



View Instrument Details

Instrument No. 9664695.17
Status Registered
Date & Time Lodged 12 Mar 2014 16:47
Lodged By Adamson, Annette Jean
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
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630230	Otago
630232	Otago
630234	Otago
630235	Otago
630236	Otago
630237	Otago
630239	Otago
630242	Otago

Annexure Schedule: Contains 11 Pages.

Signature

Signed by Andrew Bryce Jack as Territorial Authority Representative on 12/03/2014 03:48 PM

***** End of Report *****

**ANNEXURE SCHEDULE
CONSENT FORM¹**

Land Transfer Act 1952 section 238(2)

Person giving consent <i>Surname must be underlined</i> HEARTLAND BANK LIMITED HEARTLAND BUILDING SOCIETY	Capacity and Interest of Person giving consent <i>(eg. Mortgagee under Mortgage no.)</i> Mortgagee under Mortgage Nos. 5871423.2, 7871182.3 and 7950791.3
SIGNED for and on behalf of HEARTLAND BANK LIMITED	

Consent
*Delete words in [] if inconsistent with the consent
 State full details of the matter for which consent is required*

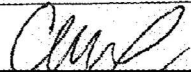
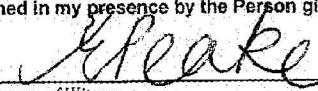
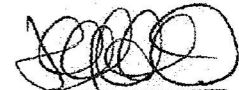
[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the Person giving consent hereby consents to:

The depositing of Digital Title Plan LT 447560, including all easements, covenants and consent notices specified or required in connection herewith, and the vesting of Lots 37 and 38 in the Queenstown Lakes District Council for Local Purpose Reserve and Lot 23 in the Queenstown Lakes District Council for the purpose of roading, but without prejudice to the rights of the mortgagee under mortgages 5871423.2, 7871182.3 and 7950791.3.

Dated this 2nd day of DECEMBER 2013

Attestation

 Craig Winston McGregor Authorised Signatory	Signed in my presence by the Person giving consent  <i>Signature of Witness</i>
 Kelly Anne Hutton Authorised Signatory	Witness to complete in BLOCK letters (unless legibly printed): Witness name <u>Emma Jane Peake</u> Occupation <u>Christchurch</u> Address
Signature [Common seal] of Person giving consent	

¹ An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

HEARTLAND
----- BANK -----

Certificate of Heartland Bank Limited

With effect from 31 January 2013, Heartland Building Society has been converted into a company pursuant to Part 7A of the Building Societies Act 1965. The name of that company is Heartland Bank Limited. By virtue of the conversion of Heartland Building Society into a company, the property, rights and liabilities of Heartland Building Society, including all rights in respect of the security in favour of Heartland Building Society, shall vest in Heartland Bank Limited.

Attached to this certificate is a certified copy of the Certificate of Incorporation of Heartland Bank Limited issued by the Registrar of Companies.

Signed by:



Craig Winston McGregor



Kelly Anne Hutton

By authority of the Board of Directors of Heartland Bank Limited



COMPANIES OFFICE

Certificate of Incorporation

HEARTLAND BANK LIMITED

4255999

This is to certify that HEARTLAND BANK LIMITED was incorporated under the Companies Act 1993 on the 31st day of January 2013.

CERTIFIED to be a true and correct copy of the original document.
DATED at Christchurch
this 31st day
of January 2013
A Solicitor of the High Court of
New Zealand

Dean Andrew Seymour
Solicitor
Christchurch

Neville Harris



Registrar of Companies
31st day of January 2013

For further details relating to this company check
<http://www.business.govt.nz/companies/app/ui/pages/companies/4255999>
Certificate generated 31 January 2013 09:03 AM NZDT

UNDER Section 221 of the Resource Management Act 1991

IN THE MATTER of Lots 16-17 and 23-36
Deposited Plan 447560 being a Subdivision of Lot
50 DP 443395

