

# APPLICATION FOR RESOURCE CONSENT

## FORM 9: GENERAL APPLICATION

Under Section 88 of the Resource Management Act 1991



### APPLICANT

Applicant's Full Name/Company/Trust:

Payne Developments Limited C/- Paterson Pitts Group

Contact Name: Andrew Robinson

Email address\*: andrew.robinson@ppgroup.co.nz

Postal Address\*:

PO Box 5933  
Dunedin 9058

Tick if postal address is preferred  
method of correspondence\*: ☐

Tick if this is the address for  
invoicing purposes: ☒

Phone numbers: Day 03 477 3245 Mobile 021 043 8348

\* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

### ADDRESS FOR SERVICE (if different from the applicant)

Company:

As above

Contact Name:

Email address\*:

Postal Address\*:

Tick if postal address is preferred  
method of correspondence\*: ☐

Tick if this is the address for  
invoicing purposes: ☐

Phone numbers: Day

Mobile

\* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

### DETAILS OF SITE

Street Address: Four Lakes Subdivision  
Ohau Road  
Twizel

Legal Description: Lot 500 DP 537032

Certificate of Title: 892314

Valuation Number:

**CONSENT(S) APPLIED FOR – Identify all consents sought from Mackenzie District Council**

- |                                                                                             |                                                                      |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Land Use Consent                                        | <input checked="" type="checkbox"/> Subdivision Consent              |
| <input type="checkbox"/> Change/Cancellation of Consent Conditions or Consent Notice (s127) | <input type="checkbox"/> Extension of Lapse Period of Consent (s125) |
| <input type="checkbox"/> Existing Use Right Certificate                                     | <input type="checkbox"/> Certificate of Compliance                   |
| <input type="checkbox"/> Outline Plan Approval (s176A)                                      |                                                                      |

**APPLYING FOR FAST-TRACK RESOURCE CONSENT PROCESS**

- I am applying for a Controlled Activity Land Use Consent:      Yes : ☐      No: ☒
- I have supplied an electronic address for service:      Yes: ☒      No: ☐

**DESCRIPTION OF THE PROPOSAL**

Please see attached report

**OTHER CONSENTS**

**Is consent required under a National Environmental Standard (NES)?**

- **NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012**  
You can address the NES for Soil Contaminants by selecting **ONE** of the following (tick):

- ☐ This application does not involve subdivision (excluding production land), change of land use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m<sup>2</sup> per 500m<sup>3</sup>). Therefore the NES does not apply.
- ☒ I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.
- ☐ I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

☐ I have addressed the NES requirements in the Assessment of Environmental Effects.

- Any other National Environmental Standard (tick):

Yes ☐

N/A ☒

Details:

Any additional consent(s) that have been applied for separately (tick)?

- Environment Canterbury

Yes ☐

N/A ☒

Details:

#### INFORMATION REQUIRED TO BE SUBMITTED

To be accepted for processing, your application **must** include the following (tick):

☒ **Computer Freehold Register** (Certificate of Title) for the site (no more than 3 months old) and copies of any consent notices and covenants  
(Can be obtained from [www.linz.govt.nz](http://www.linz.govt.nz))

☒ A **description of the proposed activity**, and a **description of the site** at which the activity is to occur

A **site plan/s** at a convenient scale showing:

- ☒
- Location of all existing and proposed buildings and distances to boundaries;
  - Location of landscape features including trees and waterways;
  - Existing and proposed access points and internal roading;
  - Existing and proposed carparking areas;
  - Location of existing septic tanks and effluent drainage lines;
  - Details of existing and proposed landscaping;
  - Location of existing and proposed signs;
  - Areas and dimensions of property;
  - Roads onto which the property has frontage.

☒ **Other plans** necessary to detail the proposal e.g. elevations, floor plans, servicing plan.

☐ Consideration of **any person/s who may be adversely affected** by the granting of the consent

☐ A **description of any other activities** that are part of the proposal to which the application relates

- ☐ A description of any other resource consents required for the proposal to which the application relates
- ☒ An assessment of the activity against any relevant provisions of the Mackenzie District Plan
- ☒ An Assessment of Environmental Effects (Please see the separate Resource Consent Application Guide provided by the Mackenzie District Council to determine the information requirements that apply to your application).

Please note that additional information requirements may apply. Please refer to the separate Resource Consent Application Guide provided by the Mackenzie District Council in the first instance. For further enquiries, please contact the Planning staff.

**PAYMENT – A deposit fee must be paid prior to or at the time of the application as per Council's Fees and Charges**

I/We confirm payment by (tick):

- ☐ Bank transfer to account 03 0887 0226851 02 reference R10821 and the first five letters of applicant name
- ☐ Cheque payable to Mackenzie District Council attached
- ☐ Manual payment at reception – receipt number:

**DECLARATION**

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I undertake to pay all actual and reasonable application costs incurred by the Mackenzie District Council.

A J Robinson  
Signature\*

13 November 2019  
Date

Andrew James Robinson  
Full Name

\*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

## IMPORTANT

You must include all the information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for two or more resource consents that are needed for the same activity on the same form.

When your application is accepted, you will receive a letter from the Planning team informing you of the application's acceptance. This letter will contain the contact details of the planner who is processing your consent.

The fee paid at the time of lodgement is a deposit fee only. Further costs may be incurred and all actual and reasonable costs will be passed onto the applicant.

Under the fast-track resource consent process the application must be processed in 10 working days, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Resource Management Act 1991.

Non- fast track, non-notified resource consents must be processed within 20 working days.

Planning staff will contact you if the status of your application changes, or if further information is required.



