



**DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104**

**OF THE RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	WFH Properties Limited
<b>RM reference:</b>	RM220913
<b>Application:</b>	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to create 74 residential lots with associated earthworks, access and servicing.</p> <p>Application under Section 88 of the RMA for land use consent for breaches to minimum setbacks and sight distances from vehicle crossings to intersections and earthworks standards.</p>
<b>Location:</b>	Peak View Ridge, Wanaka.
<b>Legal Description:</b>	Lot 2 Deposited Plan 529345 held in Record of Title 858371
<b>Zoning:</b>	<b>ODP:</b> Northlake Special Zone (Activity Area B1) <b>PDP:</b> N/A
<b>Activity Status:</b>	<b>Restricted Discretionary</b>
<b>Decision Date</b>	<b>10 May 2023</b>
<b>Reissue Date</b>	<b>12 July 2023</b>

## **SUMMARY OF DECISIONS**

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Wendy Baker, Independent Commissioner, on 10 May 2023 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder.
3. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Wendy Baker, Independent Commissioner, under delegated authority pursuant to Section 34A of the RMA.
4. Pursuant to section 133A of the RMA this consent is being re-issued due to an incorrect date reference. This is considered a minor mistake or defect and therefore the consent can be re-issued pursuant to section 133A of the RMA. The decision was made and the re-issue authorised by Wendy Baker, Independent Commissioner, as delegate for Council on 2023. This re-issue is made (42) days after the grant of the consent. An extension of the 20 working day time limit for re-issue under section 133A has been authorised by the Applicant under section 37A(1) and (4)(b)(ii) of the RMA.

## 1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Subdivision consent is sought to create 74 residential lots (including two duplex capable lots), a Local Purpose reserve, a storm water reserve and a balance lot for future development with associated roading and servicing. It is proposed to vest two road lots, a stormwater reserve and the local purpose reserve areas to Council. The proposed subdivision will be undertaken over 2 stages.



**Figure 1: The Proposed Subdivision**

The subdivision is consistent with an approved Outline Development Plan for the site, RM180502, which approved residential activities on the site. Three residential lots are proposed to be offered to the Queenstown Lakes Community Housing Trust. Land use consent is also sought for breaches to minimum sight distances and setbacks from vehicle crossings to intersections in respect of a minority of the proposed lots. Earthworks consent is also sought with the application for a total 610,000m<sup>3</sup> of earthworks with a maximum cut of 11.2m and fill of 9.9m.

The Applicant has provided a description of the proposal, the site and locality, and the relevant site history in Sections 3 and 4 of the report entitled “*Combined subdivision and land use consent for 74 residential lots associated with Activity Area B1 of the Northlake Special Zone*”, prepared by Craig Barr of Town Planning Group, and submitted as part of the application (hereon referred to as the Applicant’s AEE and attached as Appendix 2). This description is adopted for the purpose of this report.

## 2. ACTIVITY STATUS

QLDC currently has an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council notified its decisions on Stage 1 of the PDP on 7 May 2018, its decisions on Stage 2 of the PDP on 21 March 2019 and its decisions on Stages 3 and 3B on 1 April 2021. There are a number of appeals on these decisions.

Where there are rules in the PDP that are treated as operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative. In this case there are no relevant rules under the PDP, as the subject site has not be included in Stages 1, 2 or 3.

### 2.1 OPERATIVE DISTRICT PLAN

The subject site is zoned Northlake Special Zone in the ODP and the proposed activity requires resource consent for the following reasons:

#### Subdivision

- A **restricted discretionary** activity pursuant to Rule 15.2.3.3(xi) for any subdivision in the Northlake Special Zone. Council's discretion is restricted to:
  - (a) The extent to which the subdivision is consistent with the Northlake Structure Plan and any relevant consent's Outline Development Plan consented under Rule 12.34.2.3.i or Rule 12.34.2.3.ii;
  - (b) The extent to which the subdivision would undermine the integrity of the Northlake Structure Plan and any relevant consent's Outline Development Plan consented under Rule 12.34.2.3.i or Rule 12.34.2.3.ii;
  - (c) Those matters in respect of which the Council has reserved control under Rule 15.2.3.2; being of relevance:
 

15.2.6	Lot sizes and dimensions of lots for access, utilities, reserves and roads.
15.2.7	Subdivision design
15.2.8	Property Access
15.2.10	Natural and other Hazards
15.2.11	Water supply
15.2.12	Stormwater Disposal
15.2.13	Sewage Treatment and Disposal
15.2.15	Energy Supply and Telecommunications
15.2.16	Open Space and Recreation
15.2.17	Protection of Vegetation and Landscape
15.2.18	Easements
15.2.20	Affordable Residential Lots
15.2.21	Earthworks

#### Land Use

- A **restricted discretionary** activity pursuant to Rule 12.34.4.1(ix) for earthworks that breach the minimum volume of 200m<sup>3</sup> within a 12-month period, exposing greater than 400m<sup>2</sup> soil, exceeding the height of cut and fill in relation to the north and east boundaries, and for cuts exceeding 2.4m and fill exceeding 2m.
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3(ii) as the proposal breaches the following site standards rule 14.2.4.2iv - Minimum Sight Distances from vehicle accesses in regard to Lots 26 and 33 where the required 45m sight distance (for a 50km/h speed limit) is not achieved. Council's discretion is restricted to this matter.

- A **restricted discretionary** activity pursuant to Rule 14.2.2.3(ii) as the proposal breaches the following site standards rule 14.2.4.2vi in regard to Minimum distances from vehicle crossings from intersections in regard to Lots 11-14, 16-19, 22, 27, 32-34, 41, 42, 50, 52, 63 and 79, where the required setback distance of 25m (for a 50km/h speed limit) is not achieved. Council's discretion is restricted to this matter.

### **2.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 ("NES")**

Based on the PSI provided by the Applicant, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

### **2.4 ACTIVITY STATUS SUMMARY**

Overall, the application is considered to be:

- a **restricted discretionary** activity under the ODP;

Overall, the application is being considered and processed as a **restricted discretionary** activity.

# NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

## 3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

### **3.1 Step 1 – Mandatory public notification**

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

### **3.2 Step 2 – Public notification precluded**

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

Therefore, public notification is not precluded (s95A(5)(b)).

### **3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances**

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

#### **3.3.1 Effects that must / may be disregarded (s95D(a)-(e))**

*Effects that must be disregarded:*

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*

*Effects that may be disregarded:*

- *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in section 3.3.2 below.*

### 3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, subdivision requires resource consent in all cases. Earthworks of up to 200m<sup>3</sup> over an area no greater than 400m<sup>2</sup>, cut not exceeding 2.4m and fill not exceeding 2m are permitted, given the scale of the proposed earthworks this permitted baseline is of little or no value. Therefore, the permitted baseline is of little relevance and is not considered in the following assessment.

### 3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

Cameron Jones (Council Engineer) has provided comment on engineering matters. His report is adopted in full and is attached as Appendix 3.

The Applicant has provided an assessment of effects in the AEE based on the relevant assessment matters in parts 5.1- 5.10. This is adopted for the purpose of this report, along with the following additional comments.

In summary, the AEE and Engineering Report conclude the following:

#### *Lots Sizes, Dimensions and Subdivision Design*

The proposed lots meet the minimum lot size and dimension requirements provided by the activity Area B1 of the Northlake Special Zone under the ODP, which remains operative. The proposed subdivision layout is consistent with the varied patterns of residential development provided for within Northlake Special Zone (ODP). The subdivision design and dimensions will provide functional lots with adequate space for anticipated residential development, parking, and outdoor areas. All lots are feasible in terms of access and servicing. Overall, any adverse effects resulting from the proposed lot sizes, dimensions and design will be less than minor.

#### *Traffic, Access, Parking and Connectivity*

Mr Jones has assessed the access and traffic matters for the proposed subdivision in accordance with Council standards and District Plan rules contained in the Transport chapter. The applicant has provided an Assessment of Roading Pattern and Transportation Effects, prepared by Carriageway Consulting Ltd. This report assesses the application as not incurring any particular traffic risks and concludes that the proposed roads and surrounding road network have sufficient capacity to absorb the additional traffic demand without incurring congestion. Mr Jones has reviewed this report and accepts the findings.

In summary, Mr Jones considers that the road corridors and Rights of Way are adequately dimensioned to allow for all transport requirements, including refuse and recycling collection. While the proposed subdivision will result in some breaches of minimum sight distances from vehicle crossings and setbacks from intersections, Mr Jones considers these breaches to be acceptable given the legibility of the road layout and agrees with the Carriageway Consulting Ltd report in that the speed limit and expected operating speed within the roads will be 40km/hr as is the current speed limit. It is therefore considered that the breaches of sightlines will not result in any undue safety risks for users of the road network.

Mr Jones assessment of the proposal also revealed that Lots 11-14, 16-19, 22, 27, 32-34, 41, 42, 50, 52, 63 and 79 will incur minor breaches of the 25m minimum requirement for setbacks of vehicle crossings from intersections. However, it is noted that the rule generally applies to speed limits of 50km/hr, and in the case of the Northlake Special Zone the speed limit is 40km/hr, which is aligned with the expected operating speed that has been assessed. On this basis, Mr Jones is satisfied that the setback distances of all proposed vehicle crossings are appropriate.

In considering the possibility of further future subdivision of the lots, Mr Jones is satisfied that the proposed roads are adequately dimensioned to cope with the possible future subdivision in accordance

with the current zoning. Consideration has also been given to connectivity with neighbouring sites to the north for future development, as well as areas to the south and west for later stages of development within the subject site. The road network also accords with the underlying ODP in respect of roading connections as well as pedestrian and cycle links. Overall, it can be considered that any adverse effects on the environment in respect of traffic, access to the proposed lots, parking and connectivity will be less than minor.

### *Urban Design*

The proposed general subdivision layout has been subject to Urban Design Assessment and a peer review as part of the processes associated with the ODP under RM180502. Furthermore, the applicant has provided an assessment of design controls (attached as Appendix 4) and a landscape report showing open space and recreation design (attached as Appendix 5) undertaken by Mr Garth Falconer of Reset Urban Design. These assessments are considered to be compatible with the ODP and Mr Falconer's comments are accepted for the purposes of this report.

In summary, Mr Falconer considers that the setbacks, outlook space, and other standards applicable for the Northlake Sub Area B12, as provided for by the Northlake Special Zone, are appropriate for each of the proposed lots. The landscape report prepared by Mr Falconer demonstrates that the proposed subdivision will be functional, well connected and will include the provision of landscaping, and street trees to achieve a high amenity level, as envisioned by the ODP.

Overall, it is considered that the proposal is consistent with good urban design practise and any adverse effects resulting from the proposed subdivision design will be less than minor.

### *Services*

Mr Jones has assessed the proposal in respect of services and is satisfied that the proposed use of reticulated services for telecommunications, potable water, storm water, firefighting and wastewater are feasible and appropriate. The applicant has provided the relevant confirmation letters from Aurora and Chorus in regard to the availability of electricity and telecommunications to all proposed lots. Mr Jones is satisfied that there is sufficient capacity in Councils reticulated network for the provision of potable and firefighting water.

The proposed wastewater will connect with councils reticulated network. Mr Jones is satisfied with this proposal, and agreement has been reached with the Council's Property Infrastructure over the vesting of the wastewater system.

Storm water is to be attenuated within an 9469m<sup>2</sup> local purpose storm water reserve (Lot 102) to be vested to Council. The applicant has provided a stormwater analysis within the infrastructure report. Mr Jones accepts the findings of this stormwater analysis, is satisfied with the capacity and capability of the proposed storm water system and accepts the storm water calculations provided which determine that post-development runoff will not exceed pre-development runoff. There has also been confirmation from Council's Property Infrastructure that the stormwater assets can be vested.

With the inclusion of Mr Jones's recommendations, it is considered that any adverse effects on the environment in relation to services will be less than minor.

### *Hazards*

Mr Jones has assessed the proposed subdivision in respect of susceptibility to hazards. The subject site is considered to have a nil to low risk of liquefaction on Councils GIS. Based on the information available, Mr Jones is satisfied that the geotechnical risks to the site are low and considers that foundation requirements for buildings can be dealt with under the building consent process.

Overall, Mr Jones is satisfied that the proposed subdivision does not present any undue natural hazard risks. It is therefore considered that any adverse effects on the environment in respect of natural hazards will be less than minor.

## Earthworks

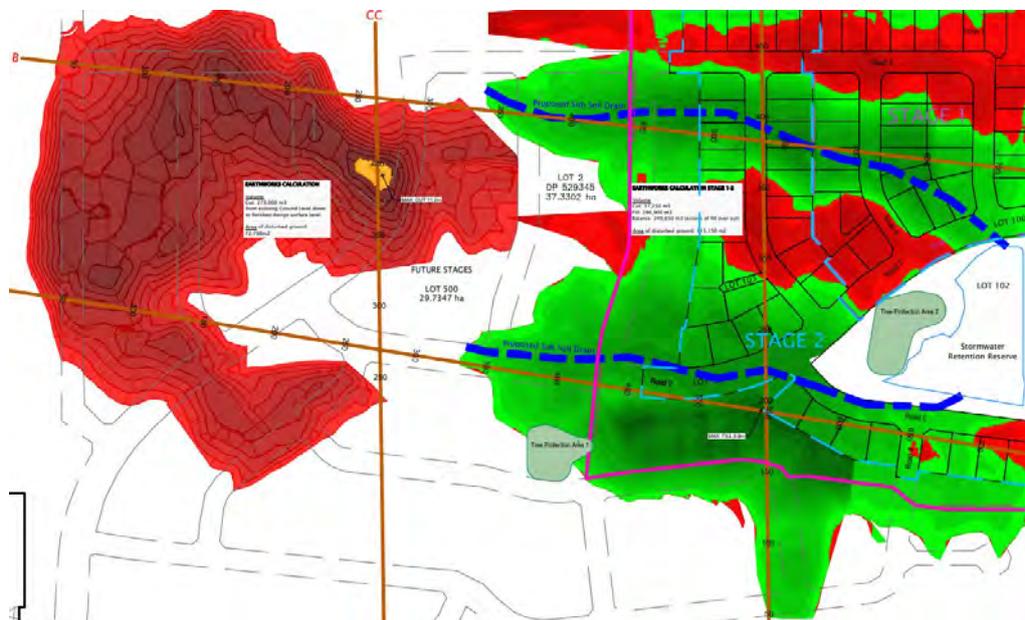
Consent is sought to undertake the bulk earthworks to prepare the ground for future residential development within the lots and the construction of roads corridors and service networks.

It is proposed to undertake a total volume of about 600,000m<sup>3</sup> of earthworks over a contiguous area of 177,850m<sup>2</sup>. It is noted that the earthworks applied for include 273,000m<sup>3</sup> of cut in an area to the west of the proposed subdivision, and this is to be redeposited as fill within the subdivision area to fill out hollows to create level areas for development. While this element of the earthworks is outside of the proposed subdivision, it will still be consistent with what was approved under the ODP. The proposed earthworks and accompanying geotechnical and infrastructure reports have been assessed by Mr Jones. In summary, Mr Jones is satisfied that the earthworks can be completed in accordance with Council standards without incurring undue risks in terms of site stability or sedimentation.

With the inclusion of Mr Jones's recommendations, it is considered that adverse effects resulting from the earthworks will be less than minor.

## Height /Resetting of Ground Level

By applying for the earthworks as part of the subdivision consent the finished ground level (upon completion of the subdivision) will be the level from which the height of buildings will be measured. Therefore, earthworks undertaken as part of a subdivision will alter ground level, such that height will be measured from finished ground. The proposed subdivision will result in the resetting of ground level, which will result in some future buildings on the lots being constructed to a height that will exceed what can currently occur as of right on the site. The effects of the change in ground level are a matter for consideration as part of the subdivision. The following provides an assessment of the effects of re-setting ground level on the environment. The maximum proposed cut will be 11.9m, and the maximum proposed fill will be 9.9m as shown on the earthworks plan below. This means that once the lots are subdivided the level at which some buildings could be constructed using the permitted baseline will be increased by a maximum of 9.9m.



**Figure 2: The Proposed Earthworks with cut shown in red and fill in green**

The areas where higher levels of fill are to be deposited comprise hollows, that are to be filled out to create level building sites and roads but will not increase the overall maximum height of the terrain. Therefore, through the raising of the ground level in some areas there is potential for the built form of some buildings constructed on the lots to be more prominently visible from areas beyond the site. However, this will occur in areas where some buildings would have been able to be constructed on high

areas such as ridgelines anyway. The areas of the site that will be built up with fill from the bulk earthworks are sufficiently setback from the site boundaries such that buildings constructed in those areas will not produce adverse effects of shading or dominance on any public areas. In the context of anticipated development within the surrounding residential areas, the height of future buildings will not adversely affect character and amenity of the Northlake Special Zone.

Overall, any adverse effects resulting from additional building height as a result of the resetting of the ground level will be less than minor.

### *Environmental Management*

The applicant has provided an Environmental Management Plan (EMP) prepared by Will Nicholson of Landpro. This report has been peer-reviewed by Council's consultant Environmental Management Practitioner, Mr Matt Conley of Morphum. Mr Conley's advice is adopted for the purposes of this report. (attached as Appendix 6). In summary, Mr Conley accepts that the applicants EMP is adequate in its content and has been completed by a suitably qualified practitioner, in general accordance with best practice. Mr Conley recommends the submission of an updated EMP with some minor refinements, prior to the commencement of any works on site. These recommendations include;

- Listing of qualifications for site personnel,
- Record keeping for pre and post-rain events,
- The inclusion of staging details in the Erosion and Sediment Control Plan.
- The inclusion of expected flow calculations at the stormwater discharge point
- Information on total suspended solids (TSS)
- The provision of a chemical treatment management plan
- Showing locations of re-fuelling, waste, containment and mulch stockpile areas on the EMP.

The applicant has confirmed in writing that all recommendations are agreed to. With acceptance of Mr Conley's recommendations, it is considered that adverse effects of the proposed environmental management measures will be less than minor.

### *Reserves*

The proposal sought the vesting of a small Local Purpose Reserve area, and a separate Stormwater Reserve. The Local Purpose Reserve is a sloping area that contains a stand of protected Kanuka vegetation. Parks and Reserves may have indicated that this was acceptable at the time the ODP was approved, however this was on the basis that it would be flat, when in actual fact it is too steep to meet their requirements. Therefore, while the reserve will be accepted by Parks, the applicant is not eligible for Reserve land credits. The applicant has agreed to conditions recommended by Parks for landscaping, ongoing maintenance and the formal process of acquisition for the reserve. Council's Infrastructure team have agreed to the vesting of the stormwater reserve. On this basis, adverse effects relating to the reserve are considered to be less than minor.

