0639 Ha	822742
Lot 62 Deposited Plan 520912	Fee Simple Title	0.0743 Ha	822743
Lot 64 Deposited Plan 520912	Fee Simple Title	0.0619 Ha	822744
Lot 65 Deposited Plan 520912	Fee Simple Title	0.0947 Ha	822745

# Title Plan - LT 520912

## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 67 Deposited Plan 520912	Fee Simple Title	0.0797 Ha	822746
Lot 68 Deposited Plan 520912	Fee Simple Title	0.0597 Ha	822747
Lot 69 Deposited Plan 520912	Fee Simple Title	0.0718 Ha	822748
Lot 70 Deposited Plan 520912	Fee Simple Title	0.1077 Ha	822749
Lot 71 Deposited Plan 520912	Fee Simple Title	0.0780 Ha	822750
Lot 72 Deposited Plan 520912	Fee Simple Title	0.0821 Ha	822751
Lot 73 Deposited Plan 520912	Fee Simple Title	0.1081 Ha	822752
Lot 102 Deposited Plan 520912	Vesting on Deposit for Local Purpose Reserve	0.2740 Ha	822753
Lot 100 Deposited Plan 520912	Vesting on Deposit for Road	0.5086 Ha	
Lot 99 Deposited Plan 520912	Fee Simple Title	11.3660 Ha	822754
Area A Deposited Plan 520912	Easement		
Area B Deposited Plan 520912	Easement		
Area C Deposited Plan 520912	Easement		
Area D Deposited Plan 520912	Easement		
Area E Deposited Plan 520912	Easement		
Area F Deposited Plan 520912	Easement		
Area G Deposited Plan 520912	Easement		
Area H Deposited Plan 520912	Easement		
Area I Deposited Plan 520912	Easement		
Area J Deposited Plan 520912	Easement		
Area K Deposited Plan 520912	Easement		
Area L Deposited Plan 520912	Easement		
Area M Deposited Plan 520912	Easement		
Area N Deposited Plan 520912	Easement		
Area O Deposited Plan 520912	Easement		
Area P Deposited Plan 520912	Easement		
Area Q Deposited Plan 520912	Easement		
Area R Deposited Plan 520912	Easement		
Area S Deposited Plan 520912	Easement		
Area T Deposited Plan 520912	Easement		
Area U Deposited Plan 520912	Easement		
<b>Total Area</b>		<b>14.2805 Ha</b>	

PATERSONPITTSGROUP

**Land Registration District**

Otago

**Plan Number**

DP 520912

**Territorial Authority**

Central Otago District Council

**Job Number**

C1140\_Stg 2

**MEMORANDUM OF EASEMENTS**

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way, Right to convey water and sewage	A	Lot 58	Lot 57
Right of Way, Right to convey water and sewage	B	Lot 65	Lot 62
Right of Way, Right to convey sewage	C	Lot 70	Lot 67

**SCHEDULE OF EASEMENTS**

Right to convey water and electricity	I	Lot 102	Lot 99
	J	Lot 21	Lot 99
Right to occupy for bore	H	Lot 102	Lot 99

**MEMORANDUM OF EASEMENTS IN GROSS**

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Right to Convey Water	C & D	Lot 70	Central Otago District Council
	E	Lot 99	
	G & I	Lot 102	Pisa Moorings Utilities Society Incorporated
	J	Lot 21	
	K	Lot 99	
	F	Lot 64 DP 24318	
Right to Convey Electricity	A	Lot 58	Aurora Energy Limited
	B	Lot 62	
	C	Lot 70	
Right to convey telecommunications and computer media	A	Lot 58	Chorus New Zealand Limited
	B	Lot 62	
	C	Lot 70	

**Land Registration District**

Otago

**Plan Number**

DP 520912

**Territorial Authority**

Central Otago District Council

**Job Number**

C1140\_Stg 2

**SCHEDULE OF EXISTING EASEMENTS**

PURPOSE	SHOWN	SERVIENT TENEMENT	DOCUMENT
Right to Store Water	T	Lot 99	Tr 5301026.2
Right to Convey Water	S	Lot 99	
Right to Convey Water	U	Lot 99	Tr 757658.3

**SCHEDULE OF EXISTING EASEMENTS IN GROSS**

PURPOSE	SHOWN	SERVIENT TENEMENT	DOCUMENT	GRANTEE
Right to Store Water	L, O & P	Lot 99	Tr 871359.89	Pisa Moorings Utilities Society Incorporated
Right to convey Water	M	Lot 99	EI 10868907.9	
Right of Way	N, P & Q	Lot 99	EI 10868907.11	Central Otago District Council
Right to convey electricity and to occupy for transformer	R	Lot 99	EI 10868907.12	Aurora Energy Limited

**SCHEDULE OF EASEMENT TO BE EXTINGUISHED**

PURPOSE	SHOWN	PLAN	DOCUMENT	GRANTEE
Right to Convey Water (in Gross)	L	DP 511091	Tr 908317	Pisa Moorings Utilities Society Incorporated





Lot 2 DP 397990

Diag. A  
Non Primary

Diag. J  
See T2

Diag. I  
See T2

Diag. E  
See T2

Diag. H  
See T4

Diag. D  
See T4

Diag. B  
See T3

Diag. C  
See T3

Diag. F  
See T4

Diag. G  
See T1

Diag. G

99  
11.3660Ha

Lot 64 DP 24318  
CFR OT16B/609

Lot 61 DP 24318

Lot 100 to vest as road in the Central  
Otago District Council upon Deposit.  
  
Lot 102 to vest as Local Purpose  
Reserve (Recreation) in Central Otago  
District Council upon Deposit

Crown Land (Sludge Channel) Block IV Wakefield Survey District

T 1/4

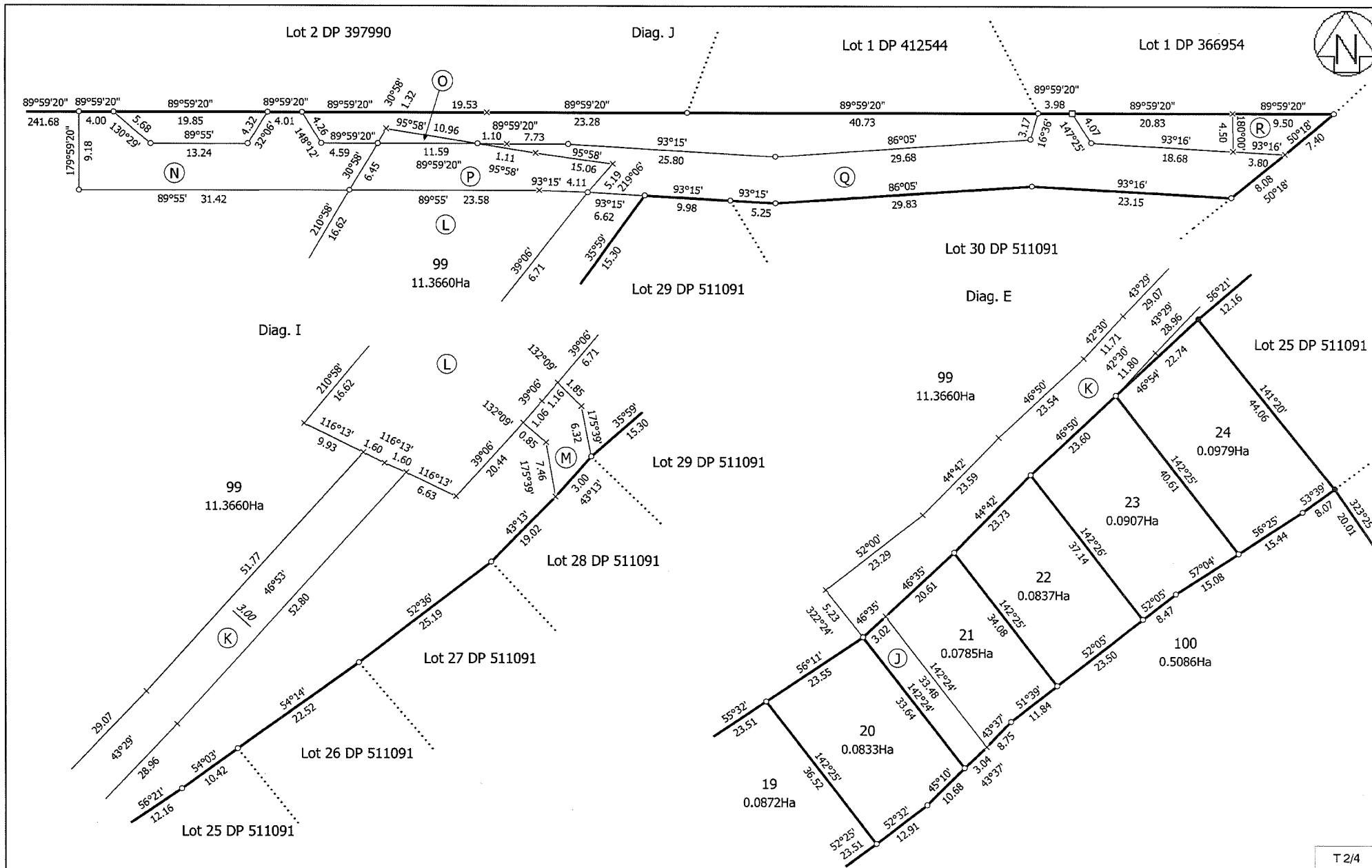
Land District: Otago

LOTS 14 TO 24, 56 TO 58, 60 TO 62, 64, 65, 67 TO 73, 99, 100 & 102 BEING A  
SUBDIVISION OF LOT 10 DP 511091 AND EASEMENT OVER LOT 64 DP  
24318

Surveyor: Myles Eliot Garmonsway  
Firm: Paterson Pitts Partners Ltd (Cromwell)

Title Plan  
LT 520912  
Approved on: 8/05/2018

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Generated on: 08/05/2018 3:53pm Page 5 of 8



Land District: Otago

Digitally Generated Plan  
Generated on: 08/05/2018 3:53pm Page 6 of 8

LOTS 14 TO 24, 56 TO 58, 60 TO 62, 64, 65, 67 TO 73, 99, 100 & 102 BEING A  
SUBDIVISION OF LOT 10 DP 511091 AND EASEMENT OVER LOT 64 DP  
24318

Surveyor: Myles Eliot Garmonsway  
Firm: Paterson Pitts Partners Ltd (Cromwel)

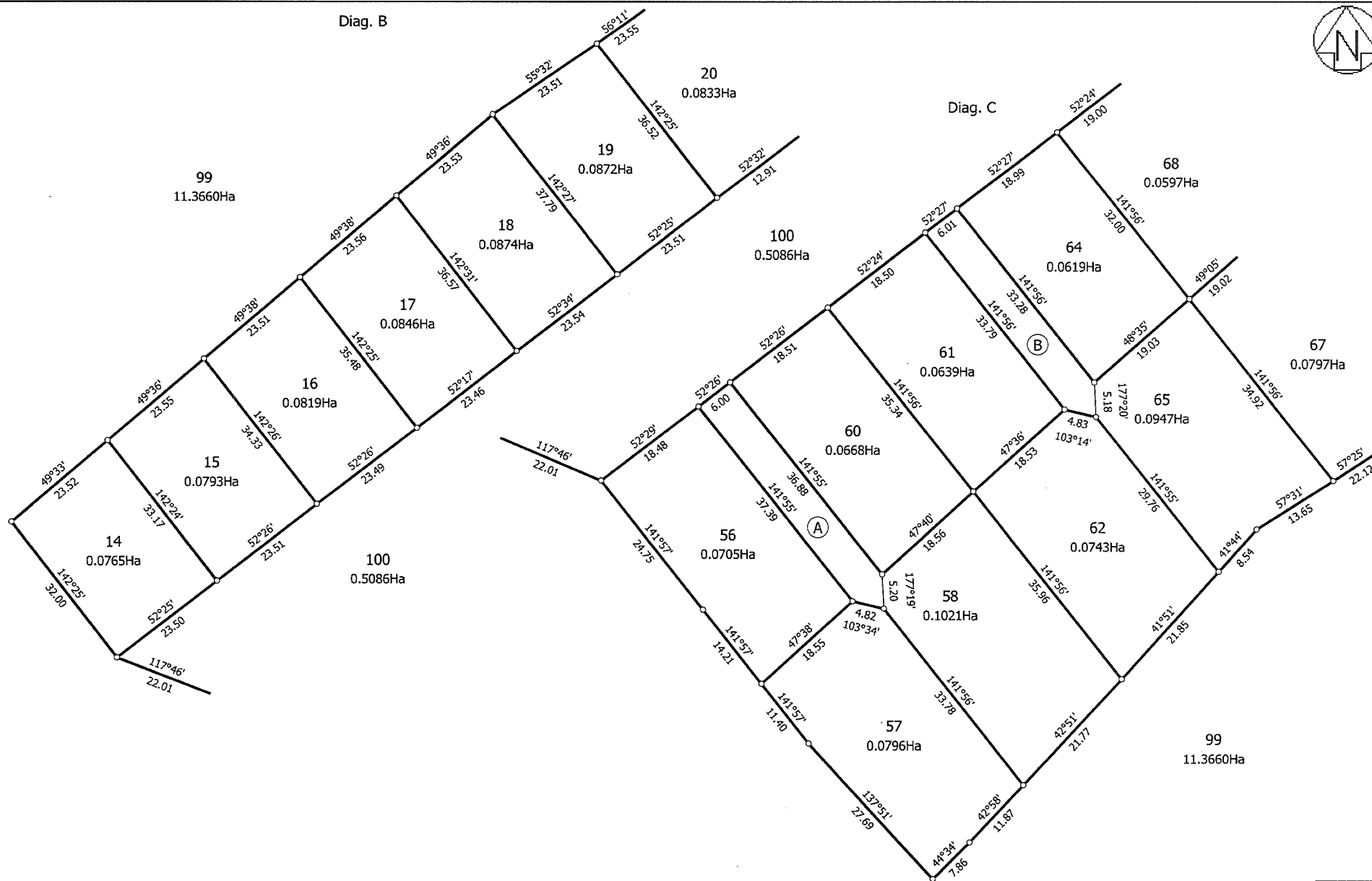
Title Plan  
LT 520912  
Approved on: 8/05/2018

T 2/4



Diag. B

Diag. C



T 3/4

Land District: Otago

LOTS 14 TO 24, 56 TO 58, 60 TO 62, 64, 65, 67 TO 73, 99, 100 & 102 BEING A  
SUBDIVISION OF LOT 10 DP 511091 AND EASEMENT OVER LOT 64 DP  
24318

Surveyor: Myles Eliot Garmonsway  
Firm: Paterson Pitts Partners Ltd (Cromwell)

Title Plan  
LT 520912  
Approved on: 8/05/2018

Digitally Generated Plan  
Generated on: 08/05/2018 3:53pm Page 7 of 8





IN THE MATTER of Lots 14 to 24, 56 to 58, 60 to 62, 64 to 65, 67 to 73 and  
100 to 102 DP 520912 Being a Subdivision of Lot 10 DP 511091, CFR  
784003

AND

IN THE MATTER of resource consent RC 160069 from the Central Otago  
District Council to subdivide the above land.