**MACKENZIE**  
District Council

Mackenzie District Council  
PO Box 52  
Main Street  
Fairlie, 7987

P: 03 685 9010  
E: [info@mackenzie.govt.nz](mailto:info@mackenzie.govt.nz)  
[www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)



D15681

14 November 2019

MacKenzie District Council  
PO Box 52  
Main Street  
FAIRLIE 7949

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



Attention: The Chief Executive

Dear Sir/Madam

**Re: PROPOSED REDEVELOPMENT OF STAGE 3E****ACTIVITY: RESIDENTIAL SUBDIVISION****LOCATION: OHAU ROAD / NORTH WEST ARCH - TWIZEL**

Please find attached on behalf of our client, a Plan and Application for Resource Consent; for consideration by Council under the provisions of the Resource Management Act 1991.

**Attachments**

1. Scheme Plan
2. Form 9 Application
3. Copy of relevant Certificate of Title
4. Affected Persons Consents

**Background Information**

This property gained Resource Consent for Subdivision and an associated Land-Use consent on the 22<sup>nd</sup> of September 2017 under RM160206, following the resolution of an appeal to the original decision. The original decision allowed a maximum of 67 residential lots, four of which were of proportions consistent with the provisions of the Residential 4 zone. Following the resolution of the appeal, the maximum number of allotments had been reduced to 57, with 4 remaining in accordance with the Residential 4 parameters. The reason for the four larger lots, was so that adjacent landowners would only be subjected to effects consistent with Residential 4 development, which they could have reasonably anticipated from the underlying zoning. The areas of the balance of the sites was increased to a minimum of 1000m<sup>2</sup>, where they fronted the existing roads, as a result of the appeal.

Recently, the applicant has approached the owners of the properties that adjoin Stage 3E, which contains proposed Lots 1-4 of RM160206. Discussions between the applicant and the existing adjoining owners, indicates that many of the owners are agreeable to a development density on the land adjoining their property, at 1 dwelling per approximately 1000m<sup>2</sup>. This aligns well with the agreed minimum site size for allotments fronting the existing roads as a

**DUNEDIN:**

P.O. Box 5933,  
Dunedin 9058.  
T 03 477 3245

**CHRISTCHURCH:**

P.O. Box 160094,  
Christchurch 8441.  
T 03 928 1533

**ALEXANDRA:**

P.O. Box 103,  
Alexandra 9340.  
T 03 448 8775

**CROMWELL:**

P.O. Box 84,  
Cromwell 9342.  
T 03 445 1826

**QUEENSTOWN:**

P.O. Box 2645,  
Queenstown 9349.  
T 03 441 4715

**WANAKA:**

P.O. Box 283,  
Wanaka 9305.  
T 03 443 0110

result of the Environment Court mediations. This will return the development to a total of 67 residential sites, allowing the utilities and infrastructure to be utilised as originally intended. In order to mitigate the effects at the common boundary (between the development site and adjacent owners), a 10m yard is being promoted.

The existing consent allows for the development of residential sites over 5 stages. Steady progress is being made on the construction of the subdivision. Work is being undertaken to a high standard, and a strong level of sales for both completed sites and those currently under construction, is being experienced.

## **Site Information**

### **Location**

The subdivision is located on the south side of the Twizel township, between the main urban area and the golf course, on the corner of Ohau Road and North West Arch. The development is separated from Ohau Road and the existing residential area, by the reserve parcels.

Stage 3E is located at the north-western corner of the development.

### **Characteristics**

The site is relatively flat, with evidence of ground disturbance associated with the construction of the road and subdivision beyond. McHutcheson Way has been cut to subgrade, with sub-base compacted along part of the formation. Two large stockpiles occupy part of the site.

### **Ownership Status**

The land is currently held in Record of Title 892314 in the name of Payne Developments Limited. The legal description is Lot 500 DP 537032.

## **Development Proposal**

Currently, RM 160206 provides for four Residential 4 sites within Stage 3E. Following consultation with adjoining owners, the applicant seeks to develop 14 residential sites, in a similar development pattern to the balance of the development. A 10m yard between existing residential sites (including Lot 5 of stage 3A) is being promoted, to reduce sensitivity along the existing boundary. The site has a Residential 4 zoning, which allows residential development at a density of one residential dwelling per 4000m<sup>2</sup>. Whilst this is an appropriate density for land that is intended to provide a transition between the urban portion of the township and a rural area, it has been identified in earlier consents, that the Stage 3 land is suitable for higher density development. This is due to its proximity to the existing township, good existing infrastructure and linkages, making it the logical extension to the existing residential area. In many ways, the role of a transition between the urban and rural land-uses is filled by Stage 2 of RM160165, as it provides a transition between the former landfill and the urban area. This transition is also echoed by the Residential 4 land located to the west of the current site.

## **District Plan Provisions**

The subject property is zoned Residential 4, with adjacent land zoned Recreation P (Passive, to the north-east) Residential 1 (to the north) and Residential 4. There are no scheduled trees, historic sites or landscape designations on this site.

## **Areas**

The Residential 4 Zone allows for subdivision at a density of 4,000m<sup>2</sup> per residential unit (excluding the access strip for rear sites). For the reasons explored below, the applicant feels that a better outcome for all parties involved, may be achievable by focusing on the objectives and policies of the residential resource area, rather than focusing on the minimum area as provided in the zone; due to this rule appearing to be out of context with the unique attributes of the site. Residential allotments ranging in size between 1003m<sup>2</sup> and 1877m<sup>2</sup> (excluding the access strips and Rights of Way) are proposed, as shown on the attached scheme plan, for the reasons outlined below.