### *Summary*

In conclusion, the proposal is to subdivide the site in accordance with the expectations created by the District Plan and with the approved ODP. On the basis of the above assessment, it is considered that the proposal will not result in any adverse effects on the environment that are more than minor.

#### 3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

#### 3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

## 4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

### **4.1 Step 1: certain affected groups and affected persons must be notified**

#### *Determination under s95B(2)*

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

#### *Determination under s95B(3)*

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11 (s95B(3)).

### **4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances**

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

### **4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified**

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

#### *Boundary activity*

The proposal is not a boundary activity.

#### *Any other activity*

The proposal is not a boundary activity and therefore the proposed activity falls into the ‘any other activity’ category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

#### **4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))**

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

#### 4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

The northern boundary of the site adjoins vacant land within the Northlake Special Zone identified as a building restriction area (Activity Area E1). To the south and east the site adjoins land that is also within the Northlake Special Zone and currently under development by individual landowners. The land to the immediate west includes undeveloped areas of the Kiromoko block, QLDC owned land used for service infrastructure, and several residential properties on Peak Veiw Ridge.

As stated in the assessment of effects on the environment undertaken in Part 3.3 of this report, the Applicant's AEE, and the Engineering report, the proposed subdivision represents anticipated development within the Northlake Special Zone and Outline Development Plan. The proposal will enable future residential development that is consistent with the character of surrounding area.

The resetting of the ground level as a result of the proposed earthworks will enable future development at a higher elevation than is currently possible in some areas. However, the earthworks proposed are intended to fill hollows in the existing terrain to level the site, rather than increasing the overall height of the site. Furthermore, the highest areas of fill are located centrally within the site and away from the site boundaries where they won't incur adverse effects of shading or dominance on the owners or occupiers of neighbouring sites.

The bulk earthworks, preparation of the lots and the construction of roading and services have the potential to result in temporary adverse effects on neighbours. It is also noted that the ground uncovered in the bulk earthworks will have the potential to result in dust, run-off and sedimentation on areas beyond the subject site. However, measures are proposed to mitigate these effects, including the processes listed in the Environmental Management Plan, which are supported by Mr Conley. Construction noise will be no greater than what could be anticipated for residential development in the zone, and works will be subject to controls on hours of operation.

In summary, the proposal is to subdivide the site in accordance with the expectations created by the District Plan and approved ODP. Given the subdivision is in accordance with the expectations for the site, there are considered to be less than minor adverse effects on the owners and occupiers of the adjacent sites and all other persons.

#### 4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

#### 4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

**5. NOTIFICATION DETERMINATION**

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

Prepared by

Decision made by



Tim Anderson  
**PLANNER**

Wendy Baker  
**INDEPENDENT COMMISSIONER**

Re-Issue Prepared by

Re-Issue Decision made by



Tim Anderson  
**PLANNER**      **INDEPENDENT COMMISSIONER**

Wendy Baker

# DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

## 6. S104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
  - (i) *A national environmental standard;*
  - (ii) *other regulations;*
  - (iii) *a national policy statement;*
  - (iv) *a New Zealand coastal policy statement;*
  - (v) *a regional policy statement or proposed regional policy statement;*
  - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

### 6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 and/or s220 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

### 6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

#### Operative District Plan

The relevant operative objectives and policies are contained within Parts 12, 14 and 15 of the ODP. The Applicant has provided a partial assessment against these provisions in sections 6.3.1 of the AEE. This assessment is considered partially accurate, and is adopted for the purpose of this report, along with the following additional comments.

The relevant Objectives and Policies of Part 15 (Subdivision, Development and Financial Contributions) includes Objective 1 and is associated policies that seek, the provision of appropriate services, safe and efficient access and appropriate connectivity. Mr Jones is satisfied that the proposed subdivision will be appropriately serviced and accessed. Objective 2 requires costs of services to be met by the Councils, and the proposal meets this objective and associated policies. Policy 5.1 states the following;

*To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the levels of open space and density of built development anticipated in each area.*

The proposed subdivision will introduce lots that are within the scale, nature and character anticipated within Activity Area B1 of the Northlake Special Zone and also aligns with the approved Outline Development Plan. It is therefore considered that the proposal is consistent with the relevant objectives and policies of Part 15.

The proposal also accords with the relevant policies and objectives of Part 14 in that it provides a safe and efficient road network compatible with the proposed zone density, pedestrian and cycle connectivity and appropriate access to each proposed lot. Mr Jones accepts the conclusions of the expert reports provided by the applicant and is satisfied that the proposal is in accordance with relevant Transport and Subdivision standards.

Overall, it is considered the proposal will be consistent with the relevant objectives and policies of the Operative District Plan.

### Proposed District Plan

The strategic chapters of the PDP apply to the entire district (even if the zone is not included in the stage 1 or 2 review), therefore, Chapter 3 is of relevance.

The relevant objectives and policies are contained within Chapter 3 (Strategic Directions) and Chapter 4 (Urban Development).

Of relevance within Chapter 3 is Objective 3.22 which provides for compact, well designed urban form, desirable places to live, minimising natural hazards, quality open spaces and appropriate infrastructure. 3.2.3 provides for quality built environments. In reliance on the previous assessment undertaken in Part 3.3.3 of this report, it can be considered that the proposal is consistent with the relevant objectives and associated policies of Chapter 3.

Chapter 4, Urban Development provides for residential development to be for the most part contained within Urban Growth boundaries and close to existing environment. The Northlake Special Zone provides for mixed-density residential development and is located within Wanaka's Urban Growth boundaries. Therefore, the proposal accords with what is provided for by Chapter 4.

Overall, the proposal represents anticipated development that will be consistent with and represents anticipated development in accordance with the relevant objectives and policies of the strategic chapters of the Proposed District Plan.

### Weighting between Operative District Plan and Proposed District Plan

In this case, as the matters of the PDP have no relevance, other than for Chapter 3. In any case the assessment of the ODP and PDP reach the same conclusion, therefore there is no weighting assessment is required.

## **6.3 SECTION 106 FOR SUBDIVISIONS**

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made. In this case, no land is likely to be subject to natural hazards and each allotment has legal and physical access.

## **6.4 PART 2 OF THE RMA**

Part 2 outlines the purpose of the RMA is to promote the sustainable management of natural and physical resources. It is considered the proposed development is aligned with the Purpose and Principles set out in Part 2 of the RMA. An assessment against Part 2 has been undertaken below.

In terms of Section 5, the development will result in sustainable management of natural and physical resources, whilst also not affecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. The application therefore accords with Section 5.

Matters of national importance are set out in Section 6. None of these are relevant to this application. In particular, it is noted there are no relevant natural hazards associated with this proposal.

Section 7 sets out other matters that must be had particular regard to the maintenance and enhancement of amenity values (s7(c)) and of the quality of the environment (s7(f)). The proposal is assessed as not having adverse effects on either.

Section 8 requires that the principles of Te Tiriti o Waitangi are taken into account. This proposal will not contravene the Treaty principles.

Overall, the proposal is consistent with Part 2 of the RMA.

**6.5 DECISION ON SUBDIVISION RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA**

Consent is granted to undertake a 74 lot subdivision with associated earthworks, access and servicing subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 and Section 220 of the RMA.

**6.6 DECISION ON LAND USE RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA**

Consent is granted for bulk earthworks traffic breaches associated with vehicle crossings resulting from the proposed subdivision and conditions imposed pursuant to Section 108 of the RMA.

Prepared by

Decision made by



Tim Anderson  
**PLANNER**



Wendy Baker  
**INDEPENDENT COMMISSIONER**

Re-Issue Prepared by

Re-Issue Decision made by



Tim Anderson  
**PLANNER**



Wendy Baker  
**INDEPENDENT COMMISSIONER**

## **7.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS**

### *Local Government Act 2002: Development Contributions*

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to any application for certification pursuant to section 224(c) of the RMA.

Please contact the Council if you require a Development Contribution Estimate.

### *Administrative Matters*

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

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries please contact Tim Anderson by email [tim.anderson@qldc.govt.nz](mailto:tim.anderson@qldc.govt.nz)

## **8.0 APPENDICES LIST**

- APPENDIX 1** – Consent Conditions
- APPENDIX 2** – Applicant's AEE
- APPENDIX 3** – Engineering Assessment
- APPENDIX 4** – Design Report
- APPENDIX 5** – Landscape Report
- APPENDIX 6** – EMP Peer Review

## **APPENDIX 1 – CONSENT CONDITIONS**

### **Landuse**

#### ***General Conditions***

1. That the development must be undertaken/carried out in accordance with the plans:
  - Overall Scheme Plan, 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 05.08.2022
  - Stage 1 and 2 Scheme Plan, 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 05.08.2022
  - Sections, A-AA, B-BB, C-CC and D-DD (Two Pages) 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 09.08.2022
  - Bulk Earthworks Plan, Stage 1 and 2 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 12.8.2022
  - Cut/Fill Plan for Stage 1 & 2 Works, 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 12.8.2022

**'stamped as approved on 10 May 2023**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. A final version of the EMP shall be submitted to Council. This report shall be completed in accordance with the recommendations of the EMP review undertaken by Mr Matt Conley, of Morphum forming part of the resource consent documentation (attached as Appendix 6) and shall include all recommended additional procedures and information.

**To be completed prior to the commencement of any works on-site:**

#### ***Environmental Management***

4. At least 15 working days prior to any works commencing on site the Consent Holder shall submit an Environmental Management Plan (EMP) as required by condition 3 to Council's Monitoring and Enforcement Team for review and acceptance **HOLD POINT 1**. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:
  - a) Administrative Requirements
    - (i) Weekly site inspections
    - (ii) Monthly environmental reporting
    - (iii) Independent audit by Suitably Qualified and Experienced Person

- (iv) Notification and management of environmental incidents
  - (v) Records and registers
  - (vi) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
  - (vii) Site induction
- b) Operational Requirements
- (i) Erosion and sedimentation (including Erosion and Sediment Control Plan) be prepared by a Suitably Qualified and Experienced Person)
  - (ii) Water quality
  - (iii) Dust
  - (iv) Cultural heritage
  - (v) Noise
  - (vi) Vibration
  - (vii) Indigenous vegetation clearance
  - (viii) Chemical and fuel management
  - (ix) Waste management

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the Landpro Environmental Management Plan for Allenby Farms Subdivision report peer reviewed by Morphum.

5. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage a Suitably Qualified and Experienced Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP required in Conditions 3 and 4, and must be prepared in accordance with the requirements outlined on pages 13 – 18 in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. These plans must be updated when:
- a) The construction program moves from one Stage to another; or
  - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
  - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
6. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with requirements outlined on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
7. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

**During construction:**

8. Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls overseen by a Suitably Qualified and Experienced Person **HOLD POINT 2**. It is noted that earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that **HOLD POINT 1** has been met.
9. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
10. The EMP shall be accessible on site at all times during work under this consent.
11. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
12. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council 's Monitoring and Enforcement Team.
13. The Consent Holder shall undertake and document weekly, and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
14. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to Condition 15 below.
15. The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.
16. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
  - a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
  - b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
17. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in

accordance with the requirements outlined on page 14 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

18. Any Discharge (refer definition in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*) that leaves the site shall comply with the Water Quality Discharge Criteria outlined on page 19 of the *Guideline*. with the exception of Total Suspended Solids which should be at a concentration of no more than 25mg/L.
19. The Earthworks shall be undertaken in accordance with the relevant conditions imposed on the subdivision consent RM220913.

#### Hours of Operation – Earthworks

20. Hours of operation for earthworks, shall be Monday to Saturday (inclusive): 8.00am to 6.00pm. Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

#### Accidental Discovery Protocol

21. If the consent holder:

- a) does not have an archaeological authority from Heritage New Zealand Pouhere Taonga *and* discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
  - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
  - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
  - (i) stop work within the immediate vicinity of the discovery or disturbance and;
  - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
  - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

## **Subdivision**

### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:
  - Overall Scheme Plan, 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 05.08.2022
  - Stage 1 and 2 Scheme Plan, 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 05.08.2022
  - Sections, A-AA, B-BB, C-CC and D-DD (Two Pages) 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 09.08.2022
  - Bulk Earthworks Plan, Stage 1 and 2 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 12.8.2022
  - Cut/Fill Plan for Stage 1 & 2 Works, 'Proposed Subdivision of Lot 2 DP 529345, Allenby Farm, 44 Peak View Ridge Wanaka' Prepared by Land Pro, dated 12.8.2022

### **Staging**

2. This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in any order and all stages may be combined, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under sections 223 and 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot. Any lot to vest as local purpose reserve shall vest as part of the first stage of development. The construction of the stormwater infrastructure within Lot 102 shall be complete prior to certification pursuant to section 224(c) for the first stage of the subdivision.

*Advice Note: The acceptance of a reserve to be vested in Council requires the approval of Full Council and the recommendation of the Wanaka Community Board or Community Services Committee.*

### **Engineering**

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8<sup>th</sup> October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

*Note: The current standards are available on Council's website via the following link:*  
<https://www.qldc.govt.nz>

### **To be completed prior to the commencement of any works on-site**

4. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and

execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

5. The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "*Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management*". The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
  
6. Prior to commencing works on the site, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (4), to detail the following requirements:
  - a) The provision of a water supply to Lots 1 – 20, 22 – 63, 77 – 79, 356 – 359, 383 – 386 & 397 in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated June 2017. The costs of the connections shall be borne by the consent holder.
  - b) Provision of irrigation to local purpose reserves, if required by Council's Parks & Reserves Manager.
  - c) The provision of a foul sewer connection from Lots 1 – 20, 22 – 63, 77 – 79, 356 – 359, 383 – 386 & 397 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder.
  - d) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within Lots 1 – 20, 22 – 63, 77 – 79, 356 – 359, 383 – 386 & 397, in accordance with Council's standards and connection policy and generally in accordance with the Riley Consultants Limited report provided with the application ('*Stormwater Report for Resource Consent. Allenby Farms Subdivision, Peak View Ridge, Wanaka.*' Riley ref 210391-C, dated 25 August 2022). This shall include:

- (i) Stormwater attenuation for all catchments including individual lots, assuming appropriate impermeable areas for the residential lots, and appropriate run-off coefficients for all other parts of the catchment served, to be approved by Council, for the critical 5% and 1% AEP storm events, in accordance with Council's standards. A minimum of 500mm of freeboard shall be provided within all proposed attenuation devices' designs for the critical 1% AEP storm event. The proposed attenuation device shall be designed for the critical storm duration and shall drain completely within 24 hours of the design storm event.

In addition to the permanent solution, details shall be provided of a temporary stormwater and sediment management solution, which shall be adequate to service the site in the interim until the permanent stormwater management system is lived/activated. The temporary system shall perform the same functions outlined above as required for the permanent system.

The systems shall make provision for the interception of settle-able solids, hydrocarbons and floatable debris prior to discharge to receiving waters. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot; and

- (ii) A reticulated primary system to collect and dispose of stormwater from the catchment and all potential impervious areas within each lot to the attenuation ponds Accepted under Condition 6(d)(i).
  - (iii) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation.
  - (iv) A copy of the full stormwater model and report outlining the parameters used shall be provided.
  - (v) A predevelopment and post development contour plan shall be provided for the stormwater design.
- e) The provision of fire hydrants with adequate pressure and flow to service and maintain the subdivision with a Class FW2 fire risk in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. Evidence of adequate flow testing to hydrants shall be submitted to Council prior to subdivision completion.
  - f) The formation of roads 2 – 6 & 11, and the access within Lot 103, in accordance with Council's standards and the requirements below. This shall include:
    - (i) Road 2 shall be formed in general accordance with Figure E13 of QLDC's '*Land Development and Subdivision Code of Practice*'.
    - (ii) Roads 3 – 6 & 11 shall be formed in general accordance with Figure E12 of QLDC's '*Land Development and Subdivision Code of Practice*'.

- (iii) The Lot 103 access shall be formed in general accordance with Figure E9 of QLDC's '*Land Development and Subdivision Code of Practice*'.
  - (iv) Details of the connections from Northlake Drive to Road 2 and Mount Nicholas Avenue to Road 5 shall be provided. In the event that the alignment of the new road(s) results in a kink in the road, details of the works that would be required to avoid needing a kink shall be provided.
  - (v) Details demonstrating how an appropriate maximum design speed will be achieved on all roads, taking into account the likely completed alignment of each road.
  - (vi) The provision of stormwater disposal from all impermeable surfaces.
  - (vii) The provision of temporary turning heads at the western ends of Roads 2 & 3.
  - g) The provision of road lighting in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
  - h) The formation of all internal intersections, in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder. All signage and marking shall be in accordance with MOTSAM and the TCD Manual.
  - i) The consent holder shall engage an independent and suitably qualified and experienced traffic engineer to carry out a detailed design safety audit in general accordance with the NZTA Manual "Road Safety Audit Procedures For Projects" and section 3.2.7 of the Councils Code of Practice. This shall include confirmation that appropriate traffic signs and road marking have been provisioned in accordance with the New Zealand Transport Agency's Manual of Traffic Signs and Markings (MOTSAM) and the Traffic control devices manual. The consent holder shall comply with any recommendations at their own cost. A copy of this report shall be submitted to Council for review and acceptance.
  - j) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include, but not limited to, all Roads, Water, Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
7. Prior to commencing any work on the site, the consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
8. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-

professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Insight Engineering report ('*Geotechnical Supplementary Assessment Report for proposed subdivision at Allenby Block, Wanaka.*' IE ref 22016\_1, dated 15/08/2022) and who shall supervise the earthworks procedure and retaining wall construction, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

9. Prior to the commencement of any works under this consent on the site, the consent holder shall provide a detailed landscape plan (including design specifications) by a suitably qualified Landscape Architect to be certified by the Queenstown Lakes District Council's Parks & Open Spaces Planning Manager. The final landscape plan shall achieve the following:

a) All works shall meet Part 7 – Landscape, of QLDC's Land Development and Subdivision Code of Practice (dated 2020) and subsequent amendments to that document up to the date of issue of any resource consent;

*Note: The current standards are available on Council's website via the following link: <https://www.qldc.govt.nz/media/3yyc4fzi/2020-qldc-land-development-and-subdivision-code-of-practice.pdf>*

b) The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest with Council.

c) Clearly identify all trees (including the location of each tree), the species, size and location.

d) Irrigation plan showing how trees, plants and/or grass are to be irrigated.

e) Tree pit details showing root ball treatment and staking.

f) Ensure that all batter slopes and mounds do not exceed a gradient of 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded.

g) Path width, material and construction details so that all tracks achieve a minimum grade 2 standard as set out in standards <https://www.qldc.govt.nz/media/3yqf110p/cycle-trail-and-track-design-standards-specifications-2018.pdf>.

h) Details and locations for any other proposed assets, such as park seats, irrigation and fencing.

*Note: All reserve improvements require prior agreement with the Parks and Open Spaces Planning Manager, and require a developer's agreement with Council.*

i) Maintenance requirements; and

j) A potable water supply point to be provided to the boundary of reserve lots.