---

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

---

---

PATERSON PITTS LIMITED PARTNERSHIP  
P O Box 84  
CROMWELL

In accordance with conditions of resource consent RC 160069 of the Central Otago District Council granted pursuant to Section 104, 104B and 104D of the Resource Management Act 1991 dated 11 May 2016, the following conditions are to be imposed on an ongoing basis by a consent notice to be registered against the certificate of title for Lots 14 to 24, 56 to 58, 60 to 62, 64 to 65 and 67 to 73.

15. *The consent holder or successor shall be responsible for providing crossing places and vehicle entrances between the boundaries of Lots 14 – 24, 56, 60, 61, 64, 68, 69, 71 and 72 and the carriageway in Lot 101 in accordance with the Council's Vehicle Crossing Policy, a copy of which can be obtained from the Council's Assets and Contracts department.*
38. *The owner(s) of Lots 14 to 24 is/are aware of and will take all reasonable and appropriate steps to advise all purchasers, lessees, licensees or tenants or any other user coming to use having an interest in Lots 14 to 24 or any part thereof of:*
- a) The proximity of adjoining viticulture and horticulture properties.*
  - b) The usual incidences of viticulture and horticulture including (but without limitation), noise, dust, harvesting and associated traffic movement, spraying; frost protection including windmills, helicopters, heat pots and sprinklers, and bird scaring including audible devices, gas guns and nets.*

DATED this.....<sup>8<sup>th</sup></sup>.....day of.....June.....2018

SIGNED for and on behalf of the

CENTRAL OTAGO DISTRICT COUNCIL

BY ITS Manager Planning and Environment



.....  
(Louise van der Voort)

Pursuant to delegated authority

### Certificate of Analysis

#### Laboratory Reference: 180129-104

Attention: Martin Ross  
Client: FULTON HOGAN  
Address: PO Box 277, Alexandra, 9340  
Client Reference: Pisa samples  
Purchase Order: 51CA40

Final Report: 257573-0  
Report Issue Date: 01-Feb-2018  
Received Date: 29-Jan-2018  
Quote Reference: 3882

Sample Details	WATERS	WATERS
Lab Sample ID:	180129-104-1	180129-104-2
Client Sample ID:		
Sample Date/Time:	29/01/2018	29/01/2018
Description:	Missy Cres	Parkburn & Stratford
<b>Micro Summary View</b>		
Escherichia coli (Colilert-18)	(P/A)/100 mL	Absent
Total Coliforms	(P/A)/100 mL	Absent

Results marked with \* are not accredited to International Accreditation New Zealand

Where samples have been supplied by the client they are tested as received. A dash indicates no test performed.

#### Reference Methods

The sample(s) referred to in this report were analysed by the following method(s)

Analyte	Method Reference	MDL	Samples	Location
<b>Micro Summary View</b>				
Escherichia coli (Colilert-18)	APHA (online edition) 9223B Colilert		All	Queenstown
Total Coliforms	APHA (online edition) 9223B Colilert		All	Queenstown

The method detection limit (MDL) listed is the limit attainable in a relatively clean matrix. If dilutions are required for analysis the detection limit may be higher.

For more information please contact the Operations Manager

Samples, with suitable preservation and stability of analytes, will be held by the laboratory for a period of two weeks after results have been reported, unless otherwise advised by the submitter.

Watercare Laboratory Services is a division of Watercare Services Limited.

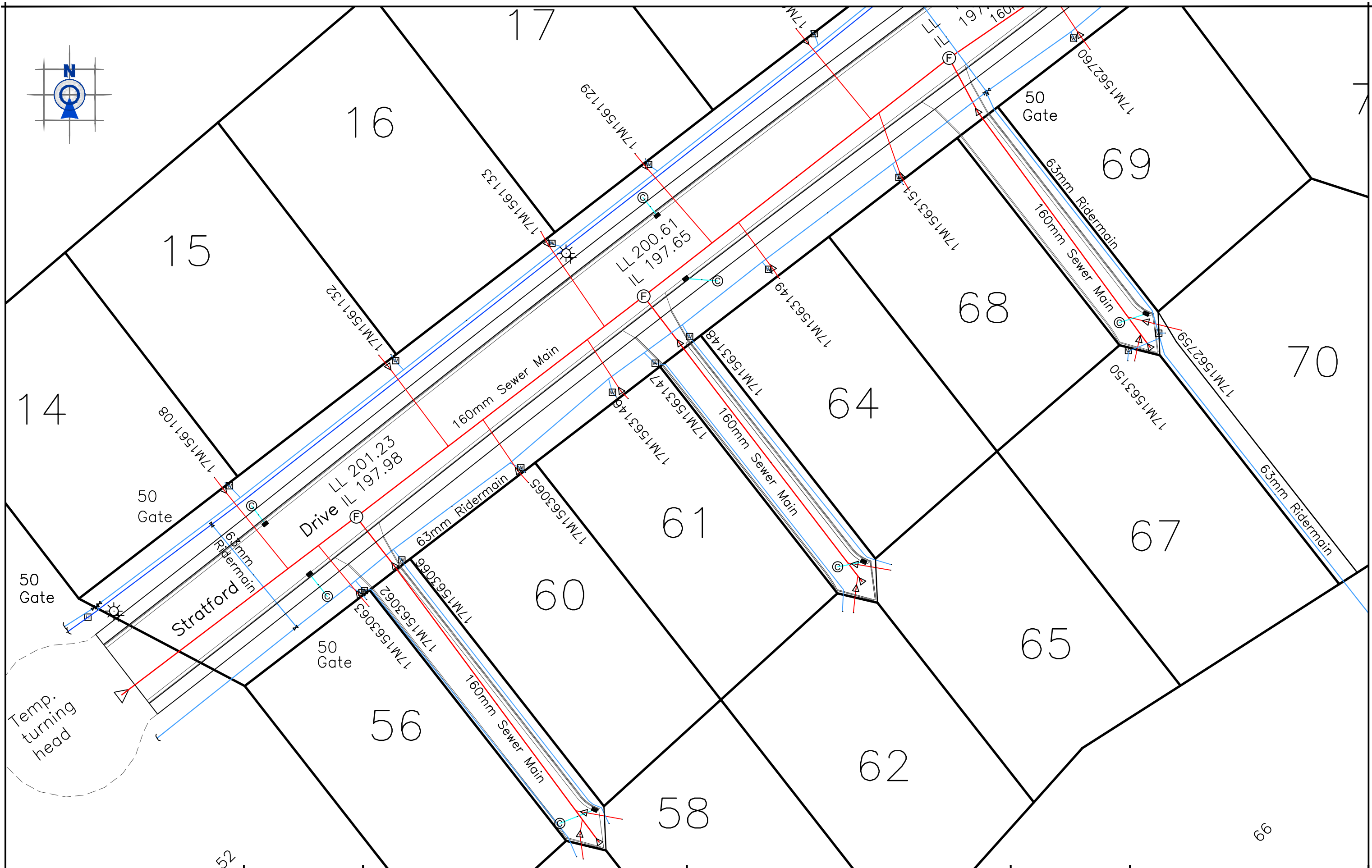
This report may not be reproduced, except in full, without the written authority of the Operations Manager.



Report Signatory 01/02/2018

*Efrank*

Liz Franks  
KTP Signatory



<b>PATERSONPITTSGROUP</b> Surveying • Planning • Engineering Your Land Professionals www.ppgroup.co.nz 0800 PPGROUP	<b>CROMWELL BRANCH</b> 30 The Mall. or PO Box 84, Cromwell 9342. T 03 445 1826 E cromwell@ppgroup.co.nz	Client/Location: <b>Pisa Mooring Vineyard Stage 2</b>	Purpose/Drawing Title: <b>Asbuilt RC160069</b>	© COPYRIGHT: This drawing content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.	Surveyed by: GP	Original Size: A3	Scale: 1:400	
					Designed by: MG	Sheet 3 of 4	DO NOT SCALE	
					Drawn by: KWG	Sheet No: 2	Revision No: A	Date Created: 04/04/2018
					Checked by: PD			
					Approved by: PD			
					Job Ref: C1140_AB			

PLOT DATE: 14 May, 2018 - 10:21 AM BY: Kathryn Gammons

J:\C\_1140\_PISA MOORINGS VINEYARD IAN BEGG\CAD\ASBUILT\C1140\_AB\_2A.DWG



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

+64 3 440 0056  
info@codc.govt.nz  
www.codc.govt.nz

**Certificate issued pursuant to the Resource Management Act 1991**

2842184800

RC160069: LOTS 14 TO 24, 56 TO 58, 60 TO 62, 64, 65, 67 TO 73, 99, 100 & 102  
DP 520912 BEING A SUBDIVISION OF LOT 10 DP 511091 AND EASEMENT  
OVER LOT 64 DP 24318

In the matter of Lots 14 to 24, 56 to 58, 60 to 62, 64, 65, 67 to 73, 99, 100 & 102 DP 520912 being a subdivision of Lot 10 DP 511091 and easement over Lot 64 DP 24318, and pursuant to section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of subdivision consent have been complied with and a consent notice prepared for the remaining conditions.

Dated at Alexandra this 8<sup>th</sup> day of June 2018



LOUISE van der VOORT  
EXECUTIVE MANAGER, PLANNING AND ENVIRONMENT  
(pursuant to delegated authority)



## CODE COMPLIANCE CERTIFICATE

### Section 95, Building Act 2004

#### THE BUILDING

Street Address:	34 Stratford Drive, Pisa Moorings
Legal Description:	LOT 58 DP 520912
Valuation Number:	2842184835
Project:	Two new attached dwellings
Level/Unit Number:	
Current, lawfully established use:	Housing - multi-unit (apartments)
Year of Construction (approximate):	2019

#### OWNER\*

A J Harford-Brown & J-M K Harford-Brown  
35 Rere Road  
Lake Hayes Estate  
Queenstown 9304

Phone Number:

Fax Number:

Email Address: ajharfordbrown@gmail.com

#### BUILDING WORK

Building Consent No:	BC 190118
Issued by:	Central Otago District Council

#### CODE COMPLIANCE CERTIFICATE

The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- a. The building work complies with the building consent.

Building Consent Officer: Linda Chamberlain

On behalf of: Glenn Vaughan

Signature:

Central Otago District Council

Date:

12 October 2020

PO Box 122

Alexandra



# Combined Certificate of Compliance and Electrical Safety Certificate



Customer Name: Seignior Homes Southland Ltd  
Location of Installation: 35 Unit 1 Stafford drive, Pisa Moorings

**CE 009173**

Reference/Job/ID

CRO54299

ICP Number (if known)

Description of work: (or see attached ☐) Live New Meter/Switch Board on  
25m 1c Ns (C) mains

This work has been carried out in accordance with a Certified Design ☐

Certified Design Attached ☐ Name of Issuer of Certified Design: \_\_\_\_\_

Supplier Declarations of Conformity Attached: ☐ (please attach or list Certificate serial numbers or web address below)

Manufacturers Instructions used or relied on in this work: ☒ (please attach or list web address below)

jarussell.co.nz

All parts of the installation are safe to connect to a power supply ☒

If not, please detail which parts are safe to connect. \_\_\_\_\_

This work is:

Low Risk  
(Certificate of Compliance not required)

☐

General

☐

High Risk  
(Record of Inspection required)

☒

This work has been done in accordance with:

Part 2 of AS/NZS 3000

☒

Part 1 of AS/NZS 3000

☐

Supply system this work is suitable for:

230/400V MEN System

☒

Other (Please Specify)

☐

Other Standards this work complies with: \_\_\_\_\_

## Record of Inspection (If Required)

Name of Inspector:

NIS

The aspects of the work which make it high risk are:

☒ Work on Mains

☐ Mains Parallel Generation

☐ Animal Stunning

☒ Work on Main Earthing System

☐ Mines

☐ Work to Part 1 of AS/NZS 3000\*

☐ Electromedical

☐ Photovoltaic

☐ High Voltage\*

☐ Hazardous Area

\*Certified Design Required

Date on, or period in, which the work was done:

23/9/2019

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by:

Andrew Tarnard

Signature:

AT

Registration No:

E6326

Date:

23/9/2019

Name and Registration Numbers of Workers Under Supervision attached ☐

**Electrical Safety Compliance** To be completed once all work on the CoC above is completed

Date the connection was done: 23/9/2019

I am satisfied that the work detailed in this Electrical Safety Certificate and the installation or part installation to which it relates is connected to a power supply and is safe to use.