## **Conditions relating to Subdivision Activities**

This proposal is designed to create few new effects beyond the subject property. However, we acknowledge that this proposal wasn't foreseen when the District Plan was last reviewed and acknowledge that consultation with the adjoining property owners was essential. This consultation process is now largely complete. As outlined in Section 13, Topic 3, Subdivision is a Controlled Activity in the MacKenzie District Plan.

## **Allotment Size and Dimensions**

The attached Scheme Plan, illustrates the proposed allotment areas and dimensions. The permitted development density of 4,000m<sup>2</sup> net per dwelling is an extremely low density for residential land development and allows for a deep set-back from the street, as well as from side and rear boundaries. Low density development is generally seen as creating a relatively low impact on the land-scape and as a practical method for softening the edge of a township. Conversely, it means that a relatively large land area is required for a modest number of new dwellings. In the case of the subject piece of land, it is close to piped and cabled services that have capacity for greater utilisation than that allowed under the Residential 4 provisions. This proposal seeks to utilise the capacity that would potentially otherwise be wasted if a less efficient development was undertaken on the site. In locations where existing housing abuts the development site, a 10m wide yard is being promoted.

Originally, larger lots were promoted, however consultation with the adjacent owners has indicated that many are agreeable to the layout illustrated in the attached scheme plan, as indicated in the attached "Affected Persons Consents". 1 dwelling per 1000m<sup>2</sup> is still a comparatively low residential development density for an urban area, and the 10m yard width will ensure considerable separation between new and existing dwellings.



The consented allotments within Stages 3B and 3D that adjoin Stage 3E are still in the applicant's ownership, therefore there is no risk that owners of these sites could face affects from this proposal that they couldn't reasonably have anticipated.

Due to the proximity of the site to the Twizel residential area and its position in relation to arterial roads, and availability of piped and cabled services; it is felt that this site has a higher residential capacity than the Residential 4 zone provides for. The proposed allotment size and dimensions for the area, are more closely aligned with the Residential 1 zone, as befitting an extension to the existing urban area.

### **Subdivision Design**

The layout has been carefully designed to give virtually all sites a north-facing aspect. McHutcheson Way provides excellent vehicular access to and from the subject sites. The surrounding road network has sufficient capacity for the additional 10 allotments. The proposed internal road layout is illustrated in the attached Scheme Plan. Elements of the layout, reflect the pattern of the other urban streets in the vicinity, both within and beyond the Four Lakes Subdivision. This has been done to complement rather than challenge the norms of urban planning in the township.

All sites have good access to utilities, reserves and roads, as is outlined in subsequent sections.

We're aware that there have been occasions when the 4,000m<sup>2</sup> minimum site size has led to unused portions of residential properties being used for non-residential purposes, or not kept in a tidy state. The proposed lot sizes, will provide for sites that are easier to maintain, and reduce the scope for the keeping of animals, the accumulation of untidy material, disused vehicles and other otherwise problematic activities and land-uses.

### **Property Access**

It is envisaged that the majority of lots created under the re-developed Stage 3E will have access directly from the public road, with the balance gaining legal and practical access via a Right of Way.

### **Esplanade Provision**

No requirements for esplanade reserves or strips have been encountered on the subject site as there are no major waterways present.

### **Natural and Other Hazards**

We've checked the Canterbury Maps web-site and the District Plan maps. There doesn't appear to be any natural hazards annotated on to the subject site. We've reviewed documents relating to the history of the site. There doesn't appear to be anything to suggest that the site is subject to a natural hazard nor subject to the National Environmental Standard for Soil Contamination.

We undertook an Ecan Listed Land Use Register search on the subject property. No hazards were identified in relation to the subject site, although there were notations relating to the portion of land referred to as Lot 3 in Stage 1, which is to be retained by council. Both Natural and man-made hazards were explored in the original consent process. Nothing from the original process, raised any concerns relating to this part of the development.

### **Earthworks**

Due to the favourable topography and modest scale of the proposed subdivision construction, earthworks will generally be limited to service trenching, removing the stockpiles and creating road formations. Excavation relating to the construction of building platforms, will be part of the Building Consent process for new dwellings, to be constructed by subsequent owners.

### **Water Supply**

A new water main will be constructed beneath the carriageway in McHutcheson Way, in accordance with the network approvals granted by council. It is envisaged that an individual water connection from this water main will be sought for each new residential allotment. An exception to this is Lot 58 and 60, which will obtain water from the existing main in North West Arch.

### **Stormwater Disposal**

There is no council owned stormwater reticulation in this part of Twizel. Stormwater will either be directed to soak pits or the kerb and channel / water table. The specifics of the disposal of water from the roof and hard-surfaces can be addressed at the time of Building Consent for each new dwelling.

### **Sanitary Sewerage Disposal**

A new gravity foul sewer will be constructed, as indicated on the attached plans. The original resource consent, indicated that the network had capacity for 67 residences as part of the Four Lakes development. This proposal supplements the 53 residential sites within the other constructed or consented stages, to return the total to 67 as originally consented.

### **Trade Waste Disposal**

Not applicable to this application.

### **Energy Supply and Telecommunications**

We have received confirmation from Alpine Energy that the additional sites as promoted, can be serviced via the existing internal infrastructure, that was installed as part of Stages 3A and 3B. Confirmation will be required from Chorus for telecommunication services, however, we do not anticipate any constraints. The proposed additional connections and consequent increase in demand, is likely to be seen as a positive move by the utility providers; as it allows latent capacity in the trunk network to be utilised and the increase in customers will create a positive business outcome for the providers.