AND

IN THE MATTER of Resource Consent RM120599
(being a variation to RM090895 and RM) issued by
Queenstown Lakes District Council

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

**GALLAWAY COOK ALLAN
LAWYERS
DUNEDIN**

CONSENT NOTICE

1. BACKGROUND

- 1.1 An application was made to the Queenstown Lakes District Council pursuant to the Resource Management Act 1991 for resource consent to subdivide and use the property legally described as Lot 50 DP443395 contained in Certificate of Title 618781 (Otago Registry).
- 1.2 Council granted resource consent RM090895 authorising the proposed subdivision and land use subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land. Those conditions are specified in the Operative Part of this Consent Notice.
- 1.3 Resource consent RM090895 has been subsequently varied by RM110614, RM120599 and RM130699, the Operative Part of this Consent Notice encompasses these variations as they apply to any lot.

2. INTERPRETATION

2.1. Ancillary Structures -

Means sheds, decks, spas, swimming pools, carports, pergolas and suchlike structures (but excluding detached garages and sleepouts) which shall be attached to any dwelling erected on the servient tenement and which are of a height not exceeding 3.5 metres above Original Ground Level nor exceeding 2.5 metres above Original Ground Level within 1m of any internal boundary.

2.2. Building -

Shall have the same meaning as in Building Act 2004, but shall not include:

- (a) Fences or walls of 1.2 metres in Height or less above Original Ground Level;
- (b) Structures less than 5m² in area and less than 2m in Height above Original Ground Level.
- (c) Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2metres in diameter), less than 2metres in Height above Original Ground Level.
- (d) Masts and Poles less than 2metres in Height above Original Ground Level

2.3. Height –

Means the vertical distance between Original Ground Level at any point and the highest part of the building immediately above that point. For the purposes of calculating height, account shall not be taken of:

- (a) aerials and/or antennas, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are attached to a mast or Building, provided that the maximum Height for any Building is not exceeded by more than 2.5metres; and

- (b) Chimneys or finials (not exceeding 1.1 metre in any direction (provided that the maximum Height for any Building is not exceeded by more than 1.5metre

2.4. Kirimoko Design Code –

Means the Kirimoko Design Code established and adopted by the Kirimoko Park Residents' Association Incorporated.

2.5. Plan of Subdivision –

Means deposited plan 447560.

2.6. Residential Lot –

Means certain lots within the Plan of Subdivision being Lots numbered 16-17 and 23-36. Any reference to a lot within this Consent Notice corresponds to the same lot on the Plan of Subdivision.

3. OPERATIVE PART

This Consent Notice is to be registered against the certificate of title for the following lots:

Lot 16	Lot 17	Lot 24	Lot 25
Lot 26	Lot 27	Lot 28	Lot 29
Lot 30	Lot 31	Lot 32	Lot 33
Lot 34	Lot 35	Lot 36	Lot 51

- 3.1. Except for Lot 51 there shall be no further subdivision of any lot other than minor boundary adjustments that do not create any additional, separately saleable, residential allotment/s.

- 3.2. Any application for further subdivision of Lot 51 shall result in an overall residential density within the subdivision site (being the underlying lots Lot 1 DP 347876, Lot 2 DP 301928 and Lot 12 DP 300734) not exceeding 1 residential unit per 650m².

For avoidance of doubt, residential density is calculated by including only those lots within the Kirimoko subdivision upon which residential dwellings may be constructed.

- 3.3. Any application for further subdivision of Lot 51 shall be in general accordance with the following plans:

- (a) Morgan+Pollard plan 015-080 'Overall Private Structure & Clusters'
 (b) Morgan+Pollard plan 023-080 'Overall Green Network'

Plans attached as Schedule A and B to this consent notice.