The work described above was connected by:

Andrew Tarnard

Signature:

AT

Registration No:

E6326

Date:

23/9/2019



# Combined Certificate of Compliance and Electrical Safety Certificate



Customer Name: Jernian Homes Southland Ltd  
Location of Installation: 34 Unit 2 Stratford drive, Pisa Mornings

**CE 009174**

Reference/Job/ID  
CE054299

Description of work: (or see attached ☐) Live New Motor/Switch Board on  
San 1c NS (Co)

ICP Number (if known)

This work has been carried out in accordance with a Certified Design ☐

Certified Design Attached ☐ Name of Issuer of Certified Design: \_\_\_\_\_

Supplier Declarations of Conformity Attached: ☐ (please attach or list Certificate serial numbers or web address below)

Manufacturers Instructions used or relied on in this work: ☒ (please attach or list web address below)

jarussell.co.nz

All parts of the installation are safe to connect to a power supply ☒

If not, please detail which parts are safe to connect. \_\_\_\_\_

This work is:

Low Risk  
(Certificate of Compliance not required)

☐

This work has been done in accordance with:

Part 2 of AS/NZS 3000 ☒

Supply system this work is suitable for:

230/400V MEN System ☒

General

☐

High Risk

(Record of Inspection required)

☒

Part 1 of AS/NZS 3000 ☐

Other (Please Specify) ☐

Other Standards this work complies with: \_\_\_\_\_

## Record of Inspection (If Required)

Name of Inspector: NIS

The aspects of the work which make it high risk are:

☒ Work on Mains

☐ Mains Parallel Generation

☐ Animal Stunning

☒ Work on Main Earthing System

☐ Mines

☐ Work to Part 1 of AS/NZS 3000\*

☐ Electromedical

☐ Photovoltaic

☐ High Voltage\*

☐ Hazardous Area

\*Certified Design Required

Date on, or period in, which the work was done:

23/9/2019

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by:

Andrew Townsend

Registration No: E16326

Signature: AT

Date: 23/9/2019

Name and Registration Numbers of Workers Under Supervision attached ☐

**Electrical Safety Compliance** To be completed once all work on the CoC above is completed

Date the connection was done: 23/9/2019

I am satisfied that the work detailed in this Electrical Safety Certificate and the installation or part installation to which it relates is connected to a power supply and is safe to use.

The work described above was connected by:

Andrew Townsend

Registration No: E16326

Signature: AT

Date: 23/9/2019

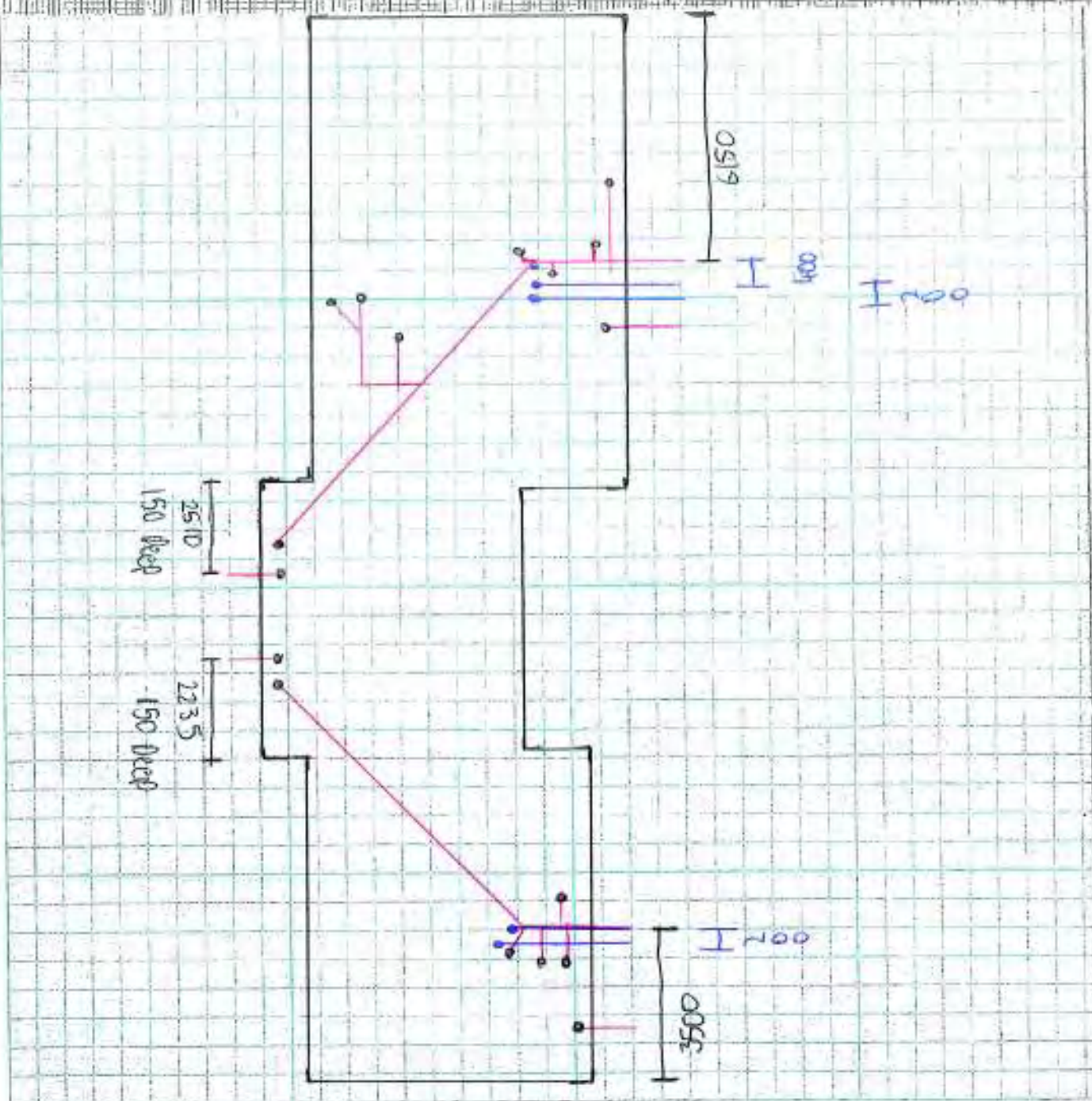


I.T — means Intercepting Trap  
 F.A.I — means Fresh Air Inlet  
 I.P — means Inspecting Pipe  
 I.Y — means Inspection Junction

REFERENCE  
 Y.P — means Junction Pipe  
 G.T — means Gully Trap  
 W.C — means Water Closet  
 B.V — means Back Vent

APPLICATION No. \_\_\_\_\_  
 M.V — means Main Vent  
 T.V — means Terminal Vent  
 I.C — means Inspection Chamber  
 D.P — means Down Pipe

Scale — 1:200



**NOTE:** Please also show positions of water toby on this plan

OWNER: Brown

LOCATION: 34 Stratford drive.

LOT No.:

D.P.:

SECTION:

BLOCK:

NAME: Jake  
(Please Print)

REG NO.:

SIGNATURE:

(Registered Drainlayer)

Sydney 88888

AS BUILT  
FINAL LAYOUT  
Consent Number: 190118

Internal Load Bearing Wall

Beams

CARTERS

Your Building Partner

CARTERS  
Carters Manufacturing Dunedin  
(03) 4556139

JOB No 282890M1

Client: Jennian Homes Southland  
Job: Andrew & Jan-Marie Harford-Brown  
Site: Lot 58 (34) Stratford Drive  
Pisa Moorings  
Cromwell

Pitch: 25.0deg  
Roof Type: Longrun  
Overhang: 600mm  
Wind Area: High  
Roof Snow: 0.441kPa

Trusses and rafters at 900 mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.

DRAWN Shane Norris 12 Apr,2019

Dn kN

Up kN

Ultimate Limit State Loads

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN.

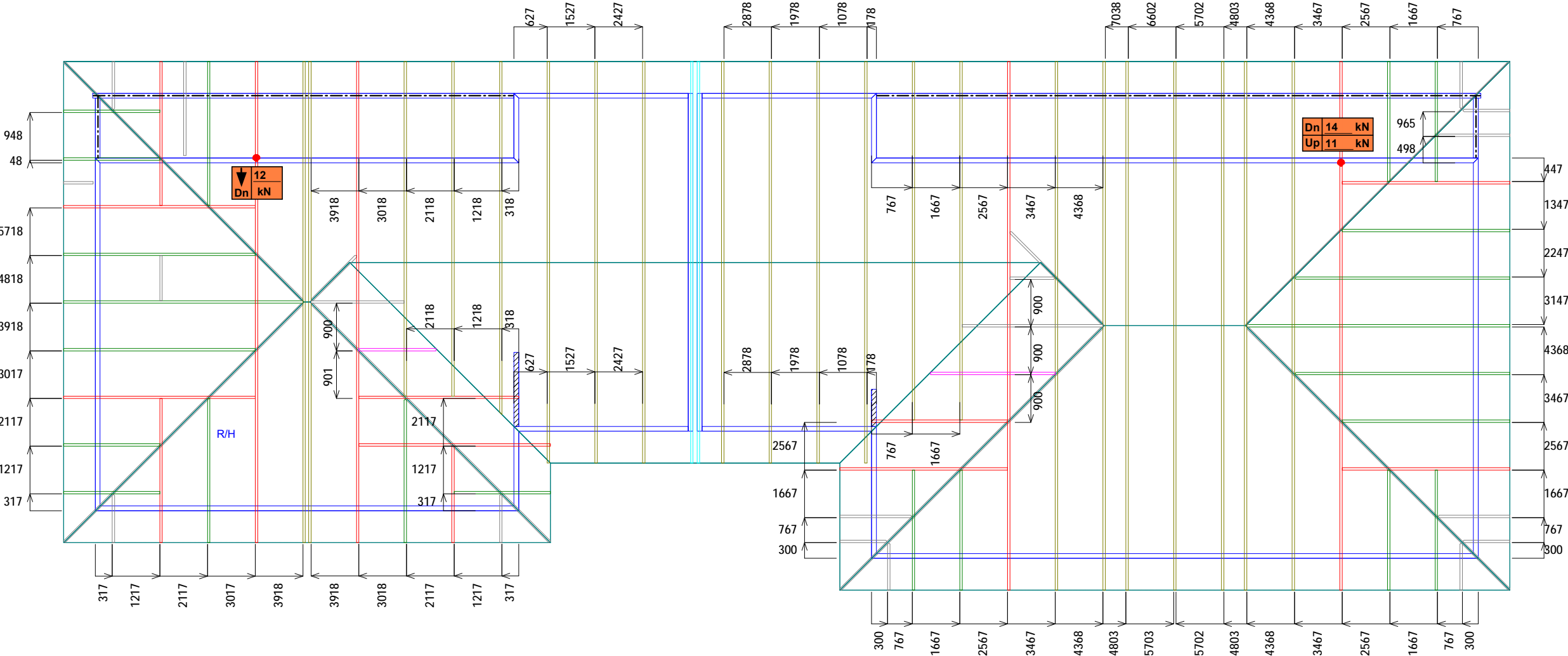
No allowance for any loading within the truss space has been allowed for including storage unless specifical stated.

Any roof loads as stated on this layout over 16kN up or down are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.

Coloured Lines  
Indicate Left Hand  
Side of Truss

Truss Dimensions

Please contact your local CARTERS Manufacturing Branch, for any queries regarding this layout, or if any on site remedial work is required. No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS.



**Consent Number: 190118**

Frame height 2420mm with a 90x45mm  
extra top plate to be fitted on site



## Your Building Partner

CARTERS  
Carters Manufacturing Dunedin  
(03) 4556139

JOB No 282890M1

Client:	Jennian Homes Southland
Job:	Andrew & Jan-Marie Harford-Brown
Site:	Lot 58 (34) Stratford Drive Pisa Moorings Cromwell

Wind Area: High  
Roof Snow: 0.441kPa  
Ext Stud Spacing: 600  
Int Stud Spacing: 600  
Nog Spacing: 480, 600  
Frame Height: 2420

DRAWN Shane Norris	12 Apr,2019
--------------------	-------------

The lintels have been sized using one of the following:

hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.

GANGLAM and FLITCH BEAMS  
have been sized using the MiTek  
Beam Program V1.10 June 2011.