### **Vegetation and Landscape**

There is currently a high level of site disturbance across the subject area. Residential development will allow the re-establishment of shrubs and trees. It is accepted that residential development at a higher level than anticipated under the zone, will have an effect on the landscape. However, urban development in this area will serve to reduce pressure to undertake residential development in more sensitive landscapes. All of the residential allotments are of sufficient size to allow for landscaping, tree planting and relatively expansive lawns.

### **Easements**

The existing Easement in Gross will carry down to the new titles for the existing sewer and any other services that cross private land. We haven't identified the need for any further easements at this stage.

### **Conditions relating to Residential Activities**

This proposal fails to comply with minimum lot sizes; and relief from the Residential 4 bulk and location provisions will also be required for each lot to be viably used to establish a dwelling.

### **Residential Density**

Only a single dwelling is envisaged for each proposed residential site.

### **Building Coverage**

We acknowledge that the maximum building coverage for the Residential 4 zone is 15%. As many of the proposed residential allotments are along the lines of a Residential 1 development, site coverage of up to 50% is sought, as allowed for in the Residential 1 zone.

We're unaware of any specific building plans for any of the proposed lots.

### **Height of Buildings**

The 8m maximum height for housing being developed in this zone, appears ample and serves to manage effects on neighbours that could otherwise be created by unsympathetic building design.

### **Setback from Boundaries**

The minimum setback from boundaries in this zone is 10m, except where a Zone 4 lot adjoins Zone 1 sites, where a 20m set-back is required. As in earlier stages in the development, we seek to adopt yard provisions that are in keeping with the Residential 1 zoning, which requires a 2m boundary set-back. An exception to this is the 10m yard that is sought around the northern and western periphery of this part of the development.

### **Flood Mitigation**

Secondary flow paths have been considered as part of the overall engineering design for the development. Existing flow paths will be accommodated in any site earthworks, thus mitigating any flood risk for future dwellings.

### **Access**

The majority of sites have street frontage to a legal road. The balance are accessed via a Right of Way, and comply with the District Plan provisions for this type of access-way.

### **Heavy Vehicle Storage**

The scope for undertaking heavy vehicle storage is severely constrained by the smaller residential lots. There is no intention by the applicant to attract heavy vehicles for storage on the property.

### **Keeping of Animals**

Neither Pigs nor Bees feature in the applicant's future plans for the site. Once again, these are unlikely to be an issue in the smaller residential lots.

### **Twizel Water Protection Area**

The subject site lies well to the south of the Twizel Water Protection Area.

## **Assessment of Effects on the Environment**

The Four Lakes subdivision represents an exciting new chapter for Twizel's development. It has encountered strong market interest and forms a logical extension to the township. This proposal seeks to return the residential capacity to that originally envisaged and consented, and to make efficient use of the existing infrastructure, whilst being respectful of the town's history and character.

A number of attributes, including the sites proximity to the existing residential resource area and existing trunk infrastructure, mean that this site isn't a comfortable fit with the underlying Residential 4 zone rules. This means that a non-complying proposal, offers the best route toward the efficient utilisation of the available resources. However, it is acknowledged that special consideration needs to be given to the owners and occupiers of the Totara Drive properties and other adjacent properties that back onto the development. Therefore, partial mitigation through the provision of a 10m yard, as outlined on the attached scheme plan, has been developed following consultation with adjoining land owners.

Pressure to facilitate "urban sprawl" exists in any vibrant and successful area. Sprawl is inefficient and makes poor use of existing infrastructure and creates pressure to create further infrastructure at considerable cost. By creating an additional 10 fully serviced residential lots, whilst carefully managing the effects to external parties, the pressure to allow sprawl or unsustainable development is reduced. Therefore, we submit that this proposal is an effective

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use of the property that allows residential expansion without placing undue pressure on the existing ratepayers, landscape and values of the town.

Site access is excellent as the wider development adjoins two major roads. The public utilities are available. Practical access is feasible, assisted to a considerable degree by the legalisation of the North West Arch Extension and the construction of the internal roading within the Four Lakes development. This proposal seeks to provide a contribution to the sustainable growth of residential capacity in the township.

The large (4000m<sup>2</sup>) sites provided for under the Residential 4 zone can be problematic, as it is a sizable area to maintain to high level. Subsequent owners may be tempted to store large or un-roadworthy vehicles on the property, conduct commercial activities beyond the scope allowed in the District Plan, or house pigs, chickens or bees. The scope for these activities is reduced under this proposal.

The proposed activity is judged to have a “non-complying” status for the subdivision and residential development aspects of the proposal (Section 6 and 13 of the District Plan). We appreciate that this proposal is a departure from the District Plan provisions for the zone. However, as the affected persons have provided consent, and the development is able to be accommodated by the existing infrastructure, we haven’t identified a need for wider consultation and request that it be considered on a non-notified basis under delegated authority.

An assessment of effects, in accordance with the Fourth Schedule of the Act, and in terms of the matters over which Council has discretion, has identified no adverse effect arising from the proposal to be more than minor.

### **Affected Persons Consent**

All adjoining land-owners were approached, with the majority agreeing to sign “Affected Persons Consent”’s. However, a small number of adjoining owners were either neutral or unsupportive of the proposal. We respect their position and acknowledge that Limited or Public notification may be required for this application. The following adjoining owners have provided their support for the proposal via the Affected Person Consent Form / Plans. They are attached to this application.

|                                  |                       |
|----------------------------------|-----------------------|
| PA & GJ Blain                    | 23 Jack Adamson Drive |
| Allan G Thorn & Patricia M Thorn | 39 North West Arch    |
| Angus McLean                     | 56 North West Arch    |
| Isaac Payne, Toni Hinton         | Lot 56 Four Lakes     |
| Jonathan & Pippa Pavey           | 45 Totara Drive       |
| John Lockhart                    | 47 Totara Drive       |
| Wright Armstrong                 | 53 Totara Drive       |
| Darryl John & Carol Ann Marshall | 55 Totara Drive       |



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Alison Toase

2 Birch Hill Drive

Lots 47-49 and 57 are still in the applicant's ownership at the time of writing.