No works may be undertaken on the site until the plan has been certified.

*Advice Notes: Often the final landscape plan will deviate from the plan that has been stamped as approved by the resource consent due to detailed engineering design. If the plan to be utilised for this final landscape plan is the same as the resource consent stamped as approved plan, the consent holder shall inform Council of this. This plan will be utilised for the landscape street tree inspection prior to 224c signoff and will also be the plan detailed and referenced within the required Maintenance Agreement (see condition 9).*

*The consent holder is welcome to seek guidance from the Parks & Reserves Department when preparing the landscape plan. This may facilitate certification if any matters of concern are addressed. The Street Tree Planting Guidelines (Appendix I of the QLDC CoP 2020) can assist in providing guidance <https://www.qldc.govt.nz/media/3t1cmxj5/appendix-i-street-tree-planting-guidelines.pdf>*

*The consent holder should also be aware that the certification or acceptance of any landscape plan does not remove the requirement to ensure Council approval for vesting of reserve areas.*

### **To be monitored throughout earthworks**

10. The earthworks, batter slopes and retaining shall be undertaken in accordance with the recommendations of the report by Insight Engineering ('*Geotechnical Supplementary Assessment Report for proposed subdivision at Allenby Block, Wanaka.*' IE ref 22016\_1, dated 15/08/2022).
11. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
12. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the works required to provide services to the subdivision and/or modify Northlake Drive and/or Mount Linton Avenue.

### **To be completed before Council approval of the Survey Plan**

13. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
  - 1) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council's Land Development Engineer prior to Council signing the Survey Plan and prior to obtaining 'Engineering Review and Acceptance' for design of infrastructure.
  - 2) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.  
*[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate, a copy of the Resource Consent Decision shall be included with the application]*

### **Amalgamation Condition**

14. The following shall be registered with Land Information New Zealand (CSN XXXXX):
- That Lot 103 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 54 & 55 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

***To be completed before issue of the s224(c) certificate***

15. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including rights of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) The completion and implementation of all works detailed in Condition (6) above, with the possible exception of the stormwater connection to the permanent detention system. Timing of the connection to the detention system shall be agreed with Council's Property & Infrastructure engineers.
  - c) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for Lots 1 – 20, 22 – 63, 77 – 79, 356 – 359, 383 – 386 & 397 as per condition (6a) above, and evidence of supply shall be provided to Council's Subdivision Inspector.
  - d) The consent holder shall enter into a developer's agreement between the developer and Council in relation to the stormwater system. This agreement shall bind the developer to its requirements and confirm the following:
    - (i) The timing of the disconnection of the temporary stormwater and sediment management solution and the livening/activation of the permanent solution.
    - (ii) The applicant takes responsibility for Operation & Maintenance of the areas initially for a 3-year period from issue of 224c.
    - (iii) The applicant shall meet the Key Performance Indicators (KPIs) for successful operation and management of the system that are established and agreed with Council through detailed design process prior to engineering acceptance by QLDC.
    - (iv) The consent holder shall provide Council annually (31st March) with copies of all ongoing performance monitoring data and reporting a showing compliance with the agreed KPIs and O&M manual.
    - (v) If the system is not shown to be working effectively during or at the end of the 3-year maintenance period, any remedial works required ensuring the effective and efficient operation of the stormwater disposal system in compliance with the O & M manual and associated KPIs shall be completed by the consent holder.
    - (vi) In the event of the system not performing effectively during or at the end of the 3-year maintenance period, the maintenance period may be extended by a further 2 years to allow the applicant to demonstrate the effective and efficient operation of the stormwater disposal system prior to handover to Council.
    - (vii) A bond provided by the consent holder/developer in relation to maintenance of the system for the maintenance period.

*Advice Note: A pro forma Developers Agreement addressing the above can be provided on request to Council.*

- e) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- f) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- g) All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all lots within the subdivision. This shall include certification that all areas of fill within the residential allotments within the subdivision has been placed in accordance with the requirements of NZS 4431:2022.

The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.

- h) All vehicle access, manoeuvring and parking areas associated with the development shall be subject to a post construction safety audit by an independent traffic engineer in accordance with the NZTA Manual "Road Safety Audit Procedures For Projects" at the consent holders cost and the results shall be submitted to Council for review and certification. Should the review recommend any further works required to achieve a safe traffic environment, the consent holder shall have these works approved by Council and implemented prior to occupation of the units.
- i) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (6) for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include, but not be limited to, all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- j) All newly constructed gravity foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe

Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.

- k) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
  - l) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
  - m) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
  - n) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
  - o) Hydrant testing shall be carried out during the peak period of an average day to confirm that there are sufficient hydrants with adequate pressure and flow to service the development with a Class FW2 fire risk in accordance with Appendix G of SNZ PAS 4509:2008 NZ Fire Service Code of Practice for Firefighting Water Supplies. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. The testing shall be carried out by a suitably qualified and experienced person (SQEP) as defined in section 1.8 of QLDC's Land Development and Subdivision Code of Practice and evidence of the SQEP suitability to undertake or oversee such testing shall be submitted with the hydrant testing results. The results shall be submitted to Council and all related costs shall be borne by the consent holder.
16. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.
17. Prior to s224c certification, the consent holder shall fully implement all road/street landscaping and planting as shown on the landscape plan approved by condition (9).
18. The consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC LDSCoP 2020, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in (i) to (iv) below. The maintenance period shall be three (3) years from any issue of 224(c):
- i. All new assets, including irrigation and fencing, shall be kept in good working order and be free of defects or disrepair;
  - ii. Trees and vegetation shall be irrigated and maintained to an acceptable standard as specified by QLDC Parks and Reserves Planning team. It shall be the responsibility of the consent holder to ensure that any new plantings, as shown on the approved landscape plans, that die or decline at any time over the three (3) year maintenance period following the initial planting shall be replaced. The replacement plants shall be of the same species, grade and size as the original specimens and planted no later than the following planting season or as instructed by QLDC;
  - iii. The vested reserve(s) shall be kept in a tidy condition and shall be free of litter and refuse;

- iv. Health and safety plans shall be provided for all non-QLDC approved contractors undertaking maintenance in the reserves or road reserves.
- v. On completion of construction, asbuilts for walkways (and grassed areas if any), which are to be vested with Council, to be provided as per Land Development and Subdivision Code of Practice (dated 2020).

*Advice Note: Asbuilt submission package, including asbuilt specs and guidelines, available on the QLDC LDSCoP 2020 website: <https://www.qldc.govt.nz/services/resource-consents/land-developments-and-subdivisions>*

19. Prior to s224c certification, all new reserve and road reserve asset information shall be submitted electronically with spatial attributes as outlined in Schedule 1D of the QLDC LDSC 2020.

### **Ongoing Conditions/Consent Notices**

20. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
  - a) A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Records of Title for the relevant lots providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition 6(d)(iii) above. The final wording of the consent notice instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.
  - b) In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition (15g) contains limitations, such as specific foundation requirements for each lot that does not meet NZS3604 foundation conditions, or remedial works required on particular lots, then a consent notice shall be registered on the Records of Title for the affected lots detailing requirements for the lot owner(s).
  - c) At the time a residential unit is constructed the owner for the time being shall construct a sealed vehicle crossing to the site to Council's standards. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application', unless otherwise approved under resource consent. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the residential unit. The vehicle crossings to the following lots shall be in the locations specified below:
    - Lot 22: within 500mm of the western or northern boundary.
    - Lot 26: within 500mm of the western or southern boundary.
    - Lot 27: within 500mm of the eastern or southern boundary.
    - Lot 32: within 500mm of the eastern or northern boundary.
    - Lot 34: within 500mm of the western or northern boundary.
    - Lot 41: within 500mm of the western or southern boundary.
    - Lot 42: within 500mm of the eastern or southern boundary.
    - Lot 50: within 500mm of the eastern or northern boundary.
    - Lot 52: within 500mm of the western or northern boundary.
    - Lot 63: within 500mm of the western or southern boundary.

- Lot 359: within 500mm of the eastern or southern boundary.
  - Lot 383: within 500mm of the western or southern boundary.
  - Lot 397: within 500mm of the eastern or northern boundary.
21. In the event that the Engineering Acceptance issued under Condition (6) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

*[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to s.127 of the Resource Management Act].*

*Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:*

- a) *The consent holder shall enter into a developer's agreement between the developer and Council in relation to the stormwater system. This agreement shall bind the developer to its requirements and confirm the following:*
- (i) The timing of the disconnection of the temporary stormwater and sediment management solution and the livening/activation of the permanent solution.*
  - (ii) The applicant takes responsibility for Operation & Maintenance of the areas initially for a 3-year period from issue of 224c.*
  - (iii) The applicant shall meet the Key Performance Indicators (KPIs) for successful operation and management of the system that are established and agreed with Council through detailed design process prior to engineering acceptance by QLDC.*
  - (iv) The consent holder shall provide Council annually (31st March) with copies of all ongoing performance monitoring data and reporting a showing compliance with the agreed KPIs and O&M manual.*
  - (v) If the system is not shown to be working effectively during or at the end of the 3-year maintenance period, any remedial works required ensuring the effective and efficient operation of the stormwater disposal system in compliance with the O & M manual and associated KPIs shall be completed by the consent holder.*
  - (vi) In the event of the system not performing effectively during or at the end of the 3-year maintenance period, the maintenance period may be extended by a further 2 years to allow the applicant to demonstrate the effective and efficient operation of the stormwater disposal system prior to handover to Council.*
  - (vii) A bond provided by the consent holder/developer in relation to maintenance of the system for the maintenance period.*

*Advice Note: A pro forma Developers Agreement addressing the above can be provided on request to Council."*

22. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Title, by way of Consent Notice pursuant to s221 of the Resource Management Act 1991 (RMA).
- a) All boundary fences along or adjoining any areas of reserve shall be no greater than 1.2 metres in height and shall be no less than 50% visually permeable.

### **Covenant**

23. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all land adjacent to reserves, to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.

### **Advice Note:**

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information, please contact the DCN Officer at QLDC.

### **For Your Information**

#### **Monitoring**

The conditions in your decision will advise if monitoring is required. To assist with compliance of your resource consent, and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz)

#### **Environmental Management Plan**

Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We've provided some [advice](#) to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

#### **Engineering Acceptance**

You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the [Engineering Acceptance Application Form](#) and submit to [engineeringapprovals@qldc.govt.nz](mailto:engineeringapprovals@qldc.govt.nz). Further information regarding Engineering Acceptance can be found [here](#).

#### **Development Contribution**

If this decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, this information is available [here](#).

If you wish to make a DC estimate calculation yourself, please use this [link](#). Full details on current and past policies can be found [here](#).

**APPENDIX 2 – APPLICANT’S AEE**



TOWNPLANNING  
GROUP

Application for Resource Consent to  
the Queenstown Lakes District  
Council:

WFH Properties Limited

*Combined subdivision and land use consent for  
74 residential lots associated with Activity Area  
B1 of the Northlake Special Zone*

11 October 2022

Document prepared by:

**Town Planning Group (NZ) Limited**

**Phone:** 0800 22 44 70

**Email:** [office@townplanning.co.nz](mailto:office@townplanning.co.nz)

**Web:** [www.townplanning.co.nz](http://www.townplanning.co.nz)

**Offices in Queenstown, Wānaka, Christchurch & Auckland**



# Contents

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<b>1</b>	<b>Introduction .....</b>	<b>6</b>
1.1	Proposal Overview .....	6
1.2	Activity Status .....	7
1.3	Summary of the Effects on the Environment .....	7
<b>2</b>	<b>Description of the Proposal .....</b>	<b>8</b>
2.1	Subdivision and Residential Activity .....	8
2.1.1	Subdivision .....	8
2.1.2	Residential Activity .....	9
2.2	Northlake Structure Plan .....	10
2.3	Outline Development Plan Resource Consent RM180502 .....	10
2.3.1	ODP RM180502 .....	10
2.3.2	Integration with existing developments and resource consents .....	11
2.4	Earthworks and Erosion and Sediment Management .....	12
2.5	Contaminated Land .....	13
2.6	Infrastructure .....	13
2.6.1	Roading .....	13
2.6.2	Stormwater .....	14
2.6.3	Wastewater .....	17
2.6.4	Water Supply .....	17
2.6.5	Other Services .....	17
<b>3</b>	<b>Site and Surrounding Environment.....</b>	<b>18</b>
3.1	Site Description .....	18
3.2	Site Details .....	19
3.3	Natural Hazards .....	19
3.4	Land Use History and Potential for Contaminants .....	19
<b>4</b>	<b>Statutory Provisions .....</b>	<b>20</b>
4.1	Queenstown Lakes District Plan .....	20
4.1.1	Northlake Special Zone Chapter .....	20
4.1.2	Consents Required .....	20
4.1.3	Non-Notification of Applications .....	22
4.1.4	Relevant Rules the Activity Complies With .....	23
4.1.5	Summary of Activity Status .....	24
4.2	Other Resource Consents .....	25
<b>5</b>	<b>Assessment of Effects .....</b>	<b>26</b>
5.1	Consistency with the Northlake Structure Plan and ODP RM180502 .....	26
5.2	Effects from earthworks .....	27
5.2.1	Soil erosion and generation of sediments .....	27
5.2.2	Landscape and visual amenity .....	28



5.2.3	Effects on infrastructure, adjacent sites and public roads .....	28
5.2.4	Land stability .....	28
5.2.5	Effects on water bodies .....	28
5.2.6	Nuisance effects .....	29
5.3	Property access and sight distance of vehicle crossing from intersections .....	29
5.4	Natural hazards and other hazards .....	29
5.5	Water supply, stormwater, wastewater, energy and telecommunications .....	29
5.6	Open space and recreation .....	30
5.7	Urban Design/Design Control .....	31
5.8	Protection of vegetation and landscape .....	32
5.9	Easements .....	32
5.10	Conclusion .....	32
<b>6</b>	<b>Statutory Assessment.....</b>	<b>33</b>
6.1	Section 95 RMA .....	33
6.1.1	Section 95A Assessment .....	33
6.1.2	Section 95B Assessment .....	33
6.2	Section 104(1)(a), RMA .....	34
6.3	Section 104(1)(b), RMA.....	34
6.3.1	Operative District Plan .....	34
6.3.2	Proposed District Plan.....	36
6.4	Section 104(1)(c) RMA .....	36
6.5	Part 2 of the RMA.....	36

## Figures

<b>Figure 1.</b>	Site and zoning.....	6
<b>Figure 2.</b>	Subdivision plan Stages 1 and 2 prepared by Landpro. ....	9
<b>Figure 3.</b>	Northlake Special Zone Structure Plan. ....	10
<b>Figure 4.</b>	Approved ODP RM180502. ....	11
<b>Figure 5.</b>	Approved plan of resource consent RM200086 annotated to show the location of the Site and the general location of the north-south walkway connection identified in ODP RM180502 (Orange line).....	12
<b>Figure 6.</b>	Existing stormwater drainage catchments (Attachment B Riley's Report). ....	15
<b>Figure 7.</b>	Proposed stormwater drainage catchments (Attachment B Rileys' Report). ....	15
<b>Figure 8.</b>	Proposed Pond 1 (Figure 5 Riley's Report). The green line to the left of the pond identifies TP1.....	16
<b>Figure 9.</b>	Excerpt of the District Plan web mapping application illustrating the zoning of the Site and adjoining land. ....	18
<b>Figure 10.</b>	Excerpt of the reserve masterplan enclosed in Attachment F. ....	31



## Attachments

- [A]** Subdivision and earthworks plans
- [B]** Infrastructure Report, comprising:
  - Subdivision plans (consistent with Attachment A)
  - Earthworks plans (consistent with Attachment A)
  - Stormwater Report
  - Electricity supply letter from Aurora
  - Communications supply letter from Chorus
- [C]** Geotechnical report
- [D]** Preliminary Site Investigation
- [E]** Design Controls
- [F]** Open Space and Design Report
- [G]** Transport Report
- [H]** Environmental Management Plan
- [I]** Record of Title and Interests
- [J]** Compliance Statement ODP RM180502 Conditions and Decision



# 1 Introduction

## 1.1 Proposal Overview

WFH Properties Limited (**Applicant**) seek subdivision and land use resource consent to undertake a staged subdivision comprising a total of 74 residential lots, and lots for roading, access, stormwater reserve and recreation reserve in general accordance with Stages 1 and 2 of Outline Development Plan (**ODP**) resource consent RM180502 (**ODP RM180502**), and in doing so comply with the relevant underlying conditions of RM180502 relevant to Stages 1 and 2. The application for subdivision will also include earthworks not only within the area subject to Stages 1 and 2 of ODP RM180502, but a wider area to facilitate the wider subdivision development subject to ODP RM180502.

The subject site (**Site**) is 37.2ha in area and located in the south west corner of the Northlake Special Zone. The Site is zoned Northlake Special Zone (**NSZ**) under the Operative Queenstown Lakes District Plan (**Operative District Plan**) and contains Activity Areas B1, E4 and two Tree Protection Areas as identified on the NSZ Structure Plan. The subdivision includes the development of a stormwater retention basin and open space area in accordance with RM180502. The zone and location of the site is shown in **Figure 1** below.



**Figure 1.** Site and zoning



## 1.2 Activity Status

Resource consent is required under the Operative District Plan/Volume B as a **restricted discretionary activity** for subdivision, earthworks and minor transport related non-compliances associated with sight distance from intersections for individual allotments.

## 1.3 Summary of the Effects on the Environment

Adverse effects on, or associated with infrastructure, stormwater, urban design roading, contaminated land, open space and recreation and earthworks and erosion and sediment management have been investigated and assessed, and supported by expert technical reports to ensure the adverse effects on the environment are managed so that they are less than minor.

The proposed subdivision will achieve the objectives of the NSZ, is consistent with ODP RM180502 and will contribute to a diversity of housing opportunities in the Upper Clutha.



## 2 Description of the Proposal

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### 2.1 Subdivision and Residential Activity

#### 2.1.1 Subdivision

The subdivision proposes to create the following lots, for the following purposes:

- Lots 1-20, 22-63, 77-79, 356-359, 383-386 and 397 (residential lots)
- Lots 100-103 – Lots 100 and 101 to vest in Council as local roads, Lot 102 will be a stormwater reserve and Lot 104 will be a recreation reserve to vest in Council, Lot 103 will be an access lot held in half shares by the owners of Lots 54 and 55.
- Lot 500 – balance lot for future subdivision and development.

The Applicant seeks that the subdivision is staged in any order, subject to the relevant infrastructure and services appropriately installed.

Subdivision plans are in **Attachment [A]**. This subdivision comprising Stages 1 and 2 of ODP RM180502 are also shown in **Figure 2** below, which identifies the roading layout of ODP RM180502 and that the proposed subdivision is consistent with the approved roading layout of RM180502. The subdivision will create 74 fee simple lots intended for residential development by the future owners.