- 3.4. All Buildings shall be sited entirely within the building platform as shown on the Plan of Subdivision except:

- (a) Minor encroachments beyond the building platform which comply with the following:
- (i) The footprint of any building extends no more than 1m outside of the building platform as shown on the Plan of Subdivision; and
 - (ii) the footprint encroachment does not exceed more than 10% of the building platform area identified of the Residential Lot on the Plan of Subdivision; and
 - (iii) the footprint encroachment is offset elsewhere in the Building design so the buildable area for the Residential Lot is not increased; and
 - (iv) Eaves, porches or soffits extend no more than 1m outside of the building platform shown on the plan of subdivision except where they are attached to a foot print encroachment referred to in (i) above in which case eaves, porches or soffits may extend a maximum of 1.6m outside of the building platform; and
 - (v) Chimneys extend no more than 600mm beyond the footprint of any building for a length of no more than 1.2m parallel to the elevation; and
 - (vi) prior written approval is obtained from all of the adjacent land owners of Residential Lots and the Kirimoko Park Residents' Association Incorporated.

For the avoidance of doubt the footprint of any building shall be the area defined by the external walls of the building and excluding eaves or overhanging parts of the building.

- 3.5. Any building constructed on a building platform shall comply with the controls specified in the table below relating to maximum building area and any specified ancillary areas. The location of each Building shall be in accordance with the building platform identified in the Plan of Subdivision. Any Ancillary Structure may be located to any point along the building platform boundary shown on the Plan of Subdivision with the prior approval of the Kirimoko Park Residents' Association Incorporated.

Kirimoko						
Maximum Building Area for each lot						
Lot number	Lot area m ²	Platform area m ²	Max building area	%	Ancillary areas m ²	%
1	338	190	160	47.3%		
2	313	226	170	54.3%		
3	1279	928	928	72.6%	comprehensive development	
4	425	194	190	44.7%		
5	423	176	176	41.6%		
6	453	185	185	40.8%		
7	441	168	168	38.1%		
8	603	208	208	34.5%		
9	396	187	187	47.2%		

10	638	257	257	40.3%	25	
11	382	178	178	46.5%		
12	420	251	220	52.4%	14	
13	678	231	200	29.5%	16	
14	769	208	200	25.8%	14	
15	697	276	220	31.6%	16	
16	667	286	220	33.5%	26	
17	556	236	220	39.6%	26	
18	643	225	190	35.0%	16	
19	423	191	191	45.2%	22	
20	529	190	190	35.9%	16	
21	524	173	173	33.0%	16	
22	642	241	200	31.2%	16	
24	709	233	230	32.4%		
25	679	257	230	33.8%		
26	790	203	203	25.7%		
27	748	210	210	28.1%		
28	547	237	230	42.0%		
29	666	230	230	35.0%	40	
30	1038	362	300	28.9%		
31	825	353	320	38.8%		
32	687	301	300	43.7%		
33	653	285	285	33.4%		
34	871	354	320	36.7%		
35	794	236	230	29%	30	
36	602	313	300	37.4%		
Total	22128	6979	6419	38.1%	243	1.1%
Maximum possible combined building area is 40%						


- 3.6. All planting which has been undertaken by the subdivider in accordance with the approved plans and which is located within the residential lots shall be maintained according to those plans in perpetuity. Should any plant die or become diseased or damaged it shall be replaced within the next available planting season.
- 3.7. All dwellings shall be constructed in accordance with Kirimoko Design Code and must receive approval from Kirimoko Park Residents' Association Incorporated prior to the commencement of construction. A copy of the approval shall be provided with any building consent application.
- 3.8. No Building shall exceed a Height of 7 metres as defined in the plan at the time of granting the subdivision consent.
- 3.9. Any structures constructed outside the building platform shall be subject to the relevant rules of the District Plan.
- 3.10. The owners, through the Kirimoko Park Residents' Association Incorporated, shall be responsible for the maintenance of all landscaping within the Low Impact Design Stormwater System in road reserves and all other areas.
- 3.11. (a) Prior to cancellation of the amalgamation condition in relation to Lots 17, 25-29, 34, 36 and 51 pursuant to section 241 of the Resource Management Act 1991 proof shall be provided that the conditions of RM090895 (or subsequent