## **Conclusion**

A very limited number of new environmental effects beyond those anticipated in the District Plan, will be introduced into the site as a result of this proposal. Positive effects include a more sustainable and practical land-use than could otherwise have been achieved within the rules of the underlying zone.

We feel that the proposal makes efficient use of a largely disused site, and provides a good balance between the community's needs and the need for sustainable residential growth in the region. It also allows efficient use to be made of existing public utilities in the area and reduces the pressure for increased urban sprawl. We thank you for considering this Subdivision and Land Use Application.

Yours faithfully

**PATERSON PITTS GROUP**



**ANDREW ROBINSON**

e-mail: [andrew.robinson@ppgroup.co.nz](mailto:andrew.robinson@ppgroup.co.nz)

mobile: 021 043 8348



**MACKENZIE DISTRICT COUNCIL**  
**AFFECTED PERSONS WRITTEN APPROVAL**  
**RESOURCE MANAGEMENT ACT 1991**

To: MACKENZIE DISTRICT COUNCIL, PO BOX 52, FAIRLIE, 7949

Phone: (03) 685 9010

Fax: (03) 685 8533

I (your name), PA & SJ Blain

being the owner ☒ occupier ☐

of the property at (your address) 23 Jack Adamson Drive

Wish to give my approval for (describe proposed activity): the Subdivision and Land-use matters associated with the redevelopment of Stage 3E of the Four Lakes residential development

Which will be carried out at (address of activity):

Four Lakes development, North West Arch, Twizel

I/We understand the proposal and have **seen** and **signed** a copy of the plans and/or the supporting information.

I/We understand that if I give my approval, the Council cannot take into account any effects that the activity may have on me, when it considers the application.

Signed: PA Blain

Date: 10/11/2019

Contact phone number: 03 3026712

If any doubt, do not hesitate to contact a member of the Planning Team on 03 6859010.



**MACKENZIE DISTRICT COUNCIL**  
**AFFECTED PERSONS WRITTEN APPROVAL**  
**RESOURCE MANAGEMENT ACT 1991**

To: MACKENZIE DISTRICT COUNCIL, PO BOX 52, FAIRLIE, 7949

Phone: (03) 685 9010

Fax: (03) 685 8533

I (your name), Angus McLean.

being the owner ☒ occupier ☐

of the property at (your address) 56 Northwest Arch.

Wish to give my approval for (describe proposed activity): the Subdivision and Land-use  
matters associated with the redevelopment of Stage 3E of the Four Lakes residential development

Which will be carried out at (address of activity): \_\_\_\_\_

Four Lakes development, North West Arch, Twizel

I/We understand the proposal and have **seen** and **signed** a copy of the plans and/or the supporting information.

I/We understand that if I give my approval, the Council cannot take into account any effects that the activity may have on me, when it considers the application.

Signed: A J McLean Date: 18 Oct 2019.

Contact phone number: 0275158990

**If any doubt, do not hesitate to contact a member of the Planning Team on 03 6859010.**



**MACKENZIE DISTRICT COUNCIL**  
**AFFECTED PERSONS WRITTEN APPROVAL**  
**RESOURCE MANAGEMENT ACT 1991**

To: MACKENZIE DISTRICT COUNCIL, PO BOX 52, FAIRLIE, 7949

Phone: (03) 685 9010

Fax: (03) 685 8533

I (your name), ALAN G. THORN + PATRICIA M. THORN

being the owner ☒ occupier ☐

of the property at (your address) 39 NORTH WEST ARCH TWIZEL

Wish to give my approval for (describe proposed activity): the Subdivision and Land-use  
matters associated with the redevelopment of Stage 3E of the Four Lakes residential development.

Which will be carried out at (address of activity): \_\_\_\_\_

Four Lakes development, North West Arch, Twizel

I/We understand the proposal and have **seen** and **signed** a copy of the plans and/or the supporting information.

I/We understand that if I give my approval, the Council cannot take into account any effects that the activity may have on me, when it considers the application.

Signed:  Date: 15/10/2019.

Contact phone number: 0277371997

**If any doubt, do not hesitate to contact a member of the Planning Team on 03 6859010.**



**MACKENZIE DISTRICT COUNCIL**  
**AFFECTED PERSONS WRITTEN APPROVAL**  
**RESOURCE MANAGEMENT ACT 1991**

To: MACKENZIE DISTRICT COUNCIL, PO BOX 52, FAIRLIE, 7949

Phone: (03) 685 9010

Fax: (03) 685 8533

I (your name), Isaac Payne, Toni Hinton

being the <sup>future</sup> owner ☒ occupier ☐

of the property at (your address) Lot 56

Wish to give my approval for (describe proposed activity): the Subdivision and Land-use  
matters associated with the redevelopment of Stage 3E of the Four Lakes residential development

Which will be carried out at (address of activity): \_\_\_\_\_

Four Lakes development, North West Arch, Twizel

I/We understand the proposal and have **seen** and **signed** a copy of the plans and/or the supporting information.

I/We understand that if I give my approval, the Council cannot take into account any effects that the activity may have on me, when it considers the application.