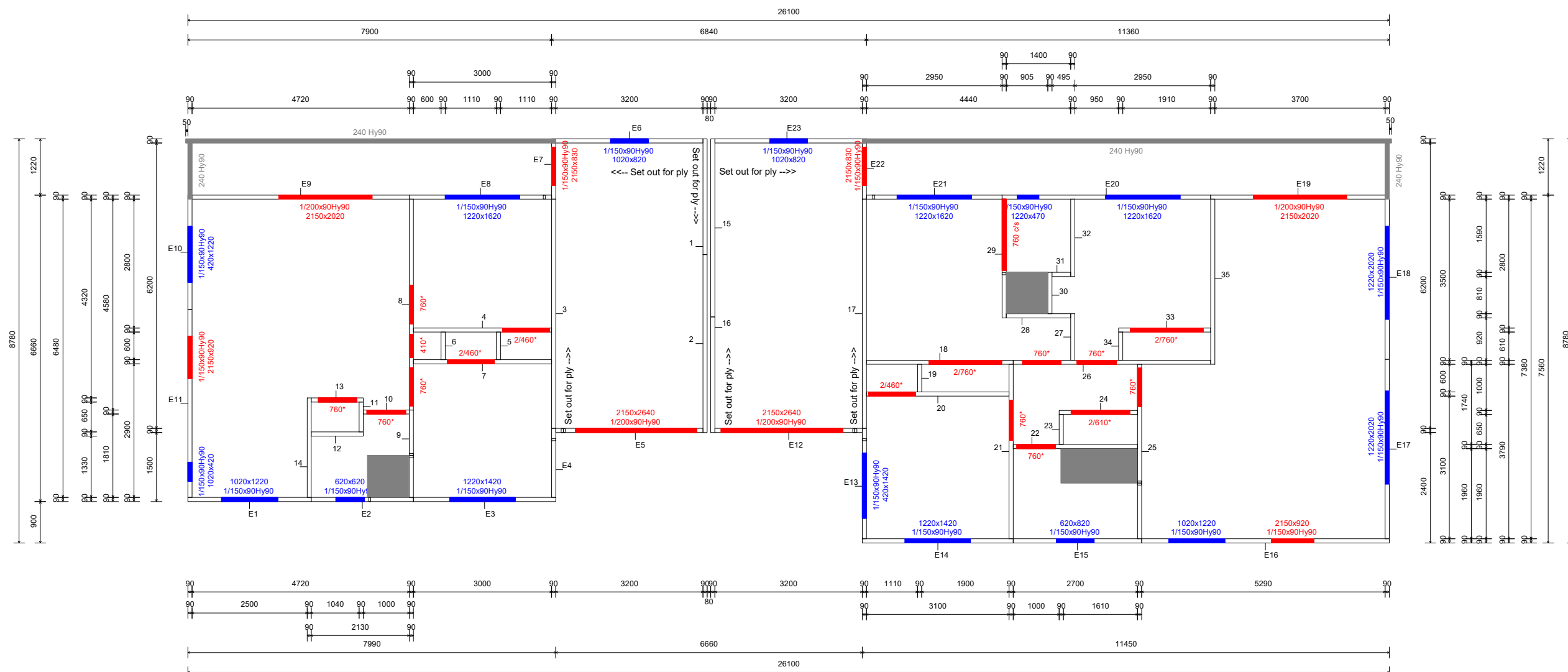
Any treated LVL product is H3.1, which satisfies the minimum treatment requirement of H1.2 as per NZS3602.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011.

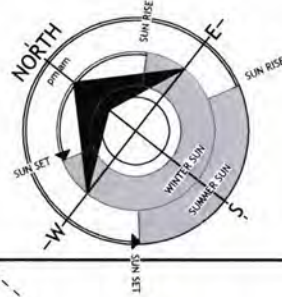
Please contact your local CARTERS Manufacturing Branch, for any queries regarding this layout, or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS.

## Level 1 Frames







**LOT 58 DP 520912**  
**1021m<sup>2</sup>**

WIND ZONE  
EARTHQUAKE ZONE  
CORROSION ZONE  
SNOW LOADING

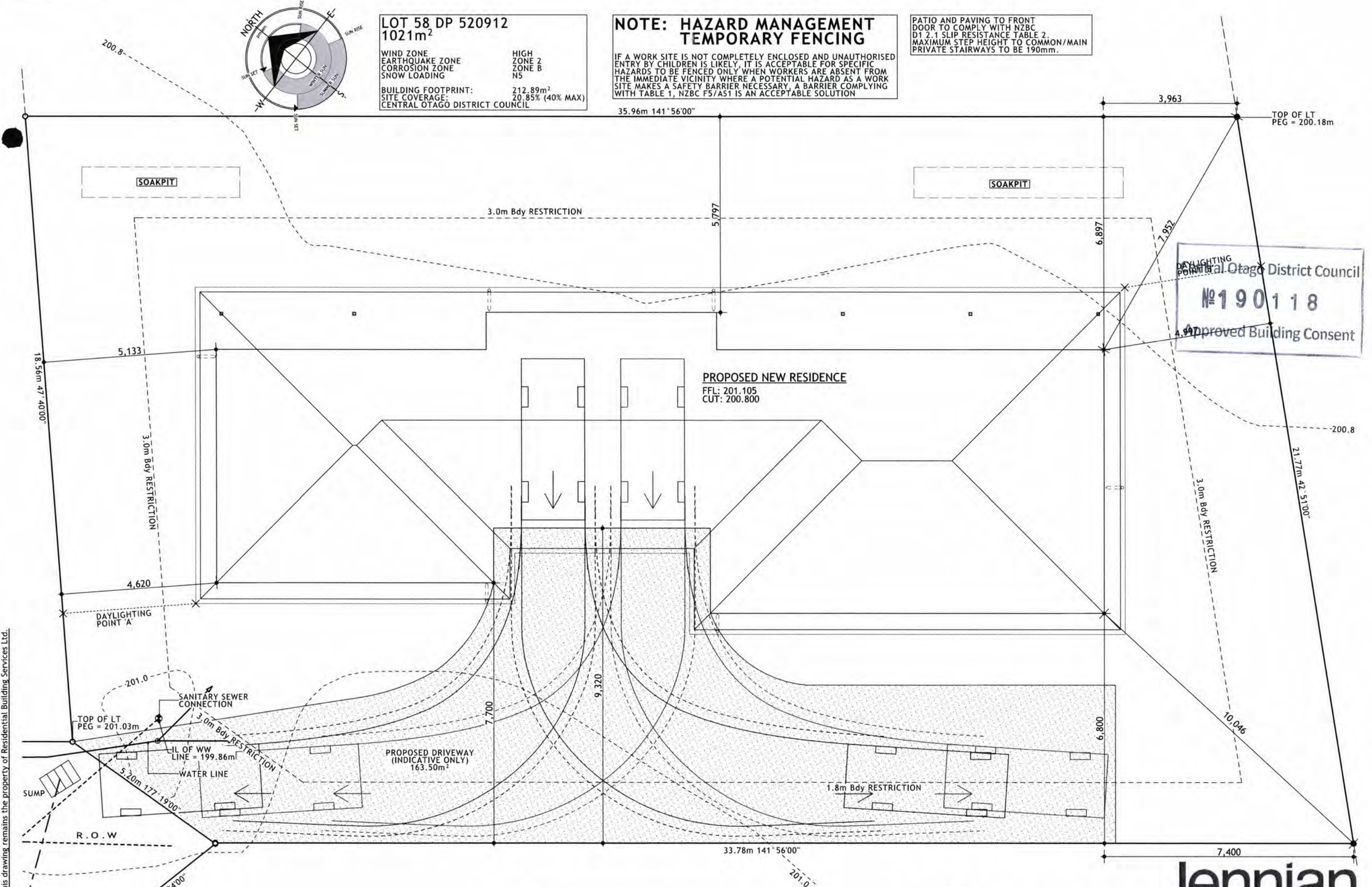
HIGH  
ZONE 2  
ZONE B  
N5

BUILDING FOOTPRINT: 212.89m<sup>2</sup>  
SITE COVERAGE: 20.85% (40% MAX)  
CENTRAL OTAGO DISTRICT COUNCIL

**NOTE: HAZARD MANAGEMENT  
TEMPORARY FENCING**

IF A WORK SITE IS NOT COMPLETELY ENCLOSED AND UNAUTHORISED ENTRY BY CHILDREN IS LIKELY, IT IS ACCEPTABLE FOR SPECIFIC HAZARDS TO BE FENCED ONLY WHEN WORKERS ARE ABSENT FROM THE IMMEDIATE VICINITY WHERE A POTENTIAL HAZARD AS A WORK SITE MAKES A SAFETY BARRIER NECESSARY. A BARRIER COMPLYING WITH TABLE 1, NZBC F5/AS1 IS AN ACCEPTABLE SOLUTION

PATIO AND PAVING TO FRONT  
DOOR TO COMPLY WITH NZBC  
D1 2.1 SLIP RESISTANCE TABLE 2.  
MAXIMUM STEP HEIGHT TO COMMON/MAIN  
PRIVATE STAIRWAYS TO BE 190mm.



Central Otago District Council  
**No 190118**  
Approved Building Consent

Client: ANDREW & JAN-MARIE HARFORD-BROWN LOT 58 DP 520912 34 STRATFORD DRIVE, PISA MOORINGS, CROMWELL	Drawing: SITE PLAN SCALE 1:100 @ A3 Revision: WD-B WORKING DRAWINGS	Date: 19 FEB 19 Job #: JST 18012 Drawn: TDZ-13 Checked: TDZ-18 Amended: -	elevation key 1 4 3 2 30.
---	--	--	--

**Jennian**  
HOMES  
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Central Otago District Council

**№190118**

Approved Building Consent

#### DOWNPIPE CALCULATION

ROOF PLAN AREA #1 + #2 = 251.08m<sup>2</sup>

ASSUME 1 DOWNPIPE PER 50m<sup>2</sup>

THEN:  
MIN. NUMBER OF  
DOWNPIPES REQUIRED = ROOF PLAN AREA (m<sup>2</sup>) / 50  
= 251.08 / 50  
= 5.0216

THEREFORE:

**6 DOWNPIPES WILL SATISFY THE ABOVE EQUATION**

SOAKHOLE CALCULATION - #1: ROOF AREA #1 + IMPERMEABLE AREA #1  
ROOF PITCH = 25°  
FACTOR FOR 25° PITCH = 1.1035

EXPOSED ROOF AREA = PLAN AREA OF ROOF x FACTOR FOR 25° PITCH  
= 104.14 x 1.1035  
= 114.92m<sup>2</sup>

IMPERMEABLE AREA = 114.92 + 75.55m<sup>2</sup> (DRIVEWAY)  
= 190.47m<sup>2</sup>

RAINFALL = INTENSITY 100mm/hr/m<sup>2</sup> @ DURATION OF 10min  
= 100 x 10/60  
= 16.7L/m<sup>2</sup>

CATCHMENT VOLUME = EXPOSED ROOF AREA x RAINFALL/1000  
= 114.92 x 16.7/1000  
= 1.90m<sup>3</sup>

= 3.18m<sup>3</sup> / 3 DOWN PIPES = 1.06m<sup>3</sup> EACH  
3.18m<sup>3</sup> / 0.38 = 8.37m<sup>3</sup> (USABLE VOLUME IS 0.38 OF HOLE SIZE WHEN SOAK PIT COMPRISES OF ROCK)

SOAK PITS REQUIRED = 0.9m WIDE x 4.7m x 2.0m DEEP SOAK PIT

THE RATE OF SOAKAGE INTO THE GROUND HAS NOT BEEN CONSIDERED AS THE NATURE OF THE GROUND VARIES THROUGHOUT THE DISTRICT AND IN THE AREAS OF POOR SOAKAGE AN OVERFLOW OUTLET TO AN APPROVED OUT FALL IS ALLOWED.

SOAKHOLE CALCULATION - #2: ROOF AREA #2 + IMPERMEABLE AREA #2  
ROOF PITCH = 25°  
FACTOR FOR 25° PITCH = 1.1035

EXPOSED ROOF AREA = PLAN AREA OF ROOF x FACTOR FOR 25° PITCH  
= 146.94 x 1.1035  
= 162.15m<sup>2</sup>

IMPERMEABLE AREA = 162.15 + 87.95m<sup>2</sup> (DRIVEWAY)  
= 250.10m<sup>2</sup>

RAINFALL = INTENSITY 100mm/hr/m<sup>2</sup> @ DURATION OF 10min  
= 100 x 10/60  
= 16.7L/m<sup>2</sup>

CATCHMENT VOLUME = EXPOSED ROOF AREA x RAINFALL/1000  
= 162.15 x 16.7/1000  
= 2.70m<sup>3</sup>

= 4.18m<sup>3</sup> / 3 DOWN PIPES = 1.39m<sup>3</sup> EACH  
4.18m<sup>3</sup> / 0.38 = 11.0m<sup>3</sup> (USABLE VOLUME IS 0.38 OF HOLE SIZE WHEN SOAK PIT COMPRISES OF ROCK)

SOAK PITS REQUIRED = 0.9m WIDE x 6.2m x 2.0m DEEP SOAK PIT

THE RATE OF SOAKAGE INTO THE GROUND HAS NOT BEEN CONSIDERED AS THE NATURE OF THE GROUND VARIES THROUGHOUT THE DISTRICT AND IN THE AREAS OF POOR SOAKAGE AN OVERFLOW OUTLET TO AN APPROVED OUT FALL IS ALLOWED.