Figure 2. Subdivision plan Stages 1 and 2 prepared by Landpro.

### 2.1.2 Residential Activity

The 74 lots created for residential activity will be intended to be developed by future landowners for residential activity. Residential activity on these lots has been approved under the NSZ provisions by way of the approval of ODP RM180502. Following the grant of this resource consent application, the subsequent lodgement of the subdivision plan with the Council will give effect to<sup>1</sup> this consent and the residential activity will be authorised on an enduring basis.

Three residential lots are intended to be offered to the Queenstown Lakes Community Housing Trust (QLCHT), noting that this is to fulfil an agreement with the QLCHT and not any Operative District Plan rules.

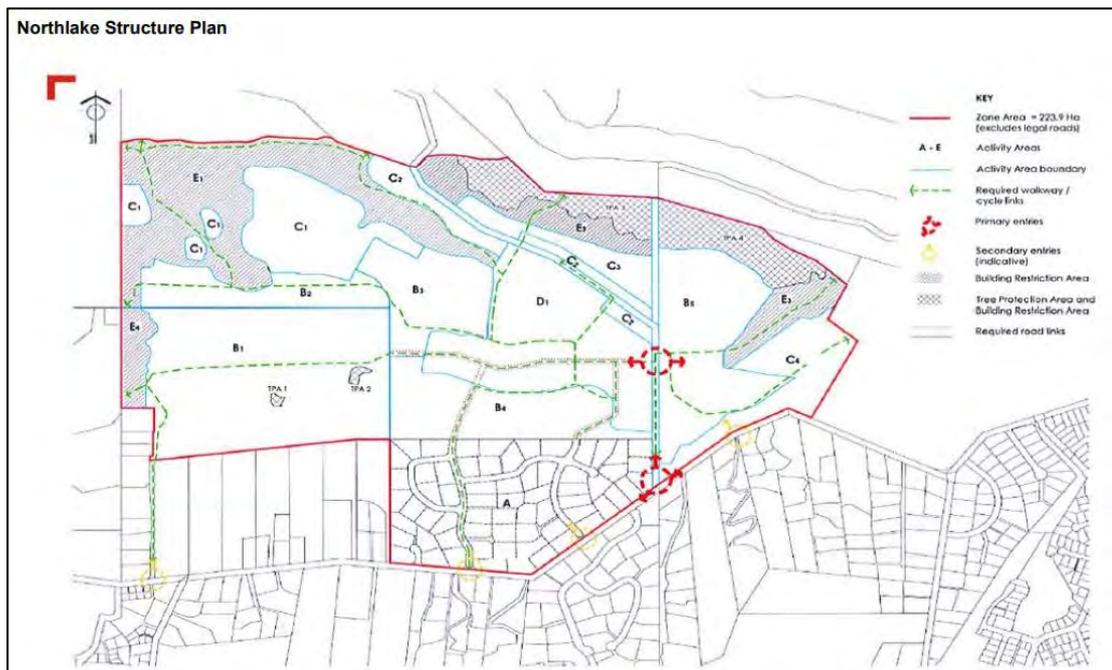
<sup>1</sup> As provided by s 125(2) RMA 1991 providing the survey plan is deposited in accordance with s 224 RMA 1991.



## 2.2 Northlake Structure Plan

As identified in **Figure 3**, the wider site is identified within Activity Area (AA) B1, and also contains part of AA E4, with two Tree Protection Areas identified as Areas 1 and 2 on the NSZ Structure Plan. The NSZ Structure Plan identifies Peak View Ridge as a 'Required walkway/cycleway', and the connection with Peak View Ridge with Aubrey Road as one of several 'Secondary entries (indicative)'.

By way of a broad summary, and of particular note in terms of potential development yield from the site, the NSZ anticipates a residential density within AA B1 of 10 houses per hectare +/- 15%, while AA E4 precludes buildings. The Tree Protection Areas anticipates the retention (or replacement if removed) of indigenous vegetation.

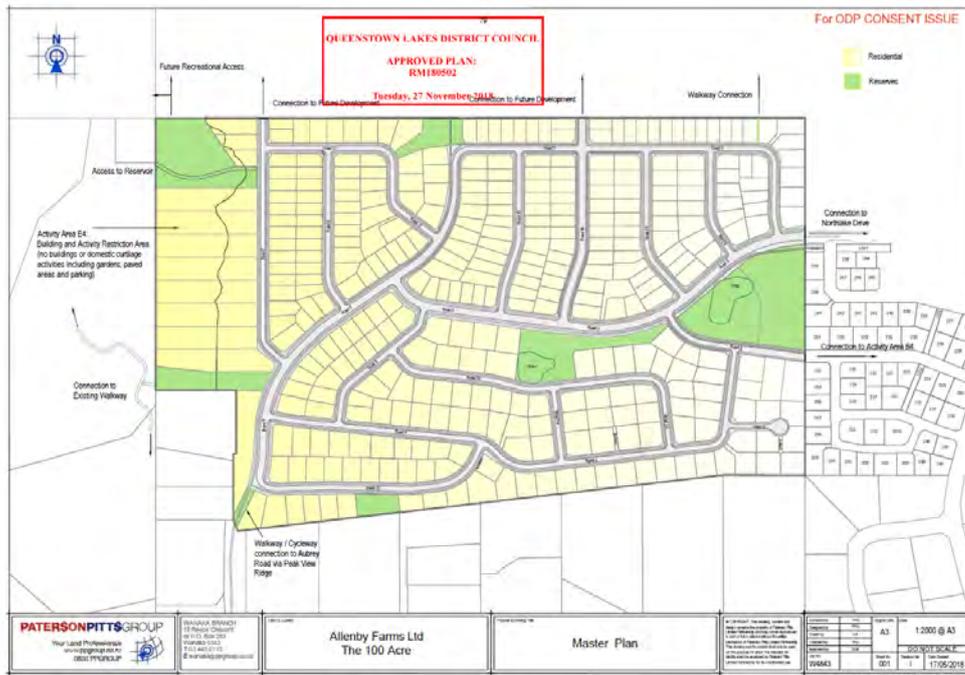


**Figure 3.** Northlake Special Zone Structure Plan.

## 2.3 Outline Development Plan Resource Consent RM180502

### 2.3.1 ODP RM180502

Resource consent RM180502 was granted on 27 November 2018 for an ODP activity, which is required as a prerequisite to any residential activity within the NSZ. The NSZ chapter text states that an important component of the Zone is the need to submit an ODP as part of an application for consent to specified activities prior to development, to ensure the Zone is developed in an integrated manner. **Figure 4** shows approved ODP RM180502.



**Figure 4.** Approved ODP RM180502.

This resource consent application is the first in terms of subsequent subdivision and development under the approved ODP RM180502. The proposal aligns with and is consistent in terms of roading connections with subdivisions undertaken within the Northlake Special Zone, but outside the area subject to RM180502.

ODP RM180502 identifies three roading connections to the Site and the wider Northlake development and several open space areas. As shown in **Figure 1**, the proposed subdivision has adopted the approved roading and open space configuration.

**Attachment [J]** contains a compliance statement of the proposal with the conditions of RM180502 and a copy of the resource consent decision and associated documentation of ODP RM180502<sup>2</sup>.

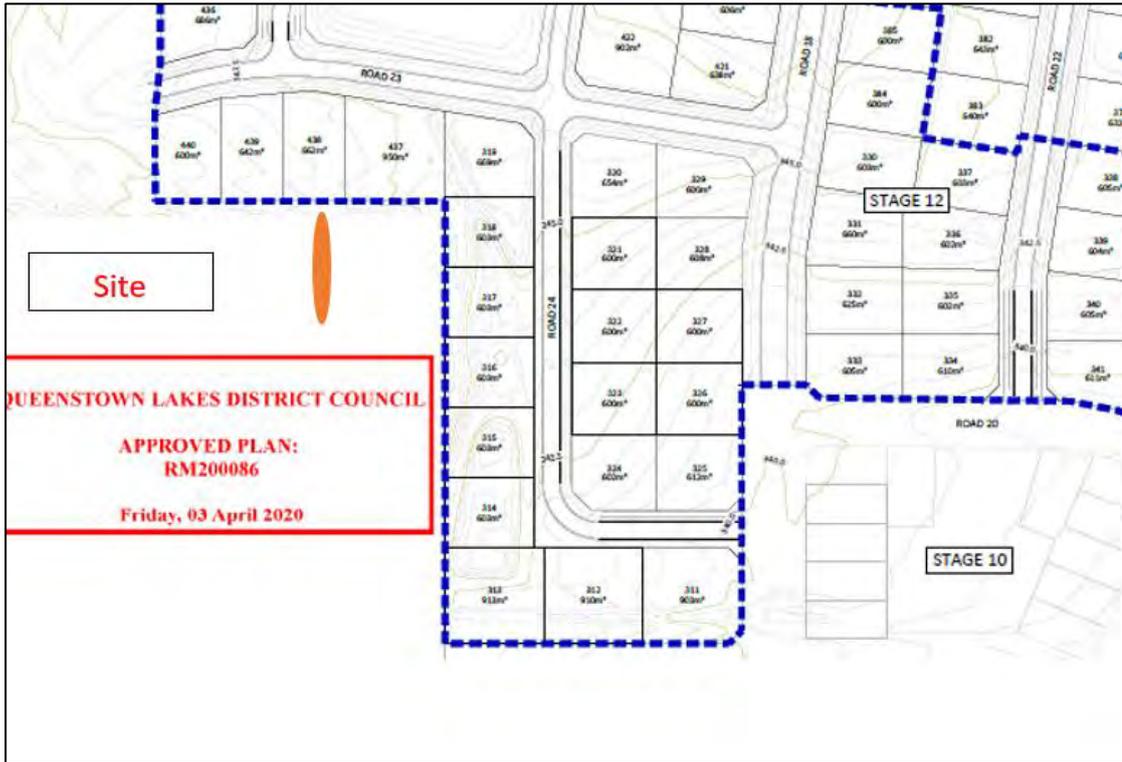
### 2.3.2 Integration with existing developments and resource consents

The land immediately to the north of the Site has been subject to an approved resource consent (RM200086) by Northlake Developments Limited, which does not show any walkway connection between the two sites as identified in ODP RM180502.

The provision for a walkway is not specified in any condition of ODP RM180502 and the absence of the walkway from this proposal does not render the activity inconsistent with ODP RM180502. **Figure 5** illustrates the approved plan of RM200086 and the walkway shown on RM180502.

<sup>2</sup> The approved plans are also included, and in particular the staging plan at Page 35 of the approval. However the bulk earthworks plans have been removed due to their large file size which created accessibility problems when downloading. The Full approved document is available on Council's Edocs portal.





**Figure 5.** Approved plan of resource consent RM200086 annotated to show the location of the Site and the general location of the north-south walkway connection identified in ODP RM180502 (Orange line).

## 2.4 Earthworks and Erosion and Sediment Management

The total bulk earthworks volumes for the wider site are approximately 610,000m<sup>3</sup>. The maximum cut depth is 11.2m and maximum fill depth is 9.9m, and this volume includes the earthworks required for the roads to be constructed to the design subgrade level and the construction of stormwater retention areas onsite and within Lot 102.

The existing site contains hummocky areas and consists of a series of gullies and escarpment faces. The earthworks proposed is required to achieve a series of benched areas to facilitate urban development consistent with ODP RM180502 and the specified lot densities and road gradient requirements, and will result in a more modified landform for urban residential use.

As well as to facilitate the subdivision development for the construction of roads and stormwater management infrastructure, the intent of the earthworks are to ensure that future allotment development minimises earthworks and that any future earthworks by subsequent landowners is for house foundation preparation only. Earthworks plans are in **Attachment [A]**.

Associated with the overall development and further detailed investigations from ODP RM180502 to facilitate urban development on the site and earthworks activities is a geotechnical report (**Attachment [C]**), a Preliminary Site Investigation (**PSI**) (**Attachment [D]**), and in **Attachment [H]** a draft Environmental Management Plan, prepared by a suitably qualified and experienced person.



The geotechnical report identifies that the site is suitable for the anticipated subdivision and development, while the Environmental Management Plan provides a preliminary design for the management of stormwater during construction. It is anticipated that the draft environmental management plan can be reviewed and authorised in draft form as part of this application, with appropriate conditions of consent applied to ensure the environmental management plan and stormwater management is implemented, monitored and controlled appropriately through the construction phases of the subdivision and development to ensure that the loss of sediment entrained stormwater is minimised to an appropriate standard.

## 2.5 Contaminated Land

The PSI in **Attachment [D]** has assessed the suitability of site for residential activity as required by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (**NESCS**), also addressed under the statutory framework below.

The PSI determined if potentially contaminating historical activities pose an unacceptable risk to human health during and post site development, and whether a detailed site investigation or resource consent would be required under the NESCS. The PSI found that the site has been used for grazing of livestock since at least 1964. No evidence of activities identified in the NESCS as hazardous activities and industries list (**HAIL**) were found on the site and contamination impacts are therefore considered unlikely to have occurred at the property.

Based on the current contamination status of the site, given the potential sources identified, it is considered highly unlikely that there will be a risk to human health if the site is developed and used for residential purposes.

## 2.6 Infrastructure

**Attachment [B]** contains an infrastructure report prepared by Landpro (**Landpro Report**), which also includes a stormwater design report prepared by Riley Consultants Limited. The key infrastructure and stormwater aspects are summarised as follows:

### 2.6.1 Roading

The proposed roading layout is adopted from the approved ODP and designed to comply with Condition 7 of ODP RM180502. The three key roading typologies in the proposed stages 1 and 2 are:

- Road 2 (Collector Road) – Designed and formed in accordance with the QLDC LDCP, Table 3.2 “Suburban, Live and Play, Primary Access to Housing up to 800 du”, Figure E13 (target operating speed of 50km/hr) with the exception that the 2.5m wide shared use (cycle /pedestrian) path shall be installed on one side.



- Roads 3 to 6 & 11 (Local Roads) – Designed and formed in accordance with the QLDC LDCP, Table 3.2 “Suburban, Live and Play, Primary Access to Housing up to 200 du”, Figure E12 target operating speed of 40km/hr).
- Access Lane Lot 103 (Private) – Designed and formed in accordance with the QLDC LDCP, Table 3.2 “Suburban, Live and Play, Primary Access to Housing up to 6 du”, Figure E12 target operating speed of 40km/hr).

As identified in the Open Space Plans in **Attachment [F]**, Road 3 adjacent to the proposed park/recreation reserve identifies pedestrian refuge areas to facilitate safe road crossing points.

A transport report has been prepared by Carriageway Consultants and is in **Attachment [G]**.

### 2.6.2 Stormwater

Riley Consultants have prepared a stormwater design and report (**Riley’s Report**), with this attached as Appendix C to the Landpro Infrastructure report<sup>3</sup>.

The Riley’s Report has identified three main catchments running through the Site (pre-development):

1. Eastern Catchment 1 (EC1 – 14.93ha) located in the central portion of site.
2. Eastern Catchment 2 (EC2 – 29.56ha) located along the northern section of site comprising of a significant off-site area.
3. The Southern Catchment which forms a wide ephemeral overland flow channels through the development area.

The discharge point from the eastern catchments downstream of Northlake is across Outlet Road approximately 330m north of Aubrey Road intersection. To the east of Outlet Road, the channel enters a more deeply incised and steep gully draining to the north-east to the Clutha River. The southern catchment appears to pond within private property before discharging into Aubrey Road and through the wider urban reticulated stormwater network, ultimately, to Lake Wanaka.

Illustrations of the pre-development catchment and post development catchments are in Attachment B of the Riley’s Report and in **Figures 6** and **7** below.

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<sup>3</sup> Section 3.2.1 of the Riley Stormwater report refers to a protected ‘pine plantation’ this is actually Tree Protection Area 1 (TP1) which contains kanuka and grey shrubland indigenous vegetation. It is understood that the difference in vegetation has no material effect on the stormwater design and management regime.



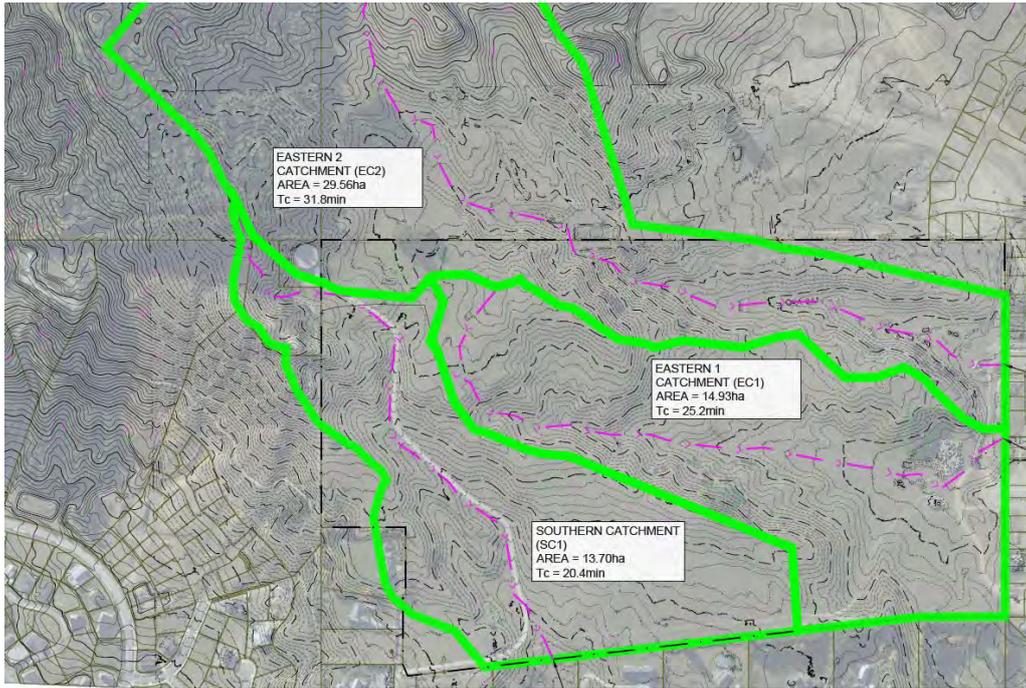


Figure 6. Existing stormwater drainage catchments (Attachment B Riley's Report).