Signed: [Signature] ttulor Date: 2.11.2019

Contact phone number: 0275547222

**If any doubt, do not hesitate to contact a member of the Planning Team on 03 6859010.**





**MACKENZIE DISTRICT COUNCIL**  
**AFFECTED PERSONS WRITTEN APPROVAL**  
**RESOURCE MANAGEMENT ACT 1991**

To: MACKENZIE DISTRICT COUNCIL, PO BOX 52, FAIRLIE, 7949

Phone: (03) 685 9010

Fax: (03) 685 8533

I (your name), DARRYL JOHN & CAROL ANN MARSHALL

being the owner ☒ occupier ☐

of the property at (your address) 55 TOTARA DRIVE, TWIZEL

Wish to give my approval for (describe proposed activity): the Subdivision and Land-use matters associated with the redevelopment of Stage 3E of the Four Lakes residential development

Which will be carried out at (address of activity): \_\_\_\_\_

Four Lakes development, North West Arch, Twizel

I/We understand the proposal and have **seen** and **signed** a copy of the plans and/or the supporting information.

I/We understand that if I give my approval, the Council cannot take into account any effects that the activity may have on me, when it considers the application.

Signed: CA Marshall

Date: 15-10-19

Contact phone number: 0274375009

**If any doubt, do not hesitate to contact a member of the Planning Team on 03 6859010.**



**MACKENZIE DISTRICT COUNCIL**  
**AFFECTED PERSONS WRITTEN APPROVAL**  
**RESOURCE MANAGEMENT ACT 1991**

To: MACKENZIE DISTRICT COUNCIL, PO BOX 52, FAIRLIE, 7949

Phone: (03) 685 9010

Fax: (03) 685 8533

I (your name), WRIGHT ARMSTRONG

being the owner ☒ occupier ☐

of the property at (your address) 53 TOTARA DRIVE

Wish to give my approval for (describe proposed activity): the Subdivision and Land-use matters associated with the redevelopment of Stage 3E of the Four Lakes residential development

Which will be carried out at (address of activity): \_\_\_\_\_

Four Lakes development, North West Arch, Twizel

I/We understand the proposal and have **seen** and **signed** a copy of the plans and/or the supporting information.

I/We understand that if I give my approval, the Council cannot take into account any effects that the activity may have on me, when it considers the application.

Signed: W. Armstrong Date: 18-10-20

Contact phone number: 324 7241

**If any doubt, do not hesitate to contact a member of the Planning Team on 03 6859010.**



**MACKENZIE DISTRICT COUNCIL**  
**AFFECTED PERSONS WRITTEN APPROVAL**  
**RESOURCE MANAGEMENT ACT 1991**

To: MACKENZIE DISTRICT COUNCIL, PO BOX 52, FAIRLIE, 7949

Phone: (03) 685 9010

Fax: (03) 685 8533

I (your name), John Lockhart Cockburn

being the owner ☒ occupier ☐

of the property at (your address) 47 Totara Drive

Wish to give my approval for (describe proposed activity): the Subdivision and Land-use  
matters associated with the redevelopment of Stage 3E of the Four Lakes residential development

Which will be carried out at (address of activity): \_\_\_\_\_

Four Lakes development, North West Arch, Twizel

I/We understand the proposal and have **seen** and **signed** a copy of the plans and/or the supporting information.

I/We understand that if I give my approval, the Council cannot take into account any effects that the activity may have on me, when it considers the application.

Signed: John Lockhart

Date: 23-10-19

Contact phone number: 0274782813

If any doubt, do not hesitate to contact a member of the Planning Team on 03 6859010.



**MACKENZIE DISTRICT COUNCIL**  
**AFFECTED PERSONS WRITTEN APPROVAL**  
**RESOURCE MANAGEMENT ACT 1991**

To: MACKENZIE DISTRICT COUNCIL, PO BOX 52, FAIRLIE, 7949

Phone: (03) 685 9010

Fax: (03) 685 8533

I (your name), Jonathan + Pippa Percy

being the owner ☒ occupier ☐

of the property at (your address) 45 Totara Drive

Wish to give my approval for (describe proposed activity): the Subdivision and Land-use  
matters associated with the redevelopment of Stage 3E of the Four Lakes residential development

Which will be carried out at (address of activity): \_\_\_\_\_

Four Lakes development, North West Arch, Twizel

I/We understand the proposal and have **seen** and **signed** a copy of the plans and/or the supporting information.

I/We understand that if I give my approval, the Council cannot take into account any effects that the activity may have on me, when it considers the application.

Signed: P. Percy

Date: 2.11.19

*J.C. Percy*  
4/11/19

Contact phone number: 021 1286087 (P)

027 5659661 (J)

**If any doubt, do not hesitate to contact a member of the Planning Team on 03 6859010.**





MACKENZIE DISTRICT COUNCIL  
AFFECTED PERSONS WRITTEN APPROVAL  
RESOURCE MANAGEMENT ACT 1991

PO BOX 52, FAIRLIE, 7949

Phone: (03) 695 8533

Fax: (03) 695 8533

I am the owner of the property 247 Brook Hill Road/Dive

being the owner ☒ occupier ☐

of the property of 247 Brook Hill Road/Dive

which I give my approval for (describe proposed activity): the subdivision and land use  
which is proposed in the redevelopment of Stage 3 of the Four Lakes residential development

which will be carried out at the following location:

Four Lakes Development, Stage 3, Brook Hill Road/Dive

I have read and understood the proposal and have seen and signed a copy of the  
plans and/or the supporting information.