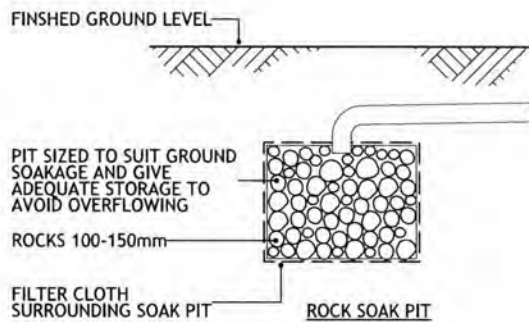
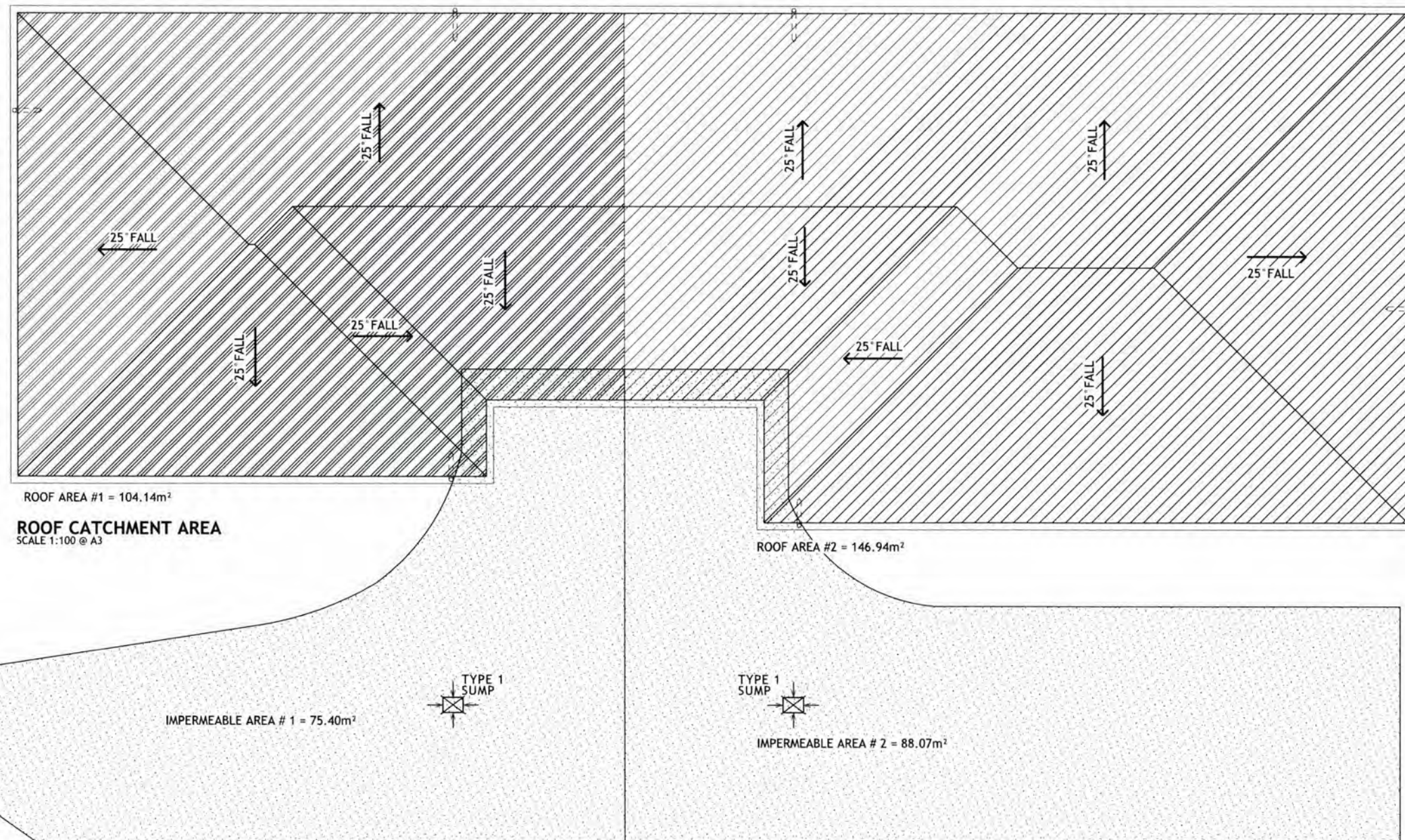
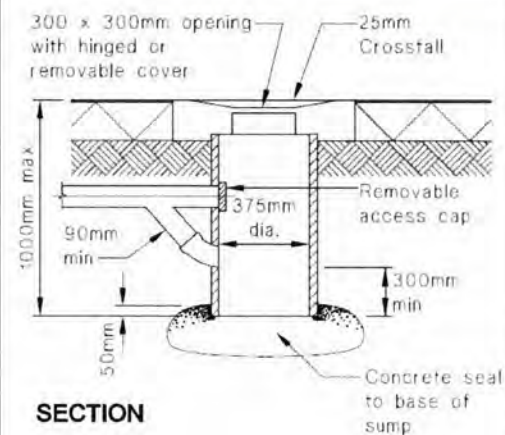
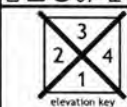


Figure 8: Type-one Surface Water Sump Paragraph 3.6.2



Client: ANDREW & JAN-MARIE HARFORD-BROWN  
LOT 58 DP 520912  
34 STRATFORD DRIVE, PISA MOORINGS,  
CROWWELL

Drawing: DRAINAGE DETAILS AND  
CALCULATION  
SCALE 1:100 @ A3  
Revision: WD-B WORKING DRAWINGS



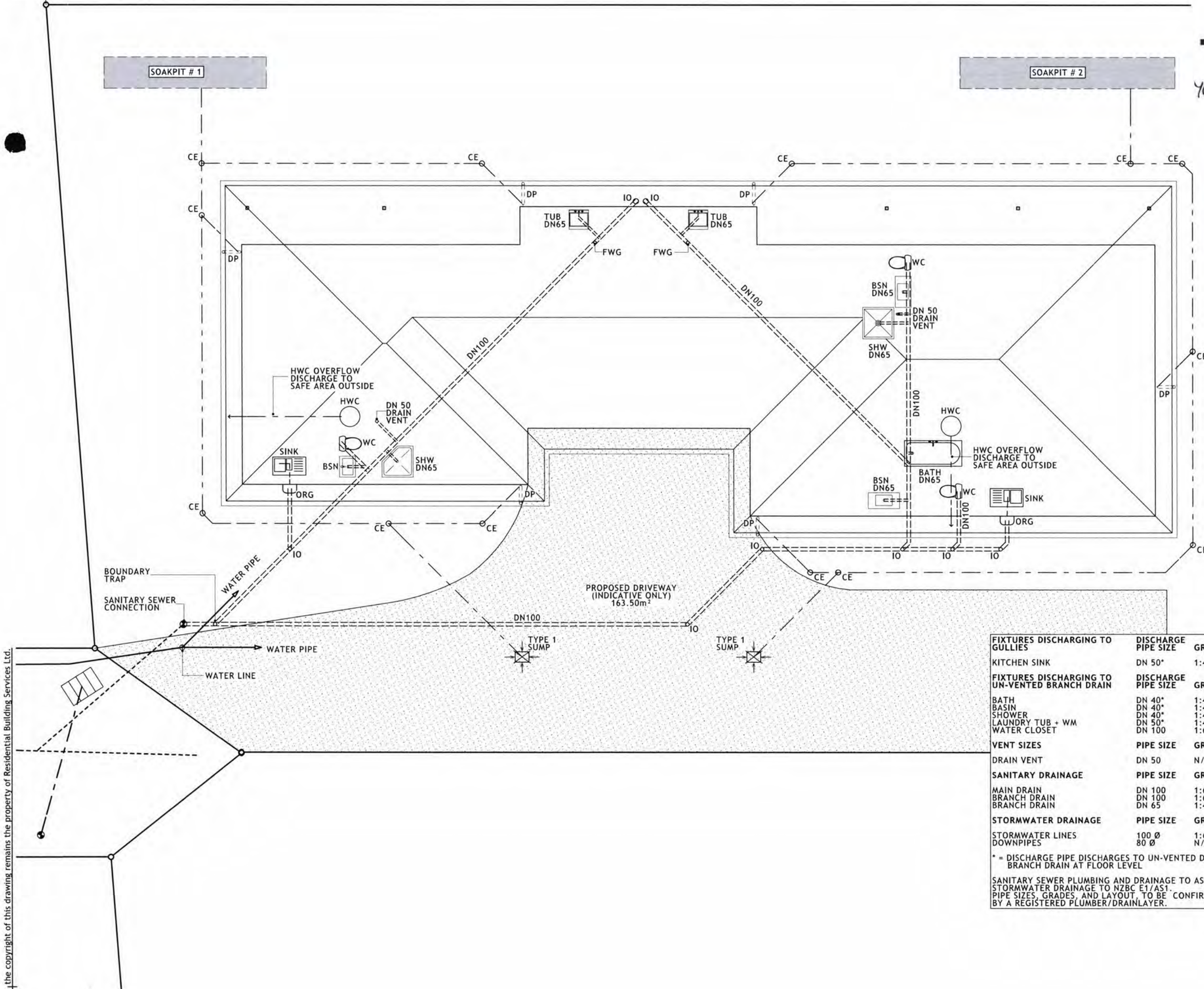
Date: 19 FEB 19  
Job #: JST 18012  
Drawn: TDZ-13  
Checked: TDZ-18  
Amended:

Sheet: 3/30



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No 190118  
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FIXTURES DISCHARGING TO GULLIES		DISCHARGE PIPE SIZE	GRADE
KITCHEN SINK		DN 50*	1:40
FIXTURES DISCHARGING TO UN-VENTED BRANCH DRAIN		DISCHARGE PIPE SIZE	GRADE
BATH		DN 40*	1:40
BASIN		DN 40*	1:40
SHOWER		DN 40*	1:40
LAUNDRY TUB + WM		DN 50*	1:40
WATER CLOSET		DN 100	1:60
VENT SIZES		PIPE SIZE	GRADE
DRAIN VENT		DN 50	N/A
SANITARY DRAINAGE		PIPE SIZE	GRADE
MAIN DRAIN		DN 100	1:60
BRANCH DRAIN		DN 100	1:60
BRANCH DRAIN		DN 65	1:40
STORMWATER DRAINAGE		PIPE SIZE	GRADE
STORMWATER LINES		100 Ø	1:60
DOWNPIPES		80 Ø	N/A
* = DISCHARGE PIPE DISCHARGES TO UN-VENTED DN65 BRANCH DRAIN AT FLOOR LEVEL			
SANITARY SEWER PLUMBING AND DRAINAGE TO AS/NZS 3500.2. STORMWATER DRAINAGE TO NZBC E1/AS1. PIPE SIZES, GRADES, AND LAYOUT, TO BE CONFIRMED BY A REGISTERED PLUMBER/DRAINLAYER.			

Client: ANDREW & JAN-MARIE HARFORD-BROWN  
LOT 58 DP 520912  
34 STRATFORD DRIVE, PISA MOORINGS,  
CROMWELL

Drawing: DRAINAGE PLAN  
SCALE 1:100 @ A3

Revision: WD-B WORKING DRAWINGS

19 FEB 19  
JST 18012  
TDL-13  
Checked: TDL-18  
Amended:

4/30.