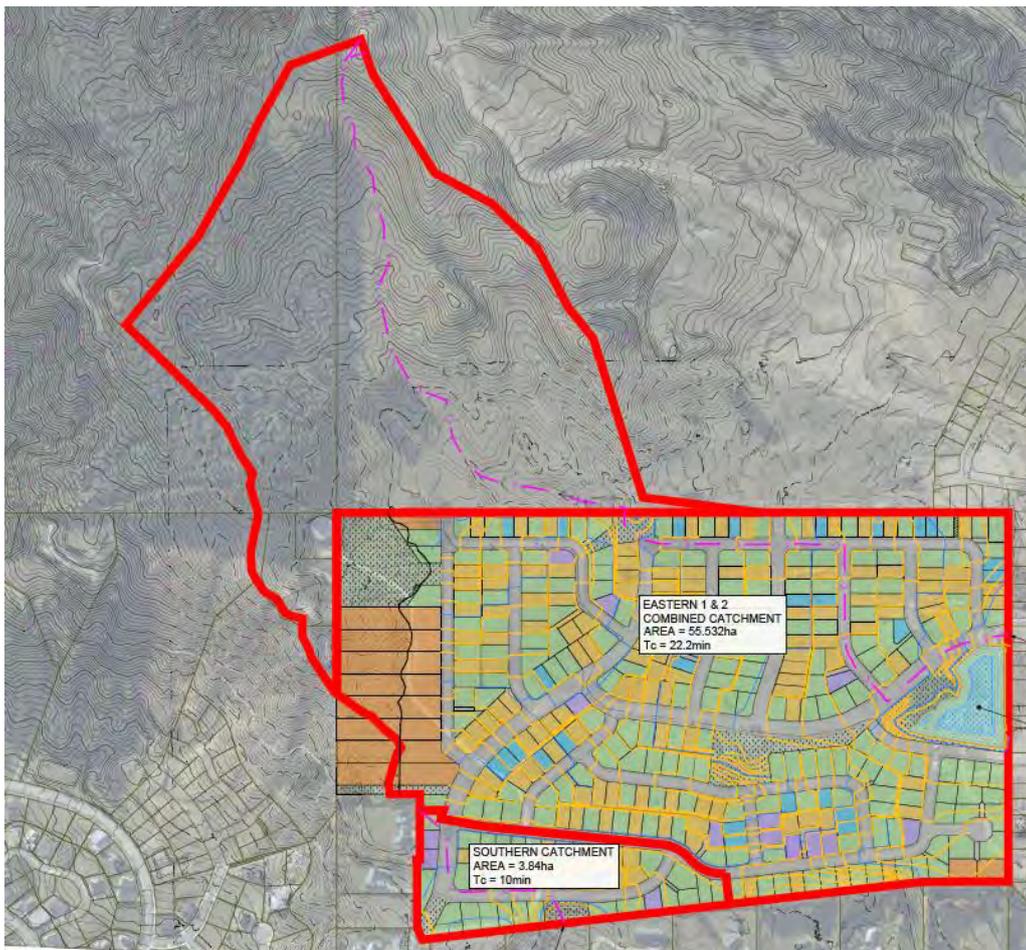
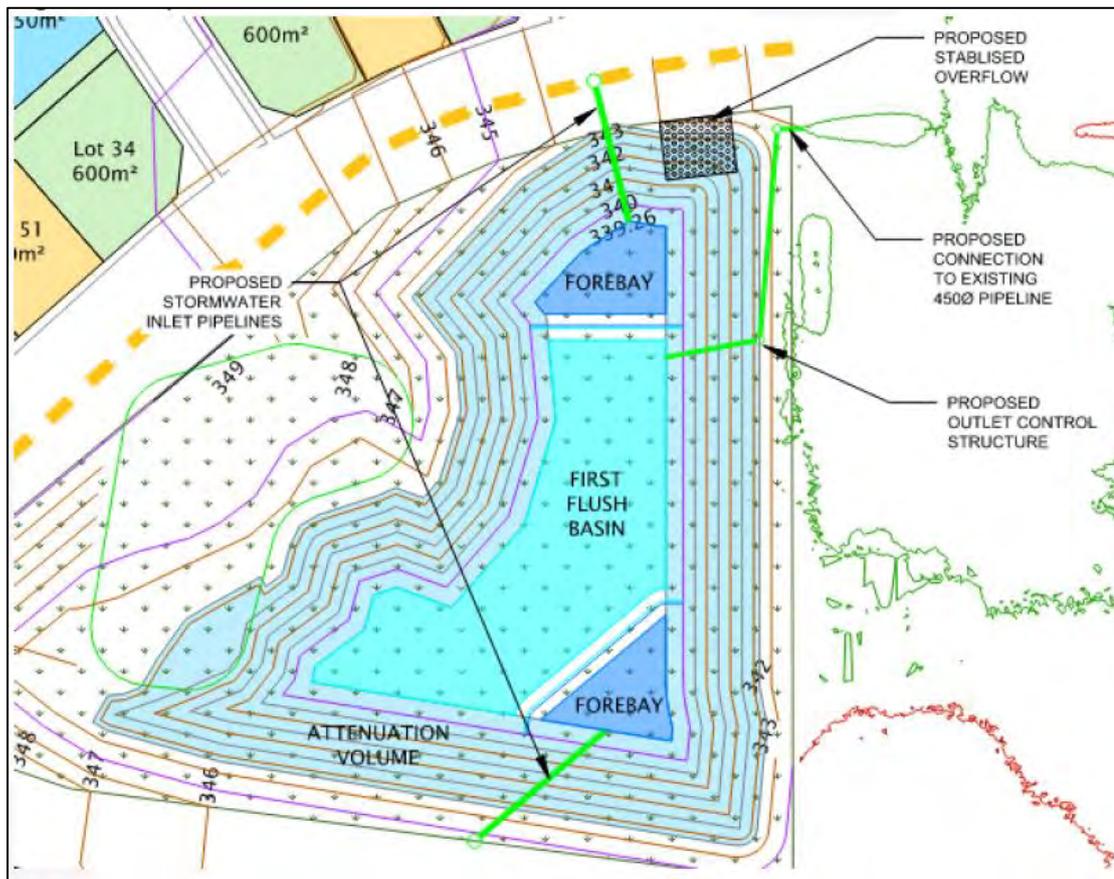


Figure 7. Proposed stormwater drainage catchments (Attachment B Rileys' Report).

The proposed stormwater system will collect runoff from the undeveloped lots and road reserve through a series of lot lateral connections and roadside sumps. These will connect to stormwater pipelines and maintenance manholes to convey flows throughout site.

Two stormwater management areas (referred to in the Riley's Report as 'SMA') are proposed as 'Pond 1' and 'Pond 2' to manage stormwater across the Site to ensure post development<sup>4</sup> stormwater flows comply with the Queenstown Lakes District Council Land Development and Subdivision Code of Practice (**Code of Practice**), as indicated in approved ODP RM180502. Pond 1 will operate as the sites primary treatment practice and will contain a sediment forebay and a shallow first flush component to the basin floor.



**Figure 8.** Proposed Pond 1 (Figure 5 Riley's Report). The green line to the left of the pond identifies TP1.

The stormwater runoff in the catchment received at Pond 2 is below pre-developed flow rates, therefore Pond 2 will not require attenuation beyond that required for treatment. Pond 2 will operate as solely a treatment device for the southern catchment and will contain a sediment forebay and a shallow first flush component to the basin floor. These

<sup>4</sup> Post Development is based on approved ODP RM180502 which this application is consistent with.



treatment methods will reduce exit velocities from the outlet pipelines through the drowned outlet and allow course sediments to drop out in the forebay.

The Riley's Report confirms that the design of the stormwater management area, in particular Pond 1 can comply with the Code of Practice including that post development flows will not exceed pre-development in terms of stormwater leaving the site, and can achieve a performance of catering for the 100-year event (12 hour duration).

### **2.6.3 Wastewater**

The site is proposed to be serviced via a series of gravity mains installed throughout Northlake AA's D and B4. These mains have been designed of cater for the full development envisaged under the RM180502.

The Landpro report identifies that the majority of the site will drain via gravity through a 150mm reticulated network to the Northlake connections at the western ends of Northlake Drive and Mount Nicholas Avenue.

### **2.6.4 Water Supply**

The domestic water supply for Stages 1 and 2 are proposed to connect to the existing and newly installed connections on Northlake Drive, Mount Nicholas Road and the new water infrastructure associated with the Northlake development adjacent to the northern boundary of the site. The new lots will be serviced for potable supply by appropriately sized pressurised water trunk mains sited within the corridors of the proposed roads. New separate water connections will be established onto the new mains in accordance with the Code of Practice diagram B2-3, including Acuflo Manifold.

Firefighting protection for Stages 1 and 2 will be provided via fire hydrants designed in accordance with PAS SNZ 4509:2008 and fitted to the reticulated trunk mains.

All lots in this proposal (Stage 1 and 2) fall below 355mRL and do not require any assistance with conveyance. Future stages for lots above 355RL will require a booster pump and additional reservoir in order to meet minimum peak flows.

### **2.6.5 Other Services**

The Landpro Report contains letters from Aurora and Chorus confirming supply of the electricity and telecommunications.



## 3 Site and Surrounding Environment

### 3.1 Site Description

The site is located in the north-eastern extent of the Wanaka urban environment and located west of Albert Town, and south of the Clutha River Mata-Au.

The site is located in the south-eastern extent of the NSZ as identified in **Figure 9** below and is bordered on its north and east boundaries by the NSZ, along the west boundary, the Rural Zone and Building Restriction Area, which includes a Council reservoir (Designation #314). A portion of the Site's west boundary and all of the southern boundary adjoins the Large Lot Residential A Zone.



**Figure 9.** Excerpt of the District Plan web mapping application illustrating the zoning of the Site and adjoining land.

Northlake Drive and Mount Nicholas Avenue are two recently built roads within the NSZ which adjoin the eastern boundary of the site. Access to the site is also available via Peak View Ridge, a right of way located off Aubrey Road. This proposal, comprising only Stages 1-2 of ODP RM180502 does not propose any access connections to Peak View Ridge, noting that location of Stages 1 and 2 in the eastern portion of the site.

The existing topography of the Site is characterised as undulating with slopes up to 30 degrees, and a general fall from the higher elevated parts of the site in the west toward the east and south, and reflected in the proposed stormwater management regime.



### 3.2 Site Details

The Site is legally described as Lot 2 DP 529345 and contained within Record of Title (RT) 858371. The Applicant is the owner of the Site.

**Attachment [I]** contains the Record of Title and relevant interests.

### 3.3 Natural Hazards

The Geotechnical report in **Attachment [C]** prepared by Insight Engineering does not identify any particular natural hazards on site.

The Geotechnical Report identifies the Cardrona-Hawea Fault located approximately 2.3km to the south-east of the Site, and the North-West Cardrona Fault located 3.6km to the southwest of the site, and the Alpine Fault located approximately 100km west of the Site. However, the Geotechnical Report does not identify any particular recommendations or limitations associated with future development on the Site. Nor are any other hazard related matters such as liquefaction, slope stability or debris flow from flooding identified as matters requiring further investigations or remedial measures.

### 3.4 Land Use History and Potential for Contaminants

The NESCS is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary the land is remediated or the contaminants contained to make the land safe for human use.

A preliminary site investigation (**PSI**) has been completed by Insight Engineering (**Attachment D**), with the PSI concluding that it is more likely than not that activities or industries described in the HAIL have not been undertaken on the piece of land where the development and associated earthworks will occur as part of the current proposal. As such, the NESCS does not apply.



## 4 Statutory Provisions

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### 4.1 Queenstown Lakes District Plan

#### 4.1.1 Northlake Special Zone Chapter

The Queenstown Lakes District Plan comprises two volumes based on geographic area (distinguished as zones). These two volumes are generally referred to as the Operative District Plan and Proposed District Plan (**PDP**). The NSZ is subject to the Operative District Plan Zone and District Wide Chapters. As identified in **Figure 9** above the Site is located within the NSZ Zone.

As noted above the wider Site is subject to the NSZ AAs B1 and E4, and two Tree Protection Areas. This proposal affects land within the AAB1 and TP1, however no trees are proposed to be removed from TP1.

#### 4.1.2 Consents Required

Resource consent is required for the following:

- **Restricted Discretionary Activity** under District Wide Subdivision Rule 15.2.3.3(xi) for subdivision in the Northlake Special Zone.
  - (a) The extent to which the subdivision is consistent with the Northlake Structure Plan and any relevant consent's Outline Development Plan consented under Rule 12.34.2.3.i or Rule 12.34.2.3.ii;
  - (b) The extent to which the subdivision would undermine the integrity of the Northlake Structure Plan and any relevant consent's Outline Development Plan consented under Rule 12.34.2.3.i or Rule 12.34.2.3.ii;
  - (c) Those matters in respect of which the Council has reserved control under Rule 15.2.3.2. These matters are:
    - 15.2.6 Lot sizes and dimensions of lots for access, utilities, reserves and roads.
    - 15.2.7 Subdivision design
    - 15.2.8 Property Access<sup>5</sup>
    - 15.2.10 Natural and other Hazards
    - 15.2.11 Water supply

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<sup>5</sup> Controlled Activity Rule 15.2.9 related to esplanade provisions and is not relevant. Controlled Activity Rule 15.2.21 Earthworks applies in any zone except the Special Zones listed in Section 12, which includes the NSZ.



- 15.2.12 Stormwater Disposal
- 15.2.13 Sewage Treatment and Disposal
- 15.2.15 Energy Supply and Telecommunications
- 15.2.16 Open Space and Recreation
- 15.2.17 Protection of Vegetation and Landscape
- 15.2.18 Easements
- 15.2.20 Affordable Residential Lots. While this Rule refers to the NSZ it relates only to Activity Area D1 and is not relevant to the activity. It is not considered applicable to this activity. That said 3 lots are being provided to the QLCHT as part of a separate agreement.
- **Restricted Discretionary Activity** under Northlake Special Zone Rule 12.34.4.1(ix) Earthworks exceeding 200m<sup>3</sup> within a 12-month period, exposing greater than 400m<sup>2</sup> soil, exceeding the height of cut and fill in relation to the north and east boundaries, and for cuts exceeding 2.m and fill exceeding 2m.

For the purposes of applying this rule, District Wide Section 22 Earthworks, Rule 22.3.2.1 (Permitted Activities) (d) states that earthworks in any of the Special Zones that are listed in Section 12 of the District Plan except for the Rural Visitor Zone and Frankton Flats B Activity Area E1 (for volume triggers only) are exempt from the rules in Section 22 of the District Plan<sup>6</sup>.

In addition (and as noted above) the Subdivision controlled activity Rule 15.2.21 does not apply in the Special Zones listed in Section 12, which includes the NSZ.

Therefore, earthworks in the NSZ associated with any land use or subdivision are not subject to the rules in Section 22 Earthworks, or the controlled activity rule, in addition, the matters of discretion in Rule 15.2.3.3(xi).

The preamble to Rule 12.34.4.1(ix) exempts earthworks in certain circumstances where it states:

*The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval or any earthworks that form part of Plantation Forestry.*

In this instance, the subdivision associated with the earthworks proposed does not have resource consent or engineering approval, being sought as part of this activity. Therefore, Rule 12.34.4.1(ix) applies to the activity. The reasoning for

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<sup>6</sup> This rule is reinforced by the absence of Section 22 Earthworks in Rule 12.34.1 which refers to the relevant District Wide Rules.



the above explanation is that there appears to be an inconsistent approach to which rules apply in the NSZ in relation to earthworks.

By way of example at the subdivision on the site to the north, the Council decision report for Subdivision and Land Use Resource Consent RM200086 dated 6 April 2020 applies Controlled Activity Rule 15.2.21, while the application document prepared by Paterson Pitts Group dated 31 January 2020 states that resource consent is required pursuant to Rule 15.2.3.3(xi) for subdivision in the Northlake Special Zone, including earthworks.

For the reasons outlined above neither approach is considered correct, but because this subdivision has not yet been granted Rule 12.34.4.1(ix) applies and is included as a land use consent authorisation as part of this activity.

- **Restricted Discretionary Activity** under Transport Rule 14.2.2.3(ii) as the proposal breaches site standards for:
  - 14.2.4.2 (iv) Minimum Sight Distances from Vehicle Access.

A site distance of 45m is required in a 50km/hr speed limit<sup>7</sup> and the following lots will not be able to comply with this standard;

- Lot 26 the sight distance is constrained by the curve. However an access located at the south-eastern or north-western corners will achieve a 30m sightline.
- Lot 33, the sight distance is constrained by the Road 2 / Road 3 and Road 2 / Road 6 intersections. The west and east boundaries of Lot 33 are located approximately 25m from the intersection and will not achieve a 30m sightline.

#### 4.1.3 Non-Notification of Applications

In relation to subdivision, Rule 15.2.2.6(i) states that any application for resource consent under the Subdivision Rules for Controlled Subdivision Activities and Discretionary Subdivision Activities where the exercise of the Council's discretion is limited, need not be notified and the written approval of affected persons need not be obtained. If the Council considers special circumstances exist it may require the application to be notified.

Rules 15.2.2.6(ii) and (iii) provide exemptions where notice may be served on the Otago Regional Council to do with hazards in certain circumstances (ii) or notice served on Transpower where the National Grid is at issue (iii). These circumstances do not apply to the site. Therefore, the application need not be limited notified or notified. In addition, there are not matters arising which can be considered a special circumstance.

For these reasons, the activity need not be subject to section 95 of the RMA.

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<sup>7</sup> There is no defined sight distance from an access for a 40 km/hr speed limit.



In relation to earthworks, NSZ Rule 12.34.3 (Non-Notification of Applications), states that any application for a resource consent for a restricted discretionary activity may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with Section 95A and 95B of the Act.

In relation to the transport related non-compliances, Rule 14.2.3 states that for all controlled or discretionary activities, an application for a resource consent may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

The language deployed in the Operative District Plan notification rules is ambiguous where for a restricted discretionary activity the Council 'may' consider an application without the need to obtain written approvals and need not be notified. Given the circumstances of this application where the activity is consistent with the ODP RM180502 and the transport related rule non-compliances are internal to the site and activity and would affect the future performance of the subdivision from a future user perspective, it is considered reasonable that the activity can be processed without limited or public notification.

#### 4.1.4 Relevant Rules the Activity Complies With

The following rules, while not intended to be an exhaustive list, have been identified as relevant to the activity and which the activity is considered to be compliant with:

##### (a) Northlake Special Zone

- Rule 12.34.2.5 restricts the felling of trees in a Tree Protection Area. The activity does not propose to remove any trees from TP1 or TP2 which are located on the Site and the activity complies with this rule.

##### (b) Section 15 Subdivision

- Rule 15.2.3.3 requires a discretionary activity resource consent for any subdivision of a lot in any zone which complies with all of the Zone Subdivision Standards, but which contains an Area of Significant Indigenous Vegetation listed in Appendix 5 or a Heritage Item or Archaeological Site listed in Appendix 3.

The site contains two protected features, being Tree Protection Area 1 and Tree Protection Area 2 which are both identified in Appendix 3 as protected features. Tree Protection Area 1 is located within the proposed recreation reserve and the nearby boundary of the proposed stormwater reserve is a relevant matter. While Tree Protection Area 2 is located within the balance lot and is not located near any proposed boundaries or works.