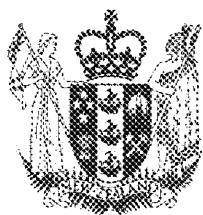
I also understand that if I give my approval, the Council cannot take into  
account any effects that the activity may have on me, when it considers the  
application.

Signed Alan Fox Date 29/10/19

Contact phone number: 021 1338673


If my doubts do not hesitate to contact a member of the Planning  
Team on 03 695 8533.





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 892314  
**Land Registration District** Canterbury  
**Date Issued** 08 August 2019

**Prior References**

808084

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|                          |                               |
|--------------------------|-------------------------------|
| <b>Estate</b>            | Fee Simple                    |
| <b>Area</b>              | 5.7248 hectares more or less  |
| <b>Legal Description</b> | Lot 500 Deposited Plan 537032 |

**Registered Owners**

Payne Developments Limited

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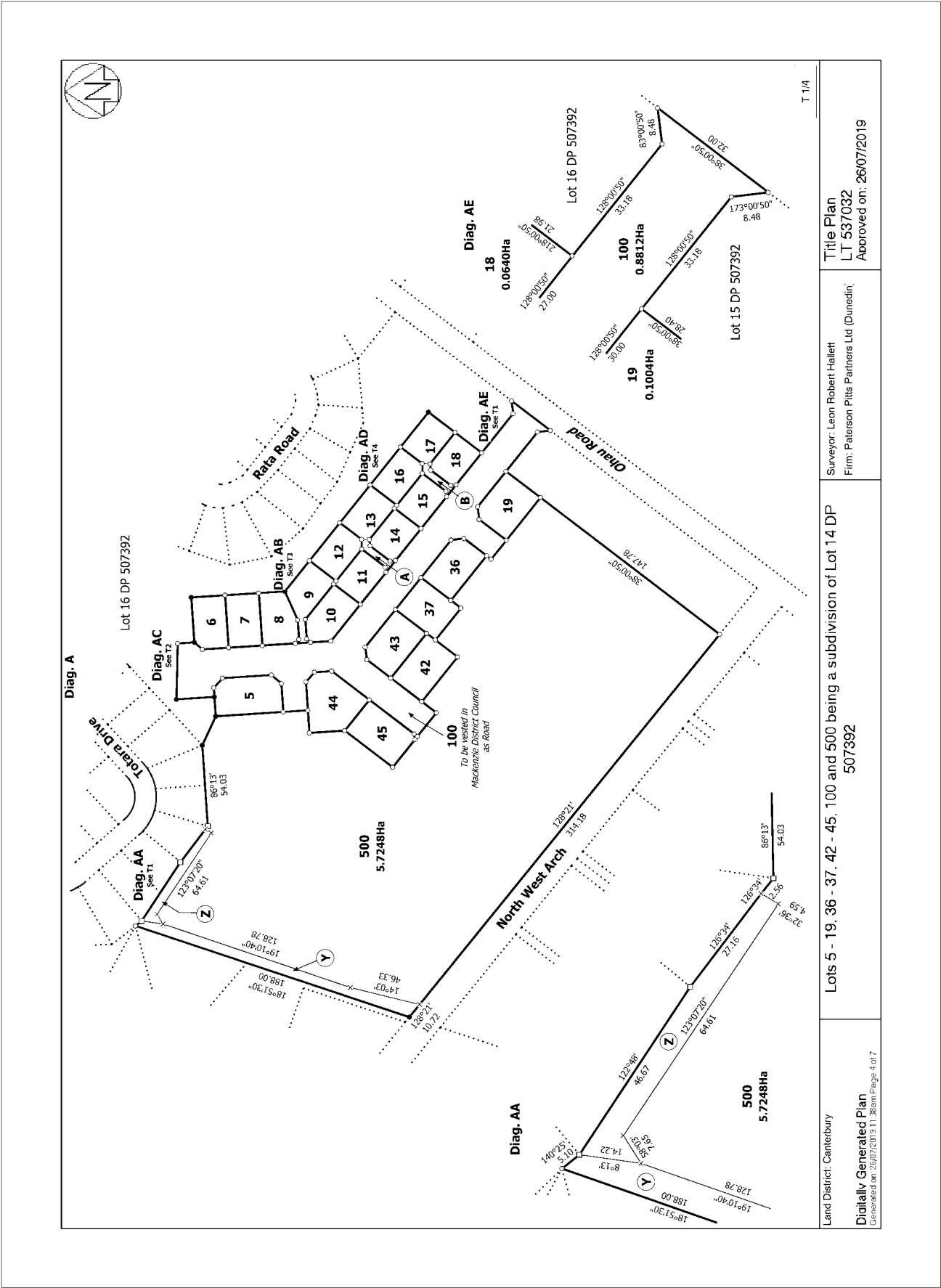
**Interests**