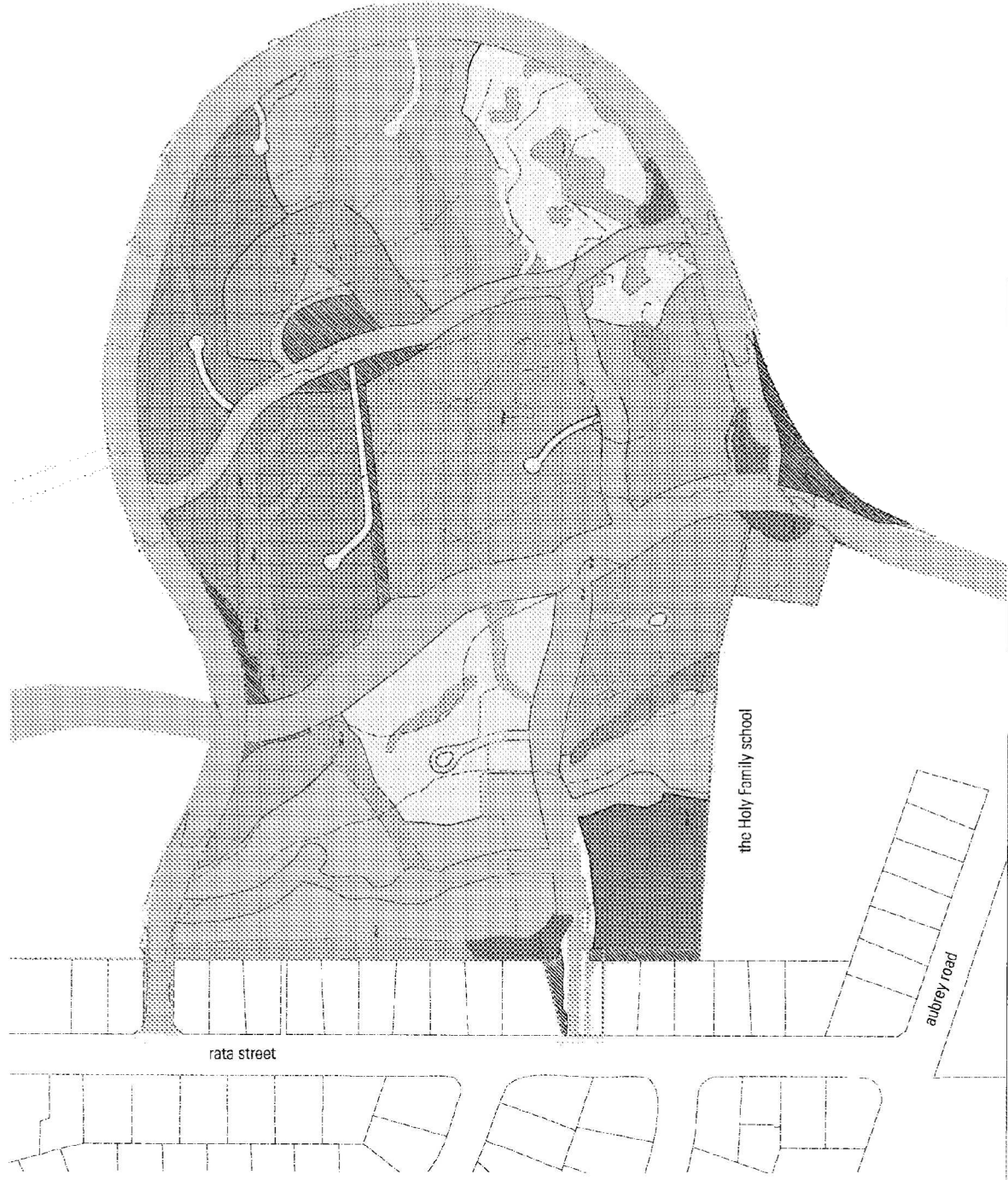
variation) that apply to the lot have been satisfied or bonded (if bonding is acceptable to the territorial authority