While TP1 and TP2 are identified in Appendix 3, they are not listed as Heritage items, rather they are protected tree items. Having reviewed other resource



consents granted by the Council in relation to the site and other parts of the NSZ containing TP3 and TP4 this rule was not triggered.

- Rule 15.2.3.3 identifies that subdivision not identified as a controlled activity or a non-complying activity is a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard. Subsequent Rule 15.2.3.3(x) states that any subdivision of any of Activity Areas B1 to B5, C1 to C4 and D1 into more than one lot prior to a grant of consent for the relevant Activity Area under Rule 12.34.2.3.i or Rule 12.34.2.3.ii, shall be a non-complying activity.
- Rule 15.2.6.3 (Zone Standards) (xi) Within the Northlake Special Zone Activity Area E1 shall be held in not more than one allotment. The activity complies with this rule.
- Rule 15.2.8.2A (Zone Subdivision Standards – Northlake Special Zone – Access onto Aubrey Road, requires that no additional vehicle access shall be created from Activity Area onto Aubrey Road. The activity does not involve any subdivision of Activity Area A and complies with this rule.

#### (c) Section 14 Transport

- 14.2.4.2(vi) Distances of Vehicle Crossings from Intersections.

A separation distance of vehicle crossing from intersection of 25m is required. While the subdivision does not specifically propose vehicle crossings, the location and limitations of the following lots mean that the 25m minimum cannot be met; Lots 12, 13, 17, 18. Lots 12 and 13 are located generally opposite Road 6, Lots 17 and 18 are located generally opposite Road 11. The rule also notes that where the boundaries of the site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances a single vehicle crossing may be constructed provided it is located adjoining an internal boundary of the site in the position which most nearly complies with the provisions of Table 5. However, because the allotments have not been formed it is understood that the exemption cannot be applied.

#### (d) Section 22 Earthworks

Rule 22.3.2.1 (Permitted Activities) (d) states that earthworks in any of the Special Zones that are listed in Section 12 of the District Plan except for the Rural Visitor Zone and Frankton Flats B Activity Area E1 (for volume triggers only) are exempt from the rules in Section 22 of the District Plan. As noted and applied for above the activity is considered to require a resource consent for earthworks under the NSZ rules in Section 12 of the Operative District Plan.

#### 4.1.5 Summary of Activity Status

Overall, resource consent is required for a **restricted discretionary activity**.



## 4.2 Other Resource Consents

The Applicant is aware that the activity will require a restricted discretionary activity resource consent under the Otago Regional Council Regional Plan: Water for Otago (**RPW**) because the proposal involves earthworks for residential development that exceeds 2500m<sup>2</sup>, exceeding the permitted thresholds in Rule 14.5.1.1.

The Applicant is also cognisant that Otago Regional Council and Queenstown Lakes District Council are collaborating to reduce regulatory duplication, streamline consenting and compliance where both the District Plan and the RPW require regulatory intervention and management of earthworks to control erosion and sediment.

A resource consent application will be made to the Otago Regional Council, however the absence of a resource consent under Rule 14.5.1.1 prior to the processing and authorisation of this application is not considered a reason to defer processing of this application in terms of section 91 of the RMA. This application is considered to address all the matters relevant to RPW Rule 14.5.1.1.



## 5 Assessment of Effects

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In accordance with Section 88 and Schedule 4 of the RMA an assessment of any actual or potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, the below is an assessment of effects relative to the scale and significance of the proposed activity.

The Assessment has utilised the matters of discretion applicable to the rules in which consent is required under, and the relevant assessment matters to structure the assessment as follows:

- The extent to which the subdivision is consistent with the Northlake Structure Plan and ODP RM180502, whether the activity undermines the integrity of the Structure Plan or ODP.
- Earthworks.
- Those matters in respect of which the Council has reserved control under Rule 15.2.3.2, being grouped as follows (if not already addressed above):
  - Property Access and the sight distance of vehicle crossing from intersections;
  - Natural and other Hazards;
  - Services being water supply, stormwater, wastewater, energy and telecommunications;
  - Open space and recreation
  - Urban Design/Design Control
  - Protection of Vegetation and Landscape
  - Easements

### 5.1 Consistency with the Northlake Structure Plan and ODP RM180502

**Attachment [J]** contains a compliance statement identifying all conditions of RM180502 and the extent to which the activity complies with those conditions.

The activity, including roading layout, general lot design and orientation and location of reserves is consistent with the approved ODP RM180502, with the ODP deemed by the Council to be consistent with the Northlake Structure Plan, demonstrated through the granting of resource consent RM180502. To this end, the activity is consistent with both the Northlake Structure Plan and the related ODP RM180502.



## 5.2 Effects from earthworks

The adverse effects from the proposed earthworks have been assessed in accordance with the relevant assessment matters in Section 22. In addition, guidance has also been taken from PDP/Volume A Chapter 25 Earthworks assessment matters, noting that this chapter has been reviewed, and is broadly considered to follow best practice erosion and sediment management, for instance by way of its reference to GD-05 compliance related documents. Therefore, the following assessment broadly follows the structure of PDP Chapter 25, while still being relevant to ODP Section 22.

Landpro have prepared a draft Environmental Management Plan (**EMP**) which is in **Attachment [H]**. The draft EMP is referred to in the assessment below and identifies a range of best practice measures to manage earthworks associated with the subdivision development.

### 5.2.1 Soil erosion and generation of sediments

The erosion of soil and generation of sediments during earthworks, will be managed through an effective EMP that incorporates the key principles of the QLDC Guidelines for Environmental Management Plans (2019)<sup>8</sup>. The EMP will manage all construction phase stormwater discharges and any windblown sediment discharges to air. Following the completion of construction, all excavated areas will be stabilised and contoured to prevent erosion.

**Attachment H** (at Appendix C) includes a preliminary erosion and sediment management plan which identifies the diversion of clean water away from exposed areas, primarily by diverting the stormwater flows away from the development area. A diversion and sediment basin will be formed to manage runoff associated with the construction area. While a more detailed EMP will be formulated as part of compliance post granting of consent (but prior to works commencing), this plan provides useful context as to the likely location of stormwater retention areas and runoff management at a broad level. The plans also confirm that there is ample area between the area affected by earthworks and the northern part of the site to accommodate a comprehensively designed erosion and stormwater management system.

The EMP has also paid particular attention to the earthworks where it is within proximity to adjoining properties, and sensitive receivers being the existing reticulated stormwater network and the Clutha River/Mata Au.

Detailed proposed erosion and sediment control measures are set out in section 5.1.3.4 of the EMP, including a detailed initial 10-step plan identifying and implementing the fundamental erosion and sediment control measures.

It is considered that the design of the EMP by a suitably qualified and experienced person, and the appropriate implementation at all times of that plan will provide

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<sup>8</sup> [Weblink: Queenstown Lakes District Council's Standard for Environmental Management Plans \(qldc.govt.nz\)](https://www.qldc.govt.nz)

sufficient confidence that the activity will ensure that sediment leaving the site is minimised, and that any dust does not cause a nuisance effect. As it relates to the site, the EMP can be implemented to ensure that no sediment laden stormwater or runoff would be discharged to the Clutha River/Mata Au, and will be less than minor.

### 5.2.2 Landscape and visual amenity

The purpose of the proposed earthworks is to facilitate urban development which is anticipated under the NSZ and approved by way of ODP RM180502. Effects will be temporary in nature. The adverse effects on landscape and visual amenity values from the earthworks will be less than minor.

### 5.2.3 Effects on infrastructure, adjacent sites and public roads

As described above, any silt laden run-off will be contained within the boundaries of the site. The EMP will carefully evaluate all existing overland flow paths and put in place temporary protection measures which include ensuring the existing reticulated stormwater system and the roading environment (where it carries stormwater runoff) will be protected.

In terms of transportation of material, no adverse effects are anticipated on the roads because the earthworks operation will be a cut and fill exercise without any requirement for large volumes of heavy vehicle movements and trucks carrying soil to travel the local road network. Earthworks will be contained within the boundaries of the site.

The effects on infrastructure, adjacent sites and roads from the earthworks will be less than minor.

### 5.2.4 Land stability

The geotechnical report enclosed as **Attachment [C]** identifies the natural hazards and slope character of the site and does not identify any particular matters that require attention as part of the initial bulk earthworks and potential for effects on the environment. Recommendations made in the geotechnical report associated with compaction and preparation of the land for residential activity can be addressed at the subsequent engineering approval process.

The adverse effects from earthworks on land stability can be addressed through appropriate conditions of consent and the adverse effects on the environment will be less than minor.

### 5.2.5 Effects on water bodies

It is anticipated that stormwater and runoff will be minimised to prevent adverse effects on the Clutha River/Matau Au. No water will be directly discharged to any surface water body nor are any works proposed within any surface water body. The depth to groundwater is significant and is highly unlikely to be intercepted during excavation. The adverse effects on water bodies can be managed so that they are less than minor.



### 5.2.6 Nuisance effects

Potential adverse effects associated with noise, dust and vibration can be managed so that they are less than minor. In relation to dust and the potential for this to cause nuisance effects beyond the site boundary, a water cart or sprinkler system will be used in summer months to keep excavated areas moist to prevent dust issues with this to be detailed in the EMP.

## 5.3 Property access and sight distance of vehicle crossing from intersections

**Attachment [G]** comprises a Transport Assessment from Carriageway Consultants, with this assessing the effects of the non-compliance associated with several lots not achieving the minimum sight distance from intersections. The Carriageway Consulting report identifies that at Lot 26, the sight distance is constrained by the curve. However, an access located at the south-eastern or north-western corners will achieve a 30m sightline.

At Lot 33, the sight distance is constrained by the Road 2 / Road 3 and Road 2 / Road 6 intersections. However vehicles approaching from this direction and that have turned through the intersections will have slowed in order to negotiate the intersection geometry. Consequently although 34m cannot be achieved in each direction, the sight distance provided is appropriate for the vehicle speeds.

On this basis the adverse effects on the environment associated with sight distances will be less than minor.

## 5.4 Natural hazards and other hazards

The Geotechnical Report from Insight Engineering in **Attachment [C]** does not identify any specific natural hazard matters that need to be addressed or resolved. To the extent relevant in the context of other hazards, the PSI report by Insight Engineering in **Attachment [D]** confirms that there is no past or present use of HAIL activities.

Adverse effects on the environment associated with the subdivision and development and natural and other hazards will be less than minor.

## 5.5 Water supply, stormwater, wastewater, energy and telecommunications

The Landpro Infrastructure Report in **Attachment [B]** has identified that water, wastewater, electricity and telecommunications connections are available with sufficient capacity.

The stormwater assessment and design from Riley Consultants (attached as Appendix C to the Landpro Infrastructure Report) identifies that the post development stormwater has been designed to cater for 100 year event 12-hour duration, with sufficient retention



and treatment of stormwater occurring on site prior to stormwater entering the existing reticulated stormwater network.

Adverse effects on services and stormwater management have been demonstrated to be able to be designed and located so that the adverse effects on the environment are less than minor.

## 5.6 Open space and recreation

Reset Urban Design (**Reset**) have provided a preliminary open space and recreation design which amongst other matters, achieves compliance with Condition 5 of RM180502 which states:

*Any application for subdivision (excluding boundary adjustments) shall include a detailed landscape plan for open space areas within the application area that meets the following objectives:*

- *Identifies the intended purpose of the open space*
- *Contains landscaping that is appropriate to the purpose of the space*
- *Identifies all plant species*
- *Identifies long-term management considerations*
- *Integrates with adjoining land uses*
- *Is consistent with Crime Prevention through Environmental Design (CPTED) principles.*

The report from Reset is in **Attachment [F]**, and identifies and describes the site context, entry points and views from the site.

The reserve area is consistent with that identified in the ODP RM180502, in terms of location and shape.

The Reset report identifies the purpose of the reserve for a community purpose and would serve as a walking trail and picnic area for future residents, allowing for dog walking, running and cycling throughout the reserve. The reserve may be assigned a local purpose reserve status.

Located at the southwestern corner, a sculpture/children's slide is to be designed to act as a focal point for the reserve. Alongside the pathways within the reserve area a range of nature play elements are proposed to entertain children whilst walking the reserve, with examples of these elements involving large boulders for climbing, timber stumps, and timber balance beams. The majority of the reserve allows for stormwater detention during extreme weather events, it is likely that for most of the year the flood zone will remain a dry lawn area. There has been care taken to design around the tree protection area, this will be a feature of the park, adding natural scenery for users whilst using the walkways.

The Stormwater area and the open space area are each shown as separate allotments. The applicant is interested in Council's views on the final tenure and allotment configuration of the reserve area, including whether it is optimal from the Council's perspective to identify the reserve area as separate recreation reserve and stormwater reserve areas, and the location of the internal allotment boundary.



Figure 10 below is an excerpt of the Open Space report with a reserve masterplan:



Figure 10. Excerpt of the reserve masterplan enclosed in Attachment F.

It is anticipated that the Council's parks and infrastructure advisors will provide feedback on the open space design as part of processing of the application. However, the plan in its current form achieves the matters required to be addressed in Condition 5 of RM180502. It is anticipated that at the time of engineering approval prior to the subdivision and development works, the document could be further refined or tailored so that the specific location and spacing items such as parks furniture, planting and street trees can be confirmed. The plans identify the form and function of the open space area to achieve Condition 5 of RM180502 and to show conceptual function at a high level.

## 5.7 Urban Design/Design Control

Condition 6 of RM180502 requires the following:

*Any application for subdivision shall include a set of design controls for residential sections, prepared by a suitably qualified person, to be certified by*

*Council or a Council Representative qualified in Urban Design that meets the following objectives;*

- (a) Provides mechanism to ensure house designs that address road frontages and public spaces*
- (b) Maximise solar gain through appropriate location of living spaces*

*The design controls shall be included with any subdivision application and shall be provided for inclusion as a consent notice or covenant to be registered on the relevant residential sections within the subdivision area*

Reset have prepared design guidelines (**Attachment [E]**) which address how future buildings will successfully address road frontages and open spaces by offering design advice on collectively considering outlook space and outdoor spaces and open engagement with the street and open spaces beyond the residential allotment.

The Design Controls address the key elements required in Condition 6 of ODP RM180502, it is anticipated that at the time of granting consent, or preferably the s224(c) process, the document could be further refined or tailored so that it can be presented as a consent notice condition instrument, subject to feedback from the Council.

## 5.8 Protection of vegetation and landscape

The Site contains two areas of protected vegetation (TP1 and TP2) with Stage 1 and 2 including TP1. These areas are not proposed to have any protected vegetation removed. The Reserve plan discussed above identifies the retention of TP1 as part of the reserve.

## 5.9 Easements

No easements are currently identified, including on the basis that services will be located within the roads. Any new or modified easements and associated cancellation of redundant easements can be undertaken through the section 223 certification process.

## 5.10 Conclusion

Adverse effects on, or associated with infrastructure, stormwater, urban design roading, contaminated land, open space and recreation and earthworks and erosion and sediment management have been investigated and assessed, and supported by expert technical reports to ensure the adverse effects on the environment are managed so that they are less than minor.



## 6 Statutory Assessment

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### 6.1 Section 95 RMA

#### 6.1.1 Section 95A Assessment

Section 95A of the RMA considers the need for public notification and sets out four steps in a specific order to be considered in determining whether to publicly notify.

In terms of Step (1), public notification is not requested, Section 95C pertaining to notification in the event that further information is not provided under Section 92 is not applicable, and the application is not being made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In terms of Step (2), the activity is for a restricted discretionary activity and the district plan identifies that notification is precluded, as discussed above in the **planning framework section 4.1.3**. In the case that the Council engage Section 95 the adverse effects on the environment have been shown to be appropriately managed and the adverse effects on the environment will be minor.

Moving to Step (3), notwithstanding that notification is precluded, for the avoidance of doubt there are no rules which requires public notification and adverse effects on the environment are not more than minor.

Lastly, in terms of Step (4) as no special circumstances are considered to apply public notification is not required under any of the pathways in Section 95A.

#### 6.1.2 Section 95B Assessment

In terms of Step (1), there are no affected protected customary rights or customary marine title groups in terms of Subclause (2), nor is the proposed activity on or adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11 in terms of Subclause (3).

In terms of Step (2), the activity is for a restricted discretionary activity and the district plan identifies that notification is precluded, and no persons are considered affected, as discussed above in the **planning framework section 4.1.3**. In the case that the Council engage Section 95 the adverse effects on any person have been shown to be appropriately managed and the adverse effects will be less than minor.

Step (3); notwithstanding that notification is precluded, for the avoidance of doubt there are no rules which requires public notification and adverse effects on any persons are considered to be less than minor, for all the reasons set out in the preceding description of the proposal and assessment.

In terms of Step (4), no special circumstances exist therefore the application may be processed on a non-notified basis.



## 6.2 Section 104(1)(a), RMA

Section 104 (1) of the RMA requires that the consent authority must, subject to Part 2, have regard to a range of matters when considering an application.

**PART 5** of this application addresses the matters contained in section 104(1)(a) and (ab). This section of the application considers those matters relevant under section 104 (1)(b) and (c).

## 6.3 Section 104(1)(b), RMA

Section 104(1)(b) requires that the provisions of any national policy statement, the Operative Plan, or any other matter the consent authority considers relevant and reasonably necessary, to be considered when assessing an application. In this instance, the relevant planning documents are the ODP and the PDP.

The following objectives and policies of the NSZ (Section 12 of the Operative District Plan) are considered of most relevance to the proposal.

### 6.3.1 Operative District Plan

#### *4.4.1 Northlake Special Zone*

#### *12.33.2 Objectives and Policies*

##### ***Objective 1 – Residential Development***

***A range of medium to low density and larger lot residential development in close proximity to the wider Wanaka amenities.***

##### ***Policies***

- 1.1 To establish a mix of residential densities that will provide a residential environment appealing to a range of people.*
- 1.2 To enable medium density living within the less sensitive parts of the zone in order to give Northlake a sense of place and to support a neighbourhood commercial and retail precinct.*
- 1.4 To enable and encourage low density residential activities within Activity Areas B1 – B5.*
- 1.5 To enable and encourage larger residential lot sizes within Activity Areas C1 – C3.*
- 1.6 To enable and encourage medium density residential activities within Activity Area D1.*
- 1.9 To enable affordable housing by providing for cost effective development and by requiring a range of lot sizes and housing typologies, including 20 affordable lots (as defined in Rule 15.2.20.1).*

The proposed subdivision will achieve Objective 1 and related Policy 1.2 by implementing a subdivision which is consistent with the approved ODP RM180502. The residential densities proposed are of a low density suburban nature and consistent with the NSZ.