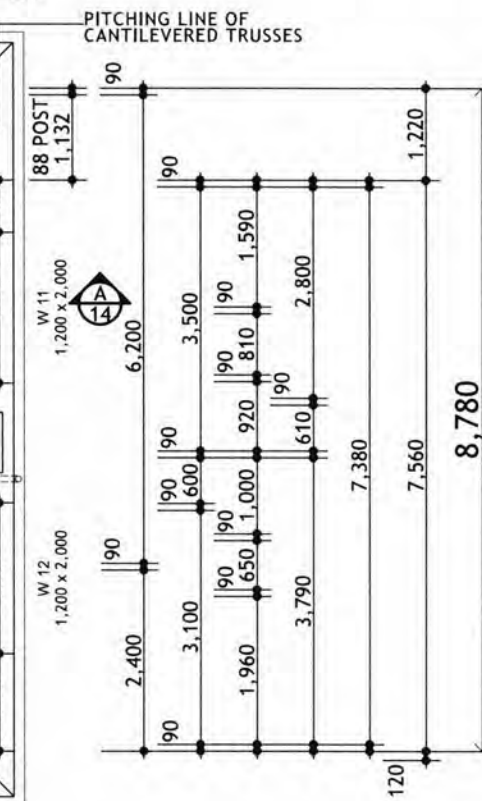
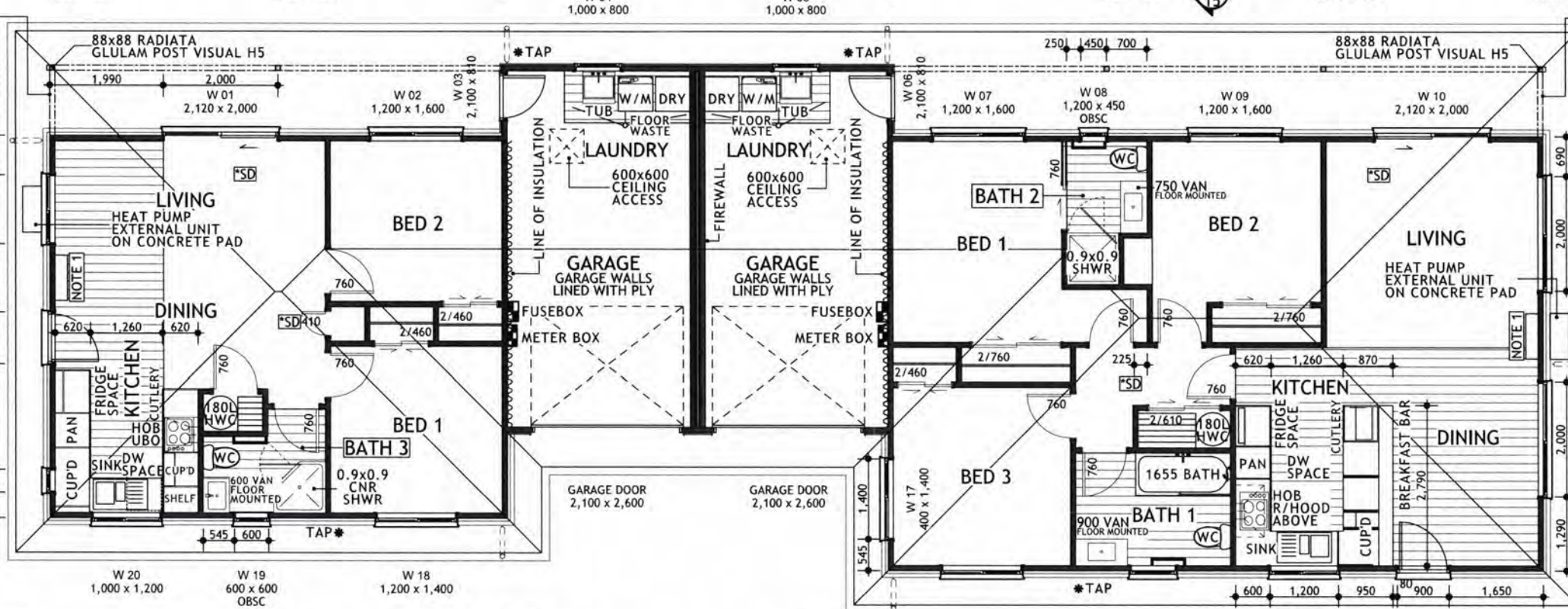
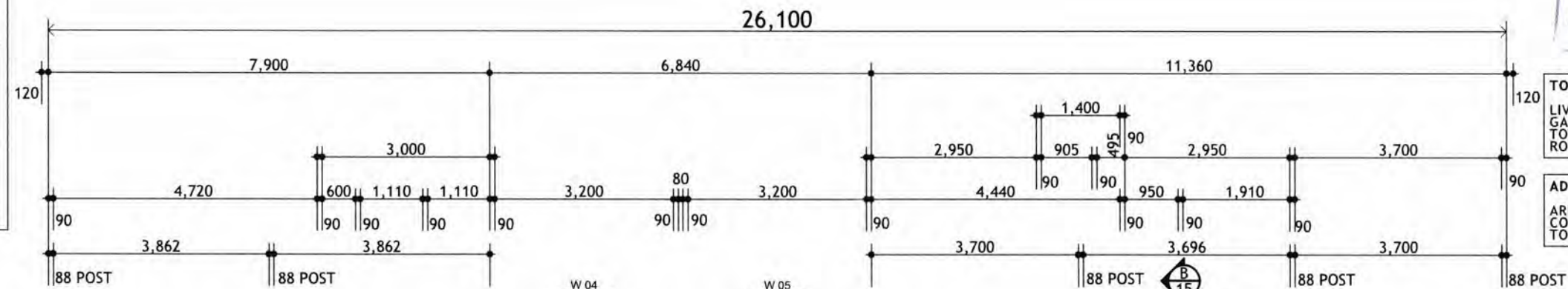


**NOTES**  
BUILDING CONTRACTOR TO CHECK ALL  
DIMENSIONS BEFORE COMMENCING  
CONSTRUCTION  
ALL GLAZING TO COMPLY WITH NZS 4223  
INCLUDING SAFETY GLASS TO SHOWER DOORS  
DOUBLE GLAZING TO ALL EXTERIOR  
JOINERY, EXCLUDING GARAGE SPACE  
OFFSET JOINERY IS DIMENSIONED OTHERWISE  
CONSIDERED CENTRED IN WALL SPACE

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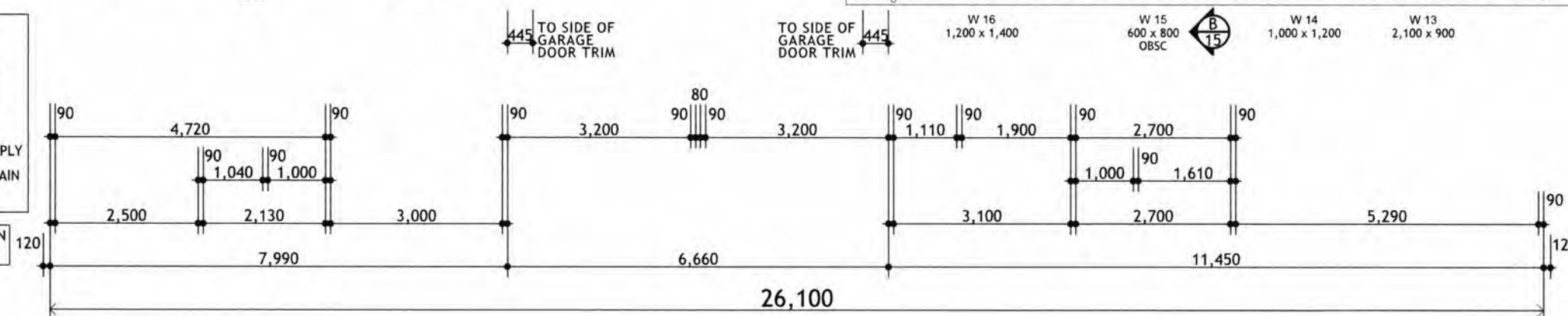
<b>TOTAL AREA OVER FRAME</b>	
LIVING AREA:	140.01m <sup>2</sup>
GARAGE AREA:	42.48m <sup>2</sup>
TOTAL AREA:	182.49m <sup>2</sup>
ROOF PLAN AREA:	251.08m <sup>2</sup>

<b>ADDITIONAL AREAS</b>	
AREA OVER BRICK:	189.39m <sup>2</sup>
COVERED PORCH:	23.50m <sup>2</sup>
TOTAL ADDITIONAL AREA:	212.89m <sup>2</sup>



\*SD SMOKE DETECTOR WITH HUSH BUTTON  
 HEATED TOWEL RAIL

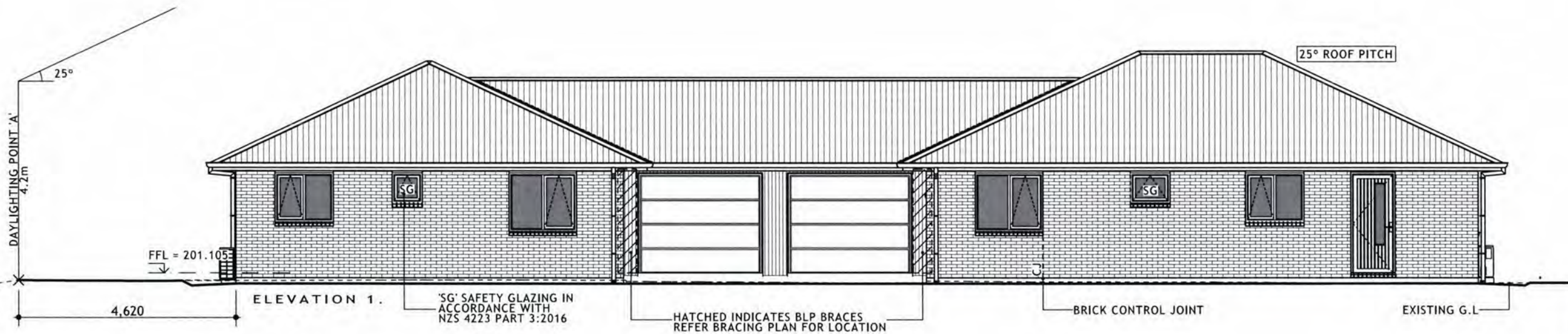
**INTERTENANCY FIRE WALLS:  
GIB INTERTENANCY BARRIER SYSTEM.**



Sheet: 5

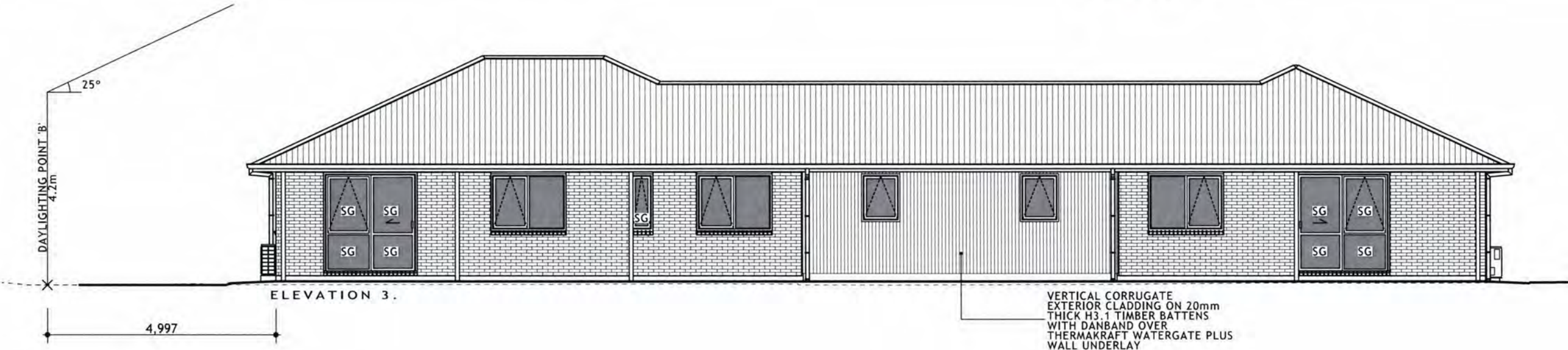
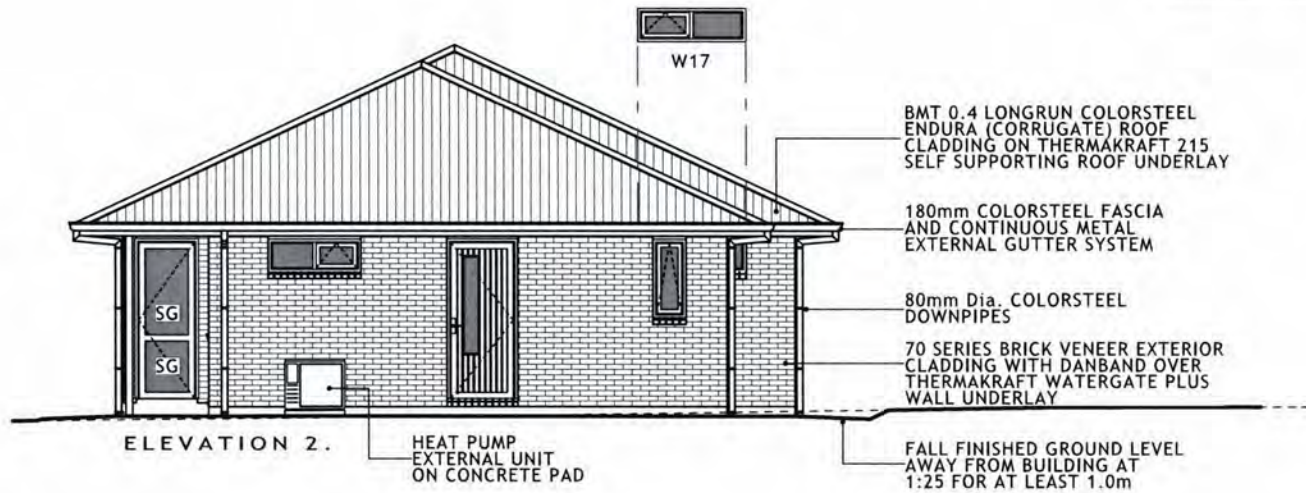
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BUILDING ENVELOPE RISK MATRIX		
MATRIX APPLIES TO ALL ELEVATIONS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