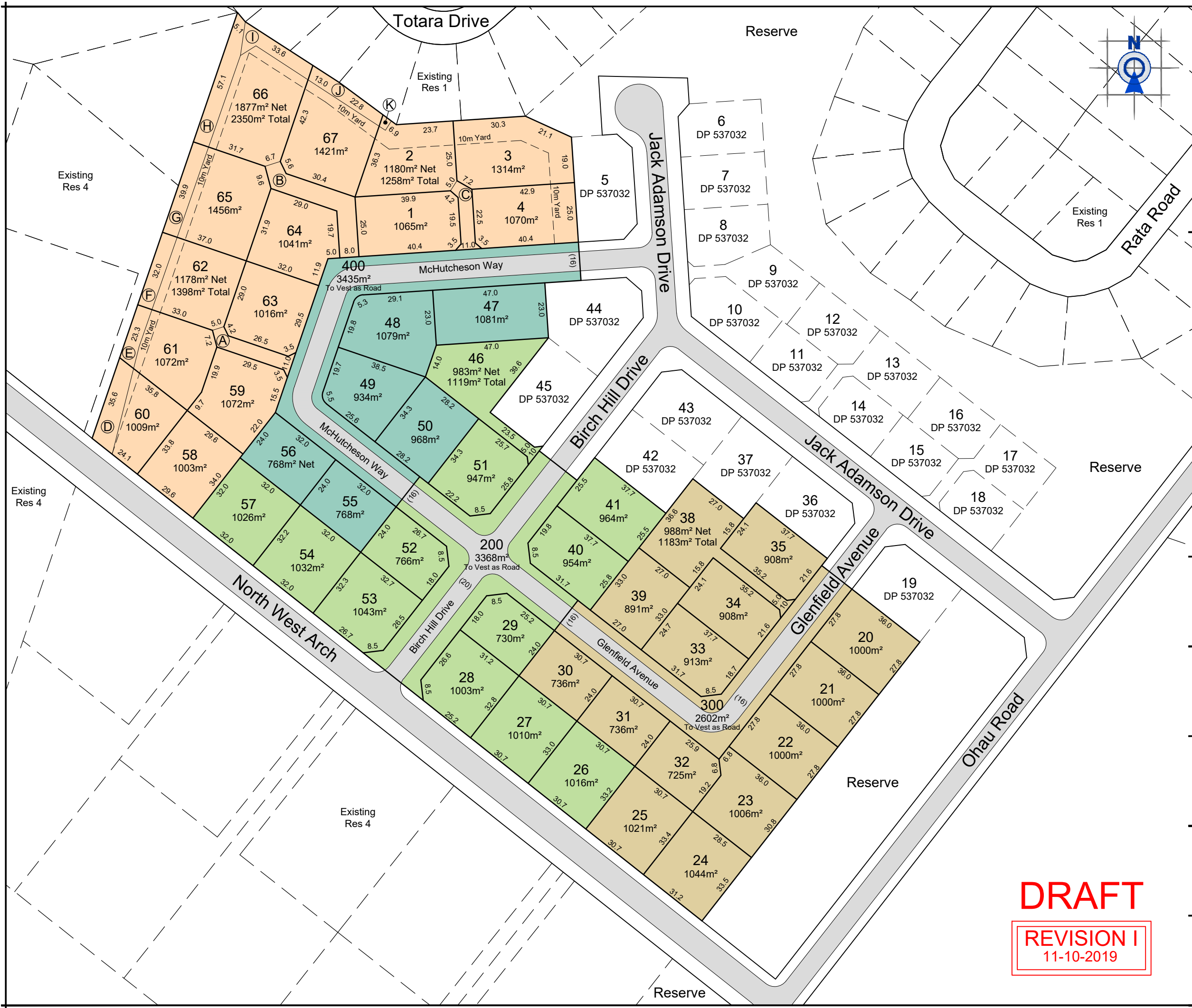
Subject to a right (in gross) to convey water marked Y and a right to drain sewage over part marked Y and Z all on DP 537032 in favour of Mackenzie District Council created by Easement Instrument 11011878.5 - 29.1.2018 at 5:47 pm

The easements created by Easement Instrument 11011878.5 are subject to Section 243 (a) Resource Management Act 1991

11253600.1 Mortgage to ANZ Bank New Zealand Limited - 16.10.2018 at 2:25 pm

Land Covenant in Covenant Instrument 11462408.9 - 8.8.2019 at 3:33 pm





**PROVISIONAL ONLY**  
Detail, Areas & Dimensions  
Subject to Final Survey

**Legend:**  
(Staging for RM190021)

|           |           |               |
|-----------|-----------|---------------|
| Stage 3 A | Complete  | See DP 537032 |
| Stage 3 B | (12 Lots) |               |
| Stage 3 C | (16 Lots) |               |
| Stage 3 D | (6 Lots)  |               |
| Stage 3 E | (4 Lots)  |               |

| Proposed Easements |       |                   |                   |
|--------------------|-------|-------------------|-------------------|
| Purpose            | Shown | Servient Tenement | Dominant Tenement |
| Right of Way       | (A)   | Lot 62            | Lot 61            |
|                    | (B)   | Lot 66            | Lots 65 & 67      |
|                    | (C)   | Lot 2             | Lot 3             |

**Note:**

- Stage 3B RM190021 is nearing completion.
- Stage 3C RM190021 is under construction.
- Lots 1-4 and 58-67 shown hereon are a proposed redevelopment of Lots 1-4 RM190021.
- Easement areas D, E, F, G, H, I, J & K are existing easements in gross for Foul Sewer in favour of the Mackenzie District Council.

**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**DUNEDIN:**  
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Client/Location:  
**Payne Developments Ltd  
North West Arch  
Twizel**

**Four Lakes - Stage 3  
Lots 1-4 & 58-67 Being Proposed  
Redevelopment of Lots 1-4  
RM190021**

**DRAFT**  
**REVISION I**  
11-10-2019

|              |       |                |              |
|--------------|-------|----------------|--------------|
| Surveyed by: | N/A   | Original Size: | Scale:       |
| Designed by: | LRH   | A3             | 1:1500       |
| Drawn by:    | LRH   |                | DO NOT SCALE |
| Checked by:  | LRH   |                |              |
| Approved by: | LRH   | Sheet No:      | Revision No: |
| Job Ref:     | 15681 | 1 of 1         | I 17/09/2019 |