##### ***Objective 2 – Urban Design***



**Development demonstrates best practice in urban design and results in a range of high quality residential environments.**

**Policies**

- 2.2 *To require development to be consistent with the Northlake Structure Plan*
- 2.3 *To require the use of Outline Development Plans in resource consent applications for Activity Areas B1 to B5, C1 to C4 and D1 in order to:*
- *implement the objectives and policies of the Zone and the relevant Activity Area and the Northlake Structure Plan;*
  - *determine the general location of anticipated future activities and built form within the Activity Area;*
  - *achieve any required density range within the relevant Activity Area;*
  - *achieve appropriate integration of anticipated future activities.*
- 2.4 *To achieve a high level of integration through residential lot layout, street design, recreational areas (including walkways/cycleways, parks and open spaces) and landscaping through the resource consent process using Outline Development Plans.*
- 2.5 *To ensure that development recognises and relates to the wider Wanaka character and is a logical extension of the urban form of Wanaka*

**Objective 3 – Connectivity**

**Development that is well-connected internally and to networks outside the zone.**

**Policies**

- 3.1. *To ensure that roading is integrated with existing development and the existing road network.*
- 3.2. *To promote a logical and legible road layout, minimising cul-de-sacs where practical.*
- 3.3 *To require public cycling and walking trails through the zone that link to existing and potential trails outside the zone.*
- 3.4 *To enable public transport to efficiently service the area, now and in the future.*
- 3.5 *To reduce travel distances through well connected roads.*
- 3.6 *To provide safe, attractive, and practical routes for walking and cycling, which are well linked to existing or possible future passenger transport and local facilities and amenities within the zone.*

The urban design guide prepared by Reset (refer **Attachment [E]**) and open space report which integrates the stormwater reserve and local purpose reserve with indicative open space areas, will encourage best practice urban design, in particular the way in which low density suburban dwellings interact with open space, road frontage and solar orientation. The activity is consistent with an approved ODP and is consistent with Policy 2.3. The open space report and proposed master plan demonstrates public connections through the proposed reserve and connection with the wider suburban roading and public open space environment.

The activity is considered to be consistent with Objectives 2 and 3, and the relevant related policies.

**Objective 5 – Recreation**

**The establishment of areas for passive and active recreation.**

**Policies**

- 5.1. *To identify areas for passive and active recreation, and to encourage connections between recreational areas.*



The proposed reserve masterplan (refer **Attachment [F]**) identifies passive and active recreation, albeit at a small scale which is consistent with the approved ODP RM180502.

**Objective 6 – Infrastructure**

**Provision of servicing infrastructure to cater for demands of development within the zone in an environmentally sustainable manner and to enhance wider utility network systems where appropriate.**

**Policies**

- 6.1. To provide safe and efficient road access to the zone from Aubrey Road and Outlet Road.
- 6.2. To provide for transport network upgrades when required.
- 6.3. To design local streets to ensure safe, low speed traffic environments.
- 6.4. To utilise low impact design solutions that minimise adverse environmental effects resulting from stormwater runoff.

The subdivision will provide for appropriate infrastructure, including the roading in accordance with approved ODP RM180502 and the stormwater management regime has used a low impact design. The proposal will achieve Objective 6.

### 6.3.2 Proposed District Plan

The Strategic objectives and policies of the PDP are relevant to this proposal. They are overarching and general directional provisions which seek that development and activities are undertaken in accordance with zoning. In this case the proposal is aligned with the intentions of the zoning and therefore it is consistent the PDP Strategic Directions.

## 6.4 Section 104(1)(c) RMA

No particularly relevant other matters have been identified. Section 106 RMA is not at issue because the site has access to a road and there are not any natural hazard issues that should preclude resource consent being granted.

## 6.5 Part 2 of the RMA

A consent authority is generally no longer required to consider Part 2 of the RMA beyond its expression in the relevant statutory documents. Notwithstanding this and noting the requirements of Schedule 4 of the RMA, we provide the following assessment against Part 2 of the RMA.

The purpose of the RMA, as set out under Section 5 (2) is to promote the sustainable management of natural and physical resources. The relevant matters in Sections 6, 7 and 8 of the RMA also require consideration. There are no matters of national importance under Section 6 that need to be recognised and provided for in this application.

The RMA specifies that particular regard shall be had to the relevant other matters listed in Section 7 including:



...

(b) *the efficient use and development of natural and physical resource*

(c) *the maintenance and enhancement of amenity values:*

...

(f) *maintenance and enhancement of the quality of the environment:*

The proposal is considered to efficiently use the natural and physical resources of the site. The proposal aligns with the outcomes anticipated within the NSZ and is compatible with the surrounding nature and scale of development for the zone. Further, the site can be efficiently serviced to provide for residential subdivision and development, with appropriate controls in place to manage any actual or potential adverse effects associated with land development works. To this end, the proposal is considered to maintain and enhance amenity values and the quality of the environment.

For the reasons outlined in this report, the proposal is consistent with the purpose and principles under Section 5, and the associated matters under Part 2 of the RMA. The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. It is considered that the proposal is consistent with the purpose and principles of the RMA and accords with the definition of sustainable management.

Overall, for the reasons outlined above, the activity can be granted on a non-notified basis subject to appropriate conditions.



**APPENDIX 3 – ENGINEERING ASSESSMENT**



## ENGINEERING REPORT

**TO:** Tim Anderson  
**FROM:** Cameron Jones  
**DATE:** 19/04/2023

APPLICATION DETAILS	
REFERENCE	RM220913
APPLICANT	WFH Properties Limited
APPLICATION TYPE & DESCRIPTION	Subdivision consent is sought to create 74 residential allotments, and several lots to vest as road and local purpose reserves.
ADDRESS	At the western end of Northlake Drive and Mount Nicholas Avenue, Wānaka
ZONING	Northlake Special Zone
LEGAL DESCRIPTION	Lot 2 DP 529345
SITE AREA	37.3302 ha
ACTIVITY STATUS	Discretionary

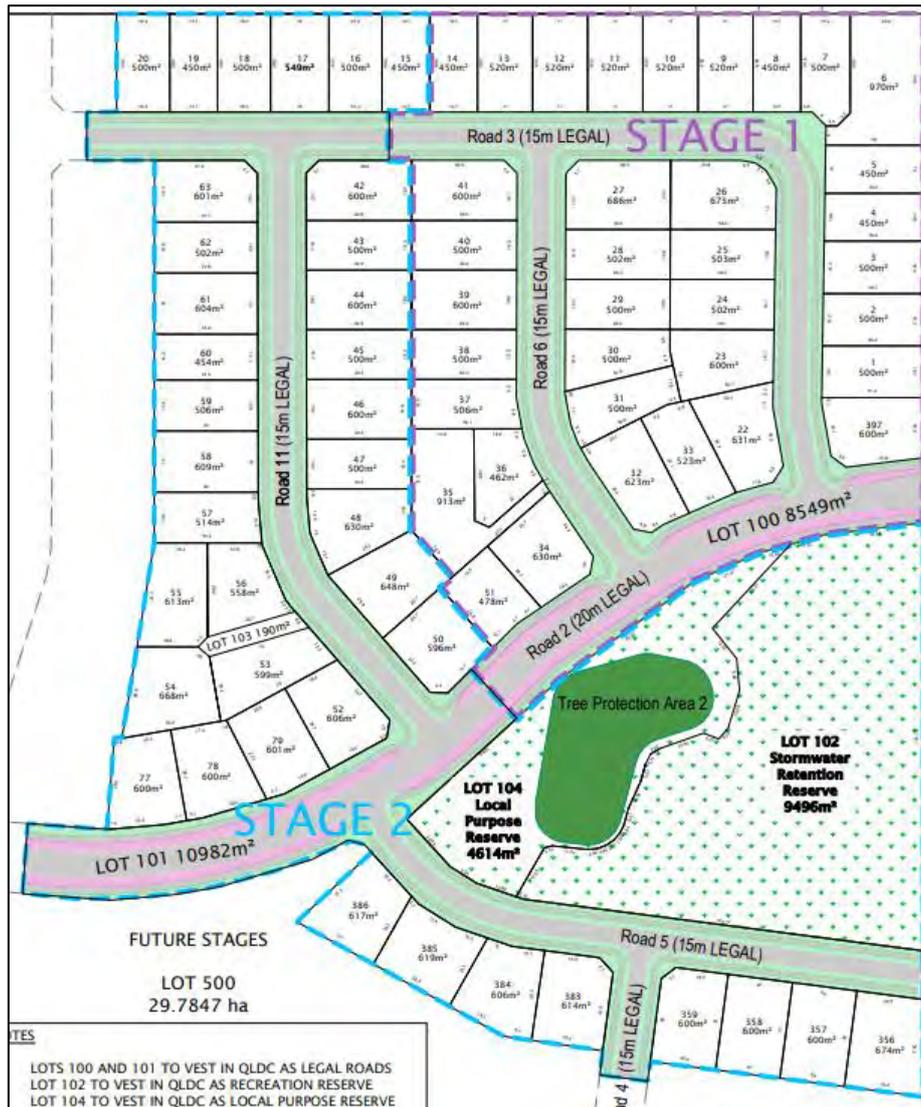
Applicati	Reference Documents	Documents provided with consent application.
	Previous Relevant Consents	RM180502 (Outline Development Plan approval).
	Date of site visit	16/11/2022

Comments	
Existing Use	Vacant development allotment.
Neighbours	Vacant development land to the north; otherwise surrounded by residential allotments.
Topography/Aspect	Rolling farmland, generally sloping down towards the east.
Water Bodies	There are two overland flowpaths running from west to east within the site.

### Location Diagram



### Scheme Plan



## **1.0 TRANSPORT**

The roading layout for the subdivision area was assessed in some detail during the Outline Development Plan approval process (RM180502), and more detailed assessments against the provisions of QLDC's '*Land Development and Subdivision Code of Practice*' (COP) and the District Plan have been provided from Landpro and Carriageway Consulting Limited (CCL) ('*Allenby Farm Subdivision Infrastructure Report*, Landpro ref Synergy12d://LPSYNSRV01/21091-WFH Trustees Ltd, dated 25/08/2022; and '*Proposed Allenby Farm Subdivision: Assessment of Stages 1 and 2*, CCL ref 14865-220922-barr, dated 22 September 2022, respectively).

### **1.1 *Roading***

The applicant proposes to construct a network of roads generally as an extension to the network constructed as part of the works undertaken on the neighbouring land to the east. This includes extensions to Northlake Drive and Mount Nicholas Avenue.

#### **1.1.1 Intersections**

No detailed assessment of the intersections proposed has been provided, but I am satisfied that their design can be addressed at the Engineering Acceptance stage. I therefore recommend a condition that the detailed design of all intersections be provided for Engineering Acceptance prior to the commencement of works. I recommend a condition that the intersections be constructed as per the Accepted designs prior to 224c certification.

#### **1.1.2 Roads**

The Landpro report referenced above includes a brief assessment of the roading cross sections against the requirements of the COP. Landpro confirms the COP figure which has informed the design of each road, and that the roads will comply with condition 7 of RM180502 (which specifies the formations to be used). The proposed roads align with those already approved under RM180502, being parts of Road 2, 3 and 4, and the entirety of Roads 5, 6 and 11. A small joint-owned access lot is also proposed (Lot 103), which will also be formed in accordance with condition 7 of RM180502.

With regard to the operating speeds of the roads, I am satisfied that traffic calming measures can be installed where required to ensure the anticipated operating speeds are achieved. I am satisfied that the details of any traffic calming devices can be assessed at the Engineering Acceptance stages, and I recommend an appropriate condition in this regard.

Given the lengths of the lot frontages, I am satisfied that COP requirements regarding on-street carparking requirements will be easily achieved, and I make no specific recommendations in this regard.

Temporary turning heads will be required at the western ends of Roads 2 and 3 to allow for turning of refuse vehicles and general motorists which have taken a wrong turn. I recommend a condition in this regard.

The road reserve boundaries proposed show a minor kink where they meet the existing boundaries of Northlake Drive and Mount Nicholas Avenue. I recommend a condition that the detailed design of the roads demonstrate that there will be no similar kink in the carriageway itself.

I recommend a condition that the detailed design of the roading network be submitted for Engineering Acceptance prior to the commencement of works. I recommend that this submission includes a detailed design road safety audit, and compliance with all final recommendations therein be demonstrated. I recommend a condition that the roads be formed as per the accepted designs prior to 224c certification.

I recommend conditions regarding street lighting and road naming.

#### **1.1.3 Vehicle Crossings**

The CCL report provides an assessment of each lot with regard to compliance with the District Plan's requirements for vehicle crossings. CCL concludes that there are no impediments to compliance with the requirements regarding length, design (being the angles at which the crossing crosses the boundary and meets the carriageway), gradient or number of crossings. I agree with this expert advice.

CCL notes that many of the lots will not be able to be provided with vehicle crossings which comply with Site Standards 14.2.4.2.iv (minimum sight distances) and/or 14.2.4.1.vi (distances of vehicle crossings from intersections), and provides an assessment as to why these breaches are generally appropriate.

CCL notes that many of the lots will need to have their vehicle crossing locations restricted to provide adequate sight distances (though, as the frontage roads will have a speed limit of 40 km/hr, there are no associated District Plan rule breaches and the required sight distances have been extrapolated

based on the District Plan requirements for 50 km/hr roads). The report also concludes that the vehicle crossings to several of the lots will breach Site Standard 14.2.4.2.vi with regard to the distance of the crossings from the nearest intersections. An assessment of each of these matters is provided in the CCL report, and summarised below:

In summary, the reduced sight distances are considered acceptable as the sight distances are restricted by intersections or bends, which will slow approaching traffic. Regardless, CCL has provided locations for many vehicle crossings so as to maximise the sight distances available, and I recommend that this be included as a consent notice on the relevant titles where multiple crossing locations have been deemed acceptable.

Similarly, the breaches to Site Standard 14.2.4.2.vi are considered acceptable by CCL as drivers will be alert to the potential to encounter manoeuvring vehicles, drivers will generally be familiar with the area, and the vehicle crossings are mostly opposite the minor approach to a T-intersection. Regardless, CCL has provided a list of several vehicle crossings where the locations can be restricted in order to maximise the distance to the intersection/minimise the scale of the breach. In my opinion, this is unnecessary as the difference in scale of any potential effects due to the breach will be negligible (and having a vehicle crossing directly opposite a minor approach could potentially result in better outcomes than having a slight offset), and I therefore recommend that a consent notice be registered on the relevant titles to allow flexibility for future lot owners. The list of vehicle crossings with potential acceptable breaches to Site Standard 14.2.4.2.vi is as follows: Lots 11 – 14, 16 – 19, 22, 27, 32 – 34, 41, 42, 50, 52, 63 and 79.

For the lots where the vehicle crossing location is unrestricted, I recommend a consent notice that a sealed vehicle crossing be formed at the time a residential unit is constructed.

ENGINEERING		COMMENTS	Condition	
<b>EARTHWORKS</b>	<b>Extent</b>	<b>Description</b>	Significant earthworks are proposed to prepare the site for subdivision and future residential construction.	
		<b>Cut / Fill Volume</b>	According to the cut/fill plans provided, the earthworks volumes below are proposed. However, I note that comparison of the existing and design contours provided separately shows that earthworks are proposed beyond the extents shown on the cut/fill plans, and the volumes are therefore likely to be greater. Cut: 326,600m <sup>3</sup> Fill: 293,800m <sup>3</sup>	
		<b>Total Volume</b>	620,400m <sup>3</sup>	
		<b>Area Exposed</b>	193,560m <sup>2</sup>	
		<b>Max Height Cut/Fill</b>	Max cut: 11.2m Max fill: 9.9m	
		<b>Prox. to Boundary</b>	The plans show that earthworks will be undertaken up to the northern and eastern boundaries of the site. Towards the northwest corner of the site, these works are a continuation of the 11.2m-deep excavations more centralised within the site. Regardless, I am satisfied that containing the earthworks within the site will be achievable, and I recommend a monitoring condition in this regard.	<b>X</b>
		<b>Prox. to Water</b>	The proposed works will occur within two existing overland flow paths on the site, in breach of Rule 25.5.19. Based on a comparison of the existing and proposed contour plans, it appears as though the proposed works within the overland flow paths should not result in adverse stormwater runoff-related effects on neighbouring land. I have no engineering concerns with this aspect of the proposal.	
	<b>Stab</b>	<b>Geotech assessment by</b>	Insight Engineering (IE)	

		<b>Report reference</b>	'Geotechnical Supplementary Assessment Report for proposed subdivision at Allenby Block, Wanaka.' IE ref 22016_1, dated 15/08/2022.	
		<b>Report comment</b>	The report presents the results of a review of existing geotechnical reporting in the area, several test pits, machine boreholes, and laboratory testing of the existing soils on the site. Recommendations have been provided for undertaking earthworks, and foundation and retaining wall design. I accept the report as evidence that the proposal is geotechnically feasible. I recommend a condition that the earthworks be supervised by a suitably qualified geotechnical professional, in accordance with the report's recommendations.	<b>X</b>
		<b>Rock breaking</b>	Not anticipated.	
		<b>Rock blasting</b>		
		<b>Preconstruction survey</b>	Not required.	
		<b>Retaining</b>	The geotechnical report states that retaining walls are proposed "to the south of the Stage 2 boundary (near the maximum fill area) where near vertical grades of up to 4 m high are proposed." I am satisfied that designing these walls appropriately will be achievable, and I recommend a condition that all retaining walls be constructed in accordance with Council's standards and an advice note with regard to Building Act requirements for retaining structures.	<b>X</b>
		<b>Recommendations on cut/batter slopes</b>	As per the IE report.	<b>X</b>
		<b>Fill certification/specific foundation design required</b>	Required for all fill.	<b>X</b>
		<b>Engineers supervision</b>	Required for the provision of a Schedule 2A certificate.	<b>X</b>
		<b>Uncertified fill covenant</b>	Not required.	
<b>Schedule 2A Certificate</b>	Required.	<b>X</b>		
<b>Clean fill only</b>	Not required.			
<b>Site Management</b>	<b>Report reference</b>	I recommend that the planner include conditions to ensure that the works are undertaken in accordance with QLDC's 'Guidelines for Environmental Management Plans.'		
	<b>Specific sedimentation management</b>			
	<b>Specific stormwater management</b>			
	<b>Neighbours</b>	I am satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites.		
	<b>Traffic management</b>	Required for works affecting the road reserve.	<b>X</b>	
	<b>Construction crossing</b>	Required.	<b>X</b>	
<b>Revegetation</b>	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	<b>X</b>		

## 2.0 **SERVICING**

### 2.1 **Existing Services**

There are existing Council-owned water, wastewater and stormwater mains at the eastern boundary of the lot, from both Mount Nicholas Avenue and Northlake Drive.