Client: ANDREW & JAN-MARIE HARFORD-BROWN  
LOT 58 DP 520912  
34 STRATFORD DRIVE, PISA MOORINGS,  
CROWWELL

Drawing: ELEVATIONS  
SCALE 1:100 @ A3

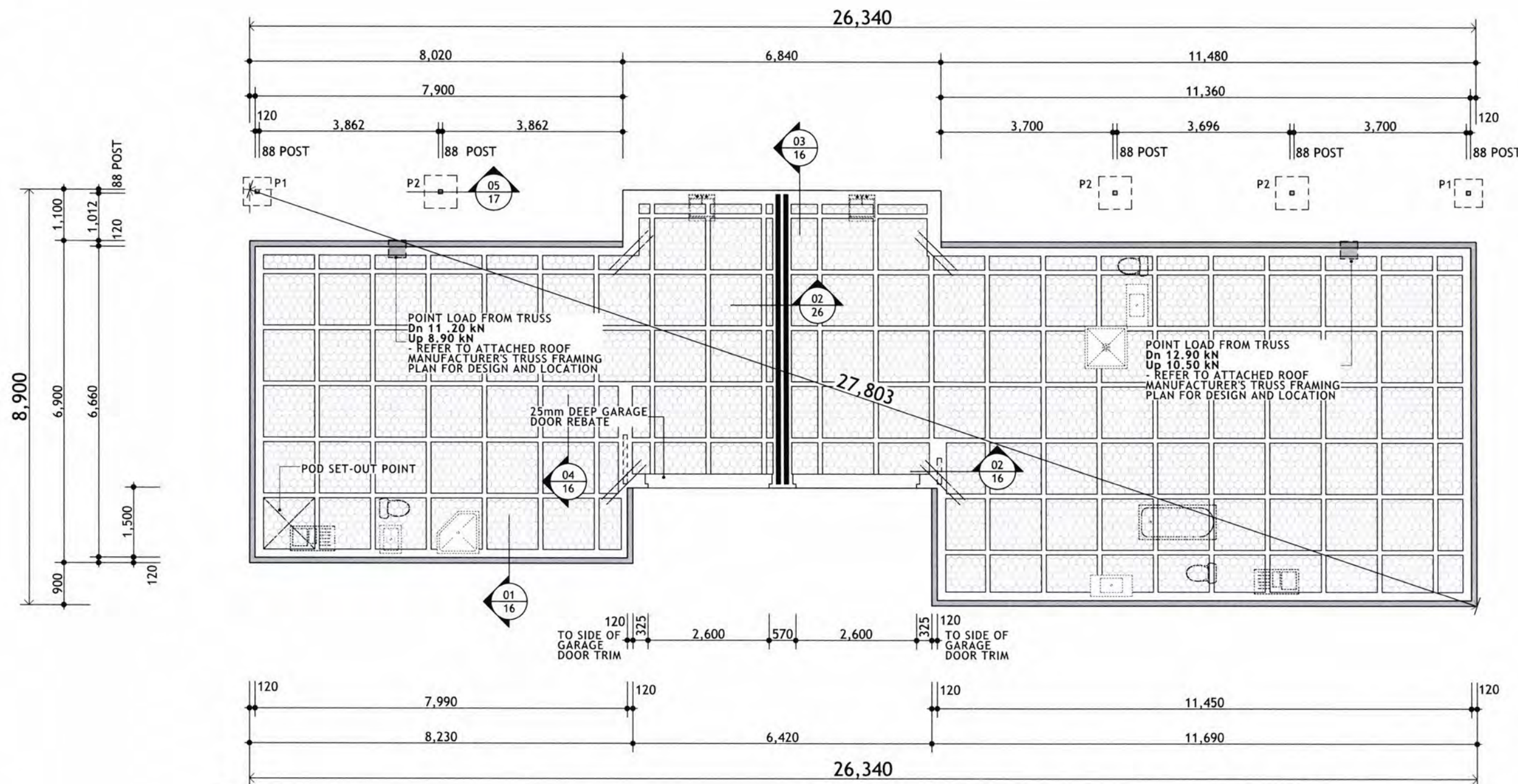
Revision: WD-B WORKING DRAWINGS

Date: 19 FEB 19  
Job #: JST 18012  
Drawn: TDZ-13  
Checked: TDZ-18  
Amended:

Sheet: 6/30.



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2/ HD12 BARS 1.2m LONG  
ACROSS INTERNAL CORNERS

120mm REBATE  
FOR BRICK VENEER

LOAD BEARING WALLS, REFER  
TO FLOOR PLAN FOR POSITION

GARAGE WALLS, REFER TO  
FLOOR PLAN FOR POSITION

#### PAD SCHEDULE

PAD	PAD SIZE
P1 -	600x600x600 DEEP CONCRETE PAD
P2 -	700x700x700 DEEP CONCRETE PAD

REFER TO ROOF MANUFACTURER'S TRUSS FRAMING  
PLAN FOR LAYOUT AND FIXINGS. ENSURE LOAD  
BEARING WALLS HAVE BEEN IDENTIFIED AND ANY  
REQUIRED SLAB THICKENING ALLOWED FOR

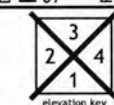
#### NOTE:

FOUNDATION DESIGN BASED ON ASSUMPTION OF  
GOOD GROUND BEARING CAPACITY OF 300kPa MIN.,  
AS PER NZS 3604: 2011, SECTION 3.

**FIRTH RIBRAFT FOUNDATION  
AND FLOORING SYSTEM**  
(TO BE READ IN CONJUNCTION WITH FIRTH  
RIBRAFT TECHNICAL MANUAL OCT. 2018)  
20mPa MIN. CONCRETE STRENGTH

Client:  
ANDREW & JAN-MARIE HARFORD-BROWN  
LOT 58 DP 520912  
34 STRATFORD DRIVE, PISA MOORINGS,  
CROMWELL

Drawing:  
FOUNDATION PLAN  
SCALE 1:100 @ A3  
Revision: WD-B WORKING DRAWINGS



Date: 19 FEB 19  
Job #: JST 18012  
Drawn: TDZ-13  
Checked: TDZ-18  
Amended:

Sheet:  
7/30.





**Client:**  
**ANDREW & JAN-MARIE HARFORD-BROWN**  
**LOT 58 DP 520912**  
**34 STRATFORD DRIVE, PISA MOORINGS,**  
**CROMWELL**

Drawing: **ROOF/STUD FIXING/LINTEL  
FIXING PLAN**  
SCALE 1:100 @ A3  
Revision: **WD-B WORKING DRAWINGS**

A square containing the numbers 1, 2, 3, and 4. A large 'X' is drawn across the square, indicating that this option is incorrect.

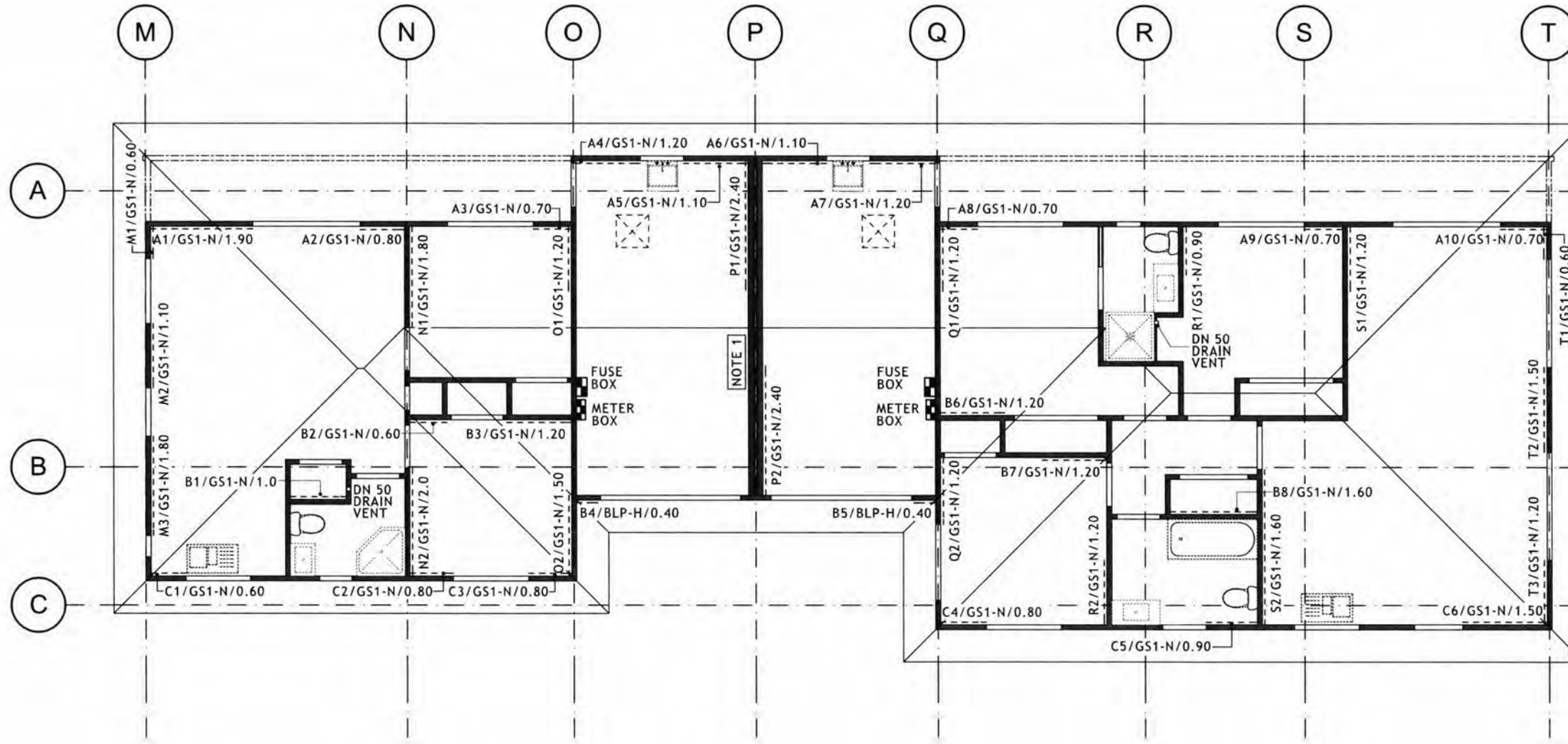
Date: 19 FEB 19  
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 Drawn: TDZ-13  
 Checked: TDZ-18  
 Amended: .

8/30

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**WALL BRACE LEGEND**  
 A2/BL1/0.6  
 A2 LINE LABEL  
 BL1 BRACE TYPE  
 0.6 BRACE LENGTH

WALL BRACING TO BE READ IN CONJUNCTION WITH WALL BRACING CALCULATIONS

BRACING DONE IN ACCORDANCE WITH GIB EZYBRACE SYSTEM  
 TABLE 1: 10mm GIB PLASTERBOARD RATINGS

**NOTE 1:**  
 PLYWOOD TO BE INSTALLED AFTER GIB LINING FOR FIREWALL IS INSTALLED.

Client: ANDREW & JAN-MARIE HARFORD-BROWN  
 LOT 58 DP 520912  
 34 STRATFORD DRIVE, PISA MOORINGS, CROMWELL

Drawing: BRACING PLAN  
 SCALE 1:100 @ A3

Revision: WD-B WORKING DRAWINGS

19 FEB 19  
 JST 18012

Date: 19 FEB 19  
 Job #: JST 18012  
 Drawn: TDZ-13  
 Checked: TDZ-18  
 Amended:

11/30



# GIB EzyBrace® Bracing Software



## Demand Calculation Sheet

### Job Details

Name: ANDREW & JAN-MARIE HARFORD-BROWN  
 Street and Number: 34 STRATFORD DRIVE, PISA MOORINGS, CROMWELL  
 Lot and DP Number: LOT 58 DP 520912  
 City/Town/District: CENTRAL OTAGO  
 Designer: TDZ - 13  
 Company: TDZ  
 Date: 11 FEBRUARY 2019

### Building Specification

Number of Storeys: 1  
 Floor Loading: 2 kPa  
 Foundation Type: Slab  
 Cladding Weight: Single Heavy  
 Roof Weight: Light  
 Room in Roof Space: No  
 Roof Pitch (degrees): 25  
 Roof Height above Eaves (m): 2.53  
 Building Height to Apex (m): 4.915  
 Ground to Lower Floor (m): 0.225  
 Average Stud Height (m): 2.4  
 Building Length (m): 26.1  
 Building Width (m): 8.78  
 Building Plan Area (m²): 182.49

### Building Location

Wind Zone = High

Earthquake Zone 2

Soil Type: D & E (Deep to Very Soft)  
 Annual Prob. of Exceedance: 1 in 500 (Default)

### Bracing Units required for Wind

	Along	Across
Single Level	460	1375

### Bracing Units required for Earthquake

	Along & Across
Single Level	1100

GIB EzyBrace® Version 1/17

# GIB EzyBrace® Bracing Software



## Single Level Along Resistance Sheet

Job Name: ANDREW & JAN-MARIE HARFORD-BROWN

									Wind	EQ
									Demand	
									460	1100
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1554	1436
A	1	1.90		2.4	GS1-N	GIB®	131	114	338%	131%
	2	0.80		2.4	GS1-N	GIB®	49	47		
	3	0.70		2.4	GS1-N	GIB®	41	41		
	4	1.20		2.4	GS1-N	GIB®	83	72		
	5	1.10		2.4	GS1-N	GIB®	74	66		
	6	1.10		2.4	GS1-N	GIB®	74	66		
	7	1.20		2.4	GS1-N	GIB®	83	72		
	8	0.70		2.4	GS1-N	GIB®	41	41		
	9	0.70		2.4	GS1-N	GIB®	41	41		
	10	0.70		2.4	GS1-N	GIB®	41	41		
External Length = 26.10									658 OK	601 OK
B	1	1.00		2.4	GS1-N	GIB®	65	60		
	2	0.60		2.4	GS1-N	GIB®	34	35		
	3	1.20		2.4	GS1-N	GIB®	83	72		
	4	0.40		2.4	BLP-H	GIB®	48	54		
	5	0.40		2.4	BLP-H	GIB®	48	54		
	6	1.20		2.4	GS1-N	GIB®	83	72		
	7	1.20		2.4	GS1-N	GIB®	83	72		
	8	1.60		2.4	GS1-N	GIB®	110	96		
External Length = 19.44									555 OK	515 OK
C	1	0.60		2.4	GS1-N	GIB®	34	35		
	2	0.80		2.4	GS1-N	GIB®	49	47		
	3	0.80		2.4	GS1-N	GIB®	49	47		
	4	0.80		2.4	GS1-N	GIB®	49	47		
	5	0.90		2.4	GS1-N	GIB®	57	53		
	6	1.50		2.4	GS1-N	GIB®	104	90		
External Length = 19.44									341 OK	320 OK