- (b) Prior to the cancellation of the amalgamation condition in relation to Lots 17, 26-29, 34, 36 pursuant to 241 of the Act. Development Contributions shall be paid for Lots 17, 26-29, 34, 36. Development contributions shall be at the rate calculated for RM090895, or any subsequent variation, unless RM090895 has expired, in which case a new development contribution calculation shall be undertaken at the then current rates.
- (c) If the Territorial Authority has confirmed in writing that it is satisfied that the conditions of 3.11(a) and (b) above have been complied with then those consent notice conditions, along with this condition, may be deemed to be expired for the purpose of section 221(5) of the Resource Management Act 1991

Dated this 17th day of DECEMBER 2013

SIGNED for and on behalf of
QUEENSTOWN LAKES DISTRICT COUNCIL
under delegated authority by the Manager,
Resource Consents, Blair Jeffrey Devlin


Blair Jeffrey Devlin



Key	Description
[Pattern]	road reserve
[Pattern]	public reserve
[Pattern]	urban green
[Pattern]	green belt 00
[Pattern]	M-PH
[Pattern]	karaka 0A
[Pattern]	urban fringe 0V
[Pattern]	central area MP
[Pattern]	residual 02
[Pattern]	artificially created vegetation
[Pattern]	pre school
[Pattern]	public green
[Pattern]	reservoir
[Pattern]	in Management Overlay / ownership
[Pattern]	stage one development boundary
[Pattern]	kirimoko consent legal boundary

Area	Area (m ²)
kirimoko overall area	116,076m ²
road reserve open space	23,436m ²
green belt (part of the application)	4,616m ²
land in private ownership	91,471m ²
land in management overlay	177,202m ²
land available for future development	86,698m ²
minimum lot size	30,000m ²
maximum lot size	approx. 100,000m ²

note:
 all plans to be read in conjunction with:
 report;
 A: urban + landscape
 B: pop report
 refer to sheet 13 for stage 1 information + layout.

- all dimensions are shown in millimetres
- all dimensions are shown in millimetres
- all dimensions are shown in millimetres
- all dimensions are shown in millimetres


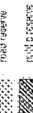
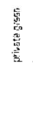
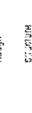
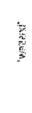
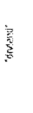
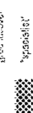
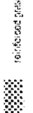



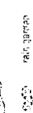
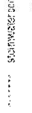
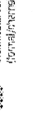
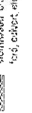
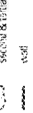

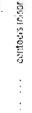
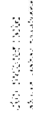




100% architecture
 kirimoko | wanaka
 sheet 10 | overall private structure & clusters

100% architecture
 kirimoko | wanaka
 sheet 10 | overall private structure & clusters
 100% architecture
 kirimoko | wanaka
 sheet 10 | overall private structure & clusters

kirimoko i wanaka

SCHEDULE B

sheet 12 | overall green network

- key
-  road reserve
 -  footpath
 -  private drain
 -  fedge
 -  structure
 -  "waterway"
 -  "waterway"
 -  protection
 -  "protection"
 -  relocated pipe
 -  barrier
 -  manhole
 -  tree
 -  archway
 -  rail track
 -  boundary
 -  boundary
 -  boundary
 -  boundary
 -  boundary
 -  boundary
 -  boundary
 -  boundary



COMBITECH

1. Location and scale of the project. 2. No. of drawings and their scales. 3. No. of drawings and their scales. 4. No. of drawings and their scales.

kirimoko i wanaka

sheet 12 | overall green network

DATE: 2023-08-14

DWG: 0011

PROJECT: kirimoko i wanaka

CLIENT: kirimoko i wanaka

SCALE: 1:1000

DATE: 2023-08-14

DWG: 0011

PROJECT: kirimoko i wanaka

CLIENT: kirimoko i wanaka

SCALE: 1:1000