GIB EzyBrace® Version 1/17

# GIB EzyBrace® Bracing Software



## Single Level Across Resistance Sheet

Job Name: ANDREW & JAN-MARIE HARFORD-BROWN

									Wind	EQ
									Demand	
									1375	1100
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1731	1521
M	1	0.60		2.4	GS1-N	GIB®	34	35	126%	138%
	2	1.10		2.4	GS1-N	GIB®	74	66		
	3	1.80		2.4	GS1-N	GIB®	124	108		
External Length = 6.66									232 OK	209 OK
N	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	2.00		2.4	GS1-N	GIB®	138	120		
External Length = 6.66									262 OK	228 OK
O	1	1.20		2.4	GS1-N	GIB®	83	72		
	2	1.50		2.4	GS1-N	GIB®	104	90		
External Length = 2.72									186 OK	162 OK
P	1	2.40		2.4	GS1-N	GIB®	166	144		
	2	2.40		2.4	GS1-N	GIB®	166	144		
External Length = 2.72									331 OK	288 OK
Q	1	1.20		2.4	GS1-N	GIB®	83	72		
	2	1.20		2.4	GS1-N	GIB®	83	72		
External Length = 3.62									166 OK	144 OK
R	1	0.90		2.4	GS1-N	GIB®	57	53		
	2	1.20		2.4	GS1-N	GIB®	83	72		
External Length = 3.62									140 OK	125 OK
S	1	1.20		2.4	GS1-N	GIB®	83	72		
	2	1.60		2.4	GS1-N	GIB®	110	96		
External Length = 3.62									193 OK	168 OK
T	1	0.60		2.4	GS1-N	GIB®	34	35		
	2	1.50		2.4	GS1-N	GIB®	104	90		
	3	1.20		2.4	GS1-N	GIB®	83	72		
External Length = 7.56									221 OK	197 OK

GIB EzyBrace® Version 1/17

**Jennian**  
HOMES

Your personality Our expertise

Central Otago District Council

№190118

Approved Building Consent

Client: ANDREW & JAN-MARIE HARFORD-BROWN  
 LOT 58 DP 520912  
 34 STRATFORD DRIVE, PISA MOORINGS, CROMWELL

Drawing: BRACING CALCULATIONS  
 NOT TO SCALE

Revision: WD-B WORKING DRAWINGS

Date: 19 FEB 19  
 Job #: JST 18012  
 Drawn: TDZ-13  
 Checked: TDZ-18  
 Amended:

12/30



70x45 H1.2 SG8 PURLINS AT 600 crs  
FOR END SPANS (RIDGE & GUTTER)  
AND 900 crs TO MAIN ROOF AREA  
1/10g SELF-DRILLING SCREW, 80mm LONG

GANGNAIL H1.2 ROOF  
TRUSSES AT 900crs TO ROOF  
MANUFACTURER'S DESIGN

CHAMFER INSULATION TO MAINTAIN  
25mm min. AIR FLOW CLEARANCE

4.5mm SMOOTH  
HARDIFLEX  
SOFFIT LINING

POWDER COATED DOUBLE  
GLAZED ALUMINIUM JOINERY

EXTERNAL WALL FRAMING.  
REFER TO NOTES FOR SIZE  
AND FLOOR PLAN FOR SPACINGS

FALL FINISHED GROUND  
LEVEL AWAY FROM  
BUILDING AT 1:25 FOR  
AT LEAST 1.0m

EXISTING G.L.

25° ROOF PITCH

TRUSSES TO MANUFACTURERS  
DESIGN & LAYOUT

16mm GIB FYRELINE® FIXED TO GIB  
BARRIERLINE® WITH CHIPBOARD  
SCREWS AT 400mm MAX. CENTRES

DETAIL 03/26

25mm THICK GIB  
BARRIERLINE

GIB INTERTENANCY  
BARRIER SYSTEM

LIVING

BED 2

GARAGE

GARAGE

2.410 STUD HEIGHT

CROSS SECTION A-A (part 1).

FIRTH RIBRAFT FOUNDATION  
AND FLOORING SYSTEM  
(TO BE READ IN CONJUNCTION WITH FIRTH  
RIBRAFT TECHNICAL MANUAL OCT. 2018)  
20mPa MIN. CONCRETE STRENGTH

DETAIL 02/26

TRUSSES TO MANUFACTURERS  
DESIGN & LAYOUT

CEILING LINING ON CEILING  
BATTENS - REFER TO NOTES.

INTERNAL WALL FRAMING.  
REFER TO NOTES FOR SIZE  
AND FLOOR PLAN FOR SPACINGS

BED 1

BATH 2

BED 2

LIVING

2.410 STUD HEIGHT

70x45 H1.2 SG8 PURLINS AT 600 crs  
FOR END SPANS (RIDGE & GUTTER)  
AND 900 crs TO MAIN ROOF AREA  
1/10g SELF-DRILLING SCREW, 80mm LONG

GANGNAIL H1.2 ROOF  
TRUSSES AT 900crs TO ROOF  
MANUFACTURER'S DESIGN

BMT 0.4 LONGRUN COLORSTEEL  
ENDURA (CORRUGATE) ROOF  
CLADDING ON THERMAKRAFT 215  
SELF SUPPORTING ROOF UNDERLAY

4.5mm SMOOTH  
HARDIFLEX  
SOFFIT LINING

POWDER COATED DOUBLE  
GLAZED ALUMINIUM JOINERY

FALL FINISHED GROUND  
LEVEL AWAY FROM  
BUILDING AT 1:25 FOR  
AT LEAST 1.0m

EXISTING G.L.

FRAMING SIZE AND TREATMENT  
90x45 H1.2 WITH  
90x45 H1.2 EXTRA TOP PLATE

ALL FRAMING: LVL

INSULATION

R2.8 WALL BATTs (EXCLUDING GARAGE)  
R4.0 CEILING BATTs (EXCLUDING GARAGE)  
R2.2 GIB INTERTENANCY WALLS & GARAGE CEILING

WALL LININGS

10mm GIB STANDARD PLASTER BOARD  
10mm GIB AQUALINE TO BATHROOM / ENSUITE  
9mm PLY TO INTERNAL GARAGE WALLS

CEILING LININGS

13mm GIB STANDARD PLASTER BOARD  
13mm GIB AQUALINE TO BATHROOM / ENSUITE

CEILING BATTENS

35mm METAL BATTENS AT 600crs GENERALLY

WHERE CEILING BATTENS ARE ON CLIPS, 90x45  
SG8 BOTTOM CHORD RESTRAINTS SHALL BE AT  
1800crs WITH 2/90x3.15 NAILS INTO BC OF  
TRUSS (SKEW NAILS IF RESTRAINT IS ON EDGE)

CROSS SECTION A-A (part 2).

FIRTH RIBRAFT FOUNDATION  
AND FLOORING SYSTEM  
(TO BE READ IN CONJUNCTION WITH FIRTH  
RIBRAFT TECHNICAL MANUAL OCT. 2018)  
20mPa MIN. CONCRETE STRENGTH

Central Otago District Council

No 190118

Approved Building Consent

Client: ANDREW & JAN-MARIE HARFORD-BROWN  
LOT 58 DP 520912  
34 STRATFORD DRIVE, PISA MOORINGS,  
CROMWELL

Drawing: CROSS SECTION A-A  
SCALE 1:50 @ A3

Revision: WD-B WORKING DRAWINGS

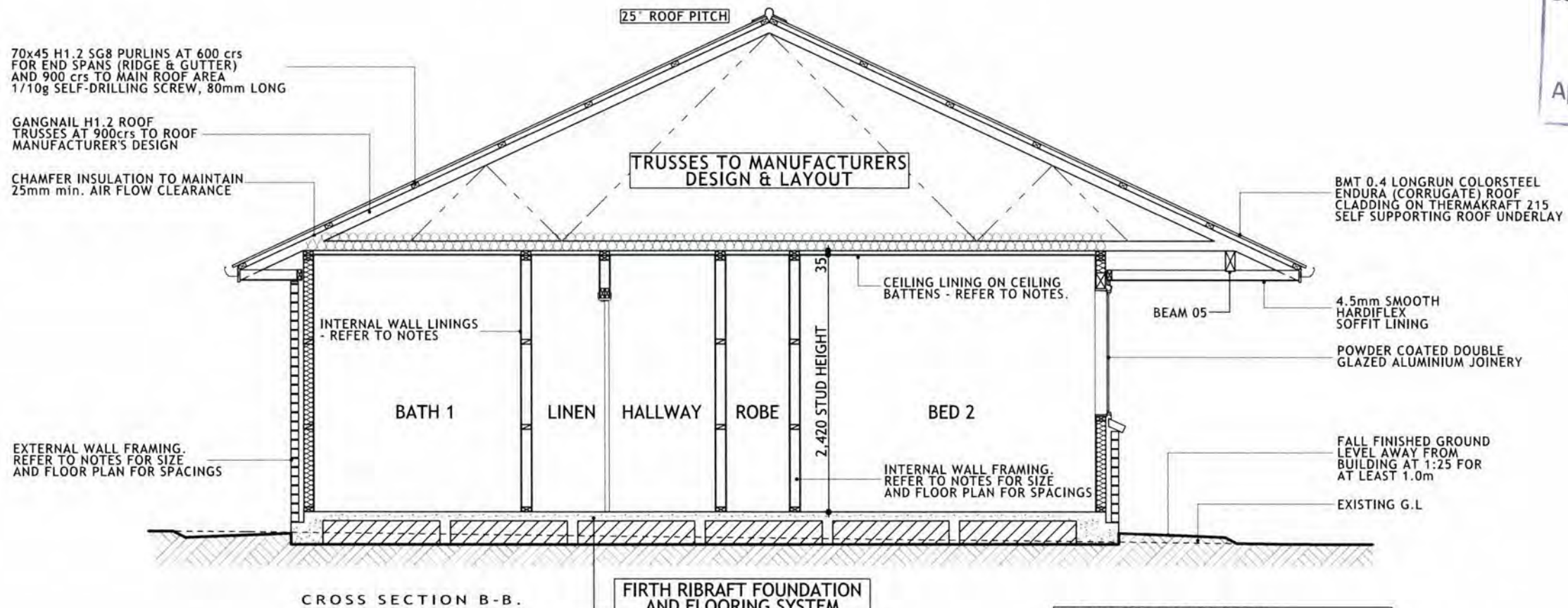
Date: 19 FEB 19  
Job #: JST 18012

Drawn: TDZ-13  
Checked: TDZ-18  
Amended:

Sheet:

14/30.





**FIRTH RIBRAFT FOUNDATION AND FLOORING SYSTEM**  
(TO BE READ IN CONJUNCTION WITH FIRTH RIBRAFT TECHNICAL MANUAL OCT. 2018)  
20mPa MIN. CONCRETE STRENGTH

**FRAMING SIZE AND TREATMENT**  
90x45 H1.2 WITH  
90x45 H1.2 EXTRA TOP PLATE

**ALL FRAMING: LVL**

**INSULATION**  
R2.8 WALL BATTS (EXCLUDING GARAGE)  
R4.0 CEILING BATTS (EXCLUDING GARAGE)  
R2.2 GIB INTERTENANCY WALLS & GARAGE CEILING

**WALL LININGS**  
10mm GIB STANDARD PLASTER BOARD  
10mm GIB AQUALINE TO BATHROOM / ENSUITE  
9mm PLY TO INTERNAL GARAGE WALLS

**CEILING LININGS**  
13mm GIB STANDARD PLASTER BOARD  
13mm GIB AQUALINE TO BATHROOM / ENSUITE

**CEILING BATTENS**  
35mm METAL BATTENS AT 600crs GENERALLY  
WHERE CEILING BATTENS ARE ON CLIPS, 90x45 SG8 BOTTOM CHORD RESTRAINTS SHALL BE AT 1800crs WITH 2/90x3.15 NAILS INTO BC OF TRUSS (SKEW NAILS IF RESTRAINT IS ON EDGE)

Client:	ANDREW & JAN-MARIE HARFORD-BROWN LOT 58 DP 520912 34 STRATFORD DRIVE, PISA MOORINGS, CROMWELL
Drawing:	CROSS SECTION B-B SCALE 1:50 @ A3
Date:	19 FEB 19
Job #:	JST 18012
Drawn:	TDZ-13
Checked:	TDZ-18
Amended:	
Revision:	WD-B WORKING DRAWINGS