## 2.2 Potable Water / Firefighting

The applicant proposes to provide connections from Council's water reticulation to each lot, though no information regarding the capacity in the water network has been provided. I note that condition 11 of RM180502 requires that the applicant "*confirm that required upgrades to the greater Council water supply network have either been undertaken, or are suitably programmed to be undertaken, to service the lots in accordance with Council's standards.*" The applicant's assessment of compliance with the conditions of RM180502 states that "*provision of water available as identified in section 1.5 of the Landpro infrastructure report*" [sic]. However, the Landpro report does not mention any upgrades or the potential need to install any upgrades, so compliance with condition 11 has not been achieved by the proposal.

Regardless, information provided with the RM181451 application indicated that up to 682 residential units could be serviced in the Northlake Special Zone at that time based on the extant infrastructure, and I understand that the total number of titled and consented lots in the Zone is likely to be approximately 700 following approval of this subdivision. I also understand that upgrades have been made to the water network in the area, including the provision of a large-diameter water main from the Beacon Point reservoir to the developed land to the north and east, the provision of a second high-level reservoir on the land to the north, and a second reservoir is currently under construction to the northwest of the site. Based on the above, I am satisfied that there is likely to be adequate capacity for the proposed lots in the water network, though further upgrades may be required prior to future stages of subdividing the subject site.

I recommend a condition that the detailed design of the reticulation proposed, including fire hydrants, be provided to Council for Engineering Acceptance prior to the commencement of works. I recommend a condition that the reticulation be installed in accordance with the Accepted plans prior to 224c certification.

## 2.3 Wastewater Disposal

The applicant proposes to provide connections from Council's wastewater reticulation to each lot, though no information regarding the capacity in the wastewater network has been provided. I note that condition 10 of RM180502 requires that the applicant "*confirm that required upgrades to the greater Council wastewater network to service the relevant stage have either been undertaken, or are suitably programmed to be undertaken, to service the lots in accordance with Council's standards.*" The applicant's assessment of compliance with the conditions of RM180502 states that these upgrades have been "*installed as identified in section 1.8 of the Landpro infrastructure report.*" However, the Landpro report does not mention any upgrades or the potential need to install any upgrades, so compliance with condition 10 has not been achieved by the proposal.

Regardless, based on the information provided with the RM181451 application, I am satisfied that there will be capacity in Council's wastewater network for the proposed development.

I recommend a condition that the detailed design of the reticulation proposed be provided to Council for Engineering Acceptance prior to the commencement of works. I recommend a condition that the reticulation be installed in accordance with the Accepted plans prior to 224c certification.

## 2.4 Stormwater Management

The applicant has provided an assessment prepared by Riley Consultants ('*Stormwater Report for Resource Consent. Allenby Farms Subdivision, Peak View Ridge, Wanaka.*' Riley ref 210391-C, dated 25 August 2022), which provides an overview of the existing and proposed stormwater conditions, and the measures proposed to manage increased stormwater run-off from development of the site in accordance with the requirements of the COP.

In summary, the applicant proposes to collect and convey primary stormwater flows (up to the 5% AEP storm event) using lot laterals and catchpits within the roads. Secondary stormwater flows (up to the 1% AEP storm event) are to be conveyed using the roads' carriageways. This is a standard approach to stormwater management, and I have no engineering concerns in this regard.

The Riley report contains the results of modelling of the affected stormwater catchments, in order to inform the design of a "*stormwater management area*", or attenuation basin proposed within Lot 102. The intention of this area is to attenuate stormwater run-off from the site such that the post-development flow rates do not exceed the pre-development flow rates, as required by the COP to help mitigate downstream stormwater-related effects. As I am not a stormwater expert, I have not reviewed this information in detail. Council's Property & Infrastructure Engineering team (P&I) have accepted vesting of this infrastructure based on the concept design provided and are satisfied that a peer review of the design can be postponed until Engineering Acceptance.

I recommend a condition that the detailed design of the reticulation and infrastructure proposed be provided to Council for Engineering Acceptance prior to the commencement of works. I recommend a condition that the reticulation be installed in accordance with the Accepted plans prior to 224c certification.

### 2.5 Power & Telecommunications

The applicant has provided letters from the service providers stating that appropriate power and telecommunications connections can be made to the subdivision. I recommend a condition that these connections be made prior to 224c certification.'

### 3.0 NATURAL HAZARDS

The QLDC Hazard Register Maps show the site falls within the LIC1 liquefaction and 'domain A' hazard categories, with assessed liquefaction risks being "Nil to Low" and "there is little or no likelihood of damaging liquefaction occurring." Based on these hazard categories, standard foundations as required under NZS 3604:2011 for timber framed buildings are likely to be sufficient and this will be confirmed in the Schedule 2a certificate. Foundation requirements for the building will be addressed under the related Building Consent and no conditions are necessary.

	ENGINEERING	COMMENTS	Condition
PROJECT INFORMATION	Staging	The project will be staged and the consent holder wants the ability to undertake these in any order. I am satisfied that this is appropriate as long as every lot is appropriately serviced with access and infrastructure, and I recommend a related condition.	X
	Developers Engineering Representative	Required.	X
	Notice of commencement	Not required.	
	Traffic Management Plan	Required for works affecting the road reserve.	X
	Design Certificates	Required.	X
	Completion Certificates	Required.	X
	As built	Required.	X

	ENGINEERING	COMMENTS	Condition
TITLE	Covenants/consent notices	There are no engineering consent notice conditions registered on the lot's title. I recommend new consent notice conditions regarding potential protection of property from overland flow; potential geotechnical requirements for the lots; and provision of vehicle crossings. These are discussed further in the relevant sections herein.	X
	Easements	A condition is recommended to ensure all necessary easements are granted or reserved.	X
	Road Names on Title Plan	Required.	X
	Building Platforms	Not applicable.	
	Amalgamation Condition	A condition is recommended to ensure that Lot 103 (access lot) is held with Lots 54 & 55.	X

### 4.0 RECOMMENDED CONDITIONS

It is recommended that the following conditions are included in the consent decision:

#### Staging

1. This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied

only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in any order and all stages may be combined, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under sections 223 and 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot. The construction of the stormwater infrastructure within Lot 102 shall be complete prior to certification pursuant to section 224(c) for the first stage of the subdivision.

### **General**

2. All engineering works, including the construction of retaining walls, shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8<sup>th</sup> October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

*Note: The current standards are available on Council's website via the following link: <https://www.qldc.govt.nz>*

### **To be completed prior to the commencement of any works on-site**

3. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
4. The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "*Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management*". The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
5. Prior to commencing works on the site, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (2), to detail the following requirements:
  - a) The provision of a water supply to Lots 1 – 20, 22 – 63, 77 – 79, 356 – 359, 383 – 386 & 397 in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated June 2017. The costs of the connections shall be borne by the consent holder.
  - b) Provision of irrigation to local purpose reserves, if required by Council's Parks & Reserves Manager.

- c) The provision of a foul sewer connection from Lots 1 – 20, 22 – 63, 77 – 79, 356 – 359, 383 – 386 & 397 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder.
- d) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within Lots 1 – 20, 22 – 63, 77 – 79, 356 – 359, 383 – 386 & 397, in accordance with Council's standards and connection policy and generally in accordance with the Riley Consultants Limited report provided with the application ('*Stormwater Report for Resource Consent. Allenby Farms Subdivision, Peak View Ridge, Wanaka.*' Riley ref 210391-C, dated 25 August 2022). This shall include:

- (i) Stormwater attenuation for all catchments including individual lots, assuming appropriate impermeable areas for the residential lots, and appropriate run-off coefficients for all other parts of the catchment served, to be approved by Council, for the critical 5% and 1% AEP storm events, in accordance with Council's standards. A minimum of 500mm of freeboard shall be provided within all proposed attenuation devices' designs for the critical 1% AEP storm event. The proposed attenuation device shall be designed for the critical storm duration and shall drain completely within 24 hours of the design storm event.

In addition to the permanent solution, details shall be provided of a temporary stormwater and sediment management solution, which shall be adequate to service the site in the interim until the permanent stormwater management system is lived/activated. The temporary system shall perform the same functions outlined above as required for the permanent system.

The systems shall make provision for the interception of settle-able solids, hydrocarbons and floatable debris prior to discharge to receiving waters. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot; and

- (ii) A reticulated primary system to collect and dispose of stormwater from the catchment and all potential impervious areas within each lot to the attenuation ponds Accepted under Condition 5(d)(i).
- (iii) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation.
- (iv) A copy of the full stormwater model and report outlining the parameters used shall be provided.
- (v) A predevelopment and post development contour plan shall be provided for the stormwater design.
- e) The provision of fire hydrants with adequate pressure and flow to service and maintain the subdivision with a Class FW2 fire risk in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. Evidence of adequate flow testing to hydrants shall be submitted to Council prior to subdivision completion.
- f) The formation of roads 2 – 6 & 11, and the access within Lot 103, in accordance with Council's standards and the requirements below. This shall include:
- (i) Road 2 shall be formed in general accordance with Figure E13 of QLDC's '*Land Development and Subdivision Code of Practice*'.
- (ii) Roads 3 – 6 & 11 shall be formed in general accordance with Figure E12 of QLDC's '*Land Development and Subdivision Code of Practice*'.

- (iii) The Lot 103 access shall be formed in general accordance with Figure E9 of QLDC's '*Land Development and Subdivision Code of Practice*'.
  - (iv) Details of the connections from Northlake Drive to Road 2 and Mount Nicholas Avenue to Road 5 shall be provided. In the event that the alignment of the new road(s) results in a kink in the road, details of the works that would be required to avoid needing a kink shall be provided.
  - (v) Details demonstrating how an appropriate maximum design speed will be achieved on all roads, taking into account the likely completed alignment of each road.
  - (vi) The provision of stormwater disposal from all impermeable surfaces.
  - (vii) The provision of temporary turning heads at the western ends of Roads 2 & 3.
- g) The provision of road lighting in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
  - h) The formation of all internal intersections, in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder. All signage and marking shall be in accordance with MOTSAM and the TCD Manual.
  - i) The consent holder shall engage an independent and suitably qualified and experienced traffic engineer to carry out a detailed design safety audit in general accordance with the NZTA Manual "Road Safety Audit Procedures For Projects" and section 3.2.7 of the Councils Code of Practice. This shall include confirmation that appropriate traffic signs and road marking have been provisioned in accordance with the New Zealand Transport Agency's Manual of Traffic Signs and Markings (MOTSAM) and the Traffic control devices manual. The consent holder shall comply with any recommendations at their own cost. A copy of this report shall be submitted to Council for review and acceptance.
  - j) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include, but not limited to, all Roads, Water, Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
6. Prior to commencing any work on the site, the consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
7. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Insight Engineering report ('*Geotechnical Supplementary Assessment Report for proposed subdivision at Allenby Block, Wanaka.*' IE ref 22016\_1, dated 15/08/2022) and who shall supervise the earthworks procedure and retaining wall construction, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

**To be monitored throughout earthworks**

8. The earthworks, batter slopes and retaining shall be undertaken in accordance with the recommendations of the report by Insight Engineering (*'Geotechnical Supplementary Assessment Report for proposed subdivision at Allenby Block, Wanaka.'* IE ref 22016\_1, dated 15/08/2022).
9. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
10. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the works required to provide services to the subdivision and/or modify Northlake Drive and/or Mount Linton Avenue.

**To be completed before Council approval of the Survey Plan**

11. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council's Land Development Engineer prior to Council signing the Survey Plan and prior to obtaining 'Engineering Review and Acceptance' for design of infrastructure.
  - b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.  
*[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate, a copy of the Resource Consent Decision shall be included with the application]*

**Amalgamation Condition**

12. The following shall be registered with Land Information New Zealand (CSN **XXXXXX**):
  - That Lot 103 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 54 & 55 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

**To be completed before issue of the s224(c) certificate**

13. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including rights of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) The completion and implementation of all works detailed in Condition **(5)** above, with the possible exception of the stormwater connection to the permanent detention system. Timing of the connection to the detention system shall be agreed with Council's Property & Infrastructure engineers.
  - c) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for Lots 1 – 20, 22 – 63, 77 – 79, 356 – 359, 383 – 386 & 397 as per condition **(5a)** above, and evidence of supply shall be provided to Council's Subdivision Inspector.

- d) The consent holder shall enter into a developer's agreement between the developer and Council in relation to the stormwater system. This agreement shall bind the developer to its requirements and confirm the following:
- (i) The timing of the disconnection of the temporary stormwater and sediment management solution and the livening/activation of the permanent solution.
  - (ii) The applicant takes responsibility for Operation & Maintenance of the areas initially for a 3-year period from issue of 224c.
  - (iii) The applicant shall meet the Key Performance Indicators (KPIs) for successful operation and management of the system that are established and agreed with Council through detailed design process prior to engineering acceptance by QLDC.
  - (iv) The consent holder shall provide Council annually (31st March) with copies of all ongoing performance monitoring data and reporting a showing compliance with the agreed KPIs and O&M manual.
  - (v) If the system is not shown to be working effectively during or at the end of the 3-year maintenance period, any remedial works required ensuring the effective and efficient operation of the stormwater disposal system in compliance with the O & M manual and associated KPIs shall be completed by the consent holder.
  - (vi) In the event of the system not performing effectively during or at the end of the 3-year maintenance period, the maintenance period may be extended by a further 2 years to allow the applicant to demonstrate the effective and efficient operation of the stormwater disposal system prior to handover to Council.
  - (vii) A bond provided by the consent holder/developer in relation to maintenance of the system for the maintenance period.

*Advice Note: A pro forma Developers Agreement addressing the above can be provided on request to Council.*

- e) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- f) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- g) All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all lots within the subdivision. This shall include certification that all areas of fill within the residential allotments within the subdivision has been placed in accordance with the requirements of NZS 4431:2022.

The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.

- h) All vehicle access, manoeuvring and parking areas associated with the development shall be subject to a post construction safety audit by an independent traffic engineer in accordance with the NZTA Manual "Road Safety Audit Procedures For Projects" at the consent holders cost and the results shall be submitted to Council for review and certification. Should the review recommend any further works required to achieve a safe

traffic environment, the consent holder shall have these works approved by Council and implemented prior to occupation of the units.

- i) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (3) for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include, but not be limited to, all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- j) All newly constructed gravity foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- k) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
- l) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- m) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- n) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- o) Hydrant testing shall be carried out during the peak period of an average day to confirm that there are sufficient hydrants with adequate pressure and flow to service the development with a Class FW2 fire risk in accordance with Appendix G of SNZ PAS 4509:2008 NZ Fire Service Code of Practice for Firefighting Water Supplies. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. The testing shall be carried out by a suitably qualified and experienced person (SQEP) as defined in section 1.8 of QLDC's Land Development and Subdivision Code of Practice and evidence of the SQEP suitability to undertake or oversee such testing shall be submitted with the hydrant testing results. The results shall be submitted to Council and all related costs shall be borne by the consent holder.

### **Ongoing Conditions/Consent Notices**

- 14. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
  - a) A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Records of Title for the relevant lots providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition 5(d)(iii) above. The final wording of the consent notice instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.
  - b) In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition (13g) contains limitations, such as specific foundation requirements for each lot that does not meet NZS3604 foundation conditions, or remedial works required on particular lots, then a consent notice shall be registered on the Records of Title for the affected lots detailing requirements for the lot owner(s).
  - c) At the time a residential unit is constructed the owner for the time being shall construct a sealed vehicle crossing to the site to Council's standards. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application', unless otherwise approved under resource consent. The approval should be obtained and

construction of the crossing approved by a Council Inspector prior to occupation of the residential unit. The vehicle crossings to the following lots shall be in the locations specified below:

- Lot 22: within 500mm of the western or northern boundary.
- Lot 26: within 500mm of the western or southern boundary.
- Lot 27: within 500mm of the eastern or southern boundary.
- Lot 32: within 500mm of the eastern or northern boundary.
- Lot 34: within 500mm of the western or northern boundary.
- Lot 41: within 500mm of the western or southern boundary.
- Lot 42: within 500mm of the eastern or southern boundary.
- Lot 50: within 500mm of the eastern or northern boundary.
- Lot 52: within 500mm of the western or northern boundary.
- Lot 63: within 500mm of the western or southern boundary.
- Lot 359: within 500mm of the eastern or southern boundary.
- Lot 383: within 500mm of the western or southern boundary.
- Lot 397: within 500mm of the eastern or northern boundary.

15. In the event that the Engineering Acceptance issued under Condition (5) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

*[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to s.127 of the Resource Management Act].*

**Advice Note:**

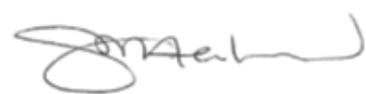
1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information, please contact the DCN Officer at QLDC.

Prepared by:



Cameron Jones  
SENIOR LAND DEVELOPMENT ENGINEER

Reviewed by:



Steve Hewland  
CONSULTANT LAND DEVELOPMENT ENGINEER

**APPENDIX 4 – DESIGN REPORT**

# Allenby Farms Wanaka

Design Controls  
for  
WFH Properties Ltd



Project: ALLENBY FARMS, WANAKA  
PN: RUD Project Number 2938

Prepared for:  
WFH PROPERTIES LTD

Prepared by:  
Reset Urban Design Ltd

Document Status:

<u>Rev</u>	<u>Status</u>	<u>Date</u>	<u>Author</u>	<u>Reviewed</u>
0	Draft for Review	09 Aug 22	SB	GF
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3	For Consent	07 Oct 22	SB	

# 1.0 INTRODUCTION

The key objective of these Design Control Guidelines is to ensure a high quality built and landscaped environment and also to direct development to an appropriate and coordinated approach and palette of forms and materials to benefit the Northlake setting and the combined investment of all residents.

Please note that Design Control Approval on the basis set out in these Guidelines is required prior to commencement of any work for building construction, landscaping, and fencing.

Application of these guidelines pertain to Activity Area B1 as outlined in the Northlake Wanaka Structure Plan found in the Queenstown-Lakes District Council District Plan (May 2019).



## 2.0 SECTION SETBACKS

For spatial consistency, building compatibility, and to provide adequate space for landscaping, car parking and manoeuvring for vehicles in the vicinity of road boundaries, building setbacks are provided for every lot located in Activity Area B1.

### SETBACKS FROM ROADS

Buildings are not to be constructed within the 4.5 metres setback from a road frontage (Diagram 1).

### PORCHES AND STEPS

- only one per boundary setback can project up to 0.6m and a maximum of 2m in length, and parallel to the nearest internal boundary, and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m in height above ground level.

### BALCONIES AND BAY WINDOWS

- of less than 3m in length along a boundary may project up to 0.6m into a setback. Only one such balcony or bay/box window intrusion is permitted on each setback of each lot. No part of any balcony or window, which is located within a setback, shall be higher than 3.0m above ground level.

### OVERHANGS

- eaves can overhang the setbacks by a maximum of 0.6m

### CHIMNEYS

- may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building.

### GARAGES & CARPORTS

- garages and carports must be setback at least level with the front façade (i.e., the façade facing the street) of the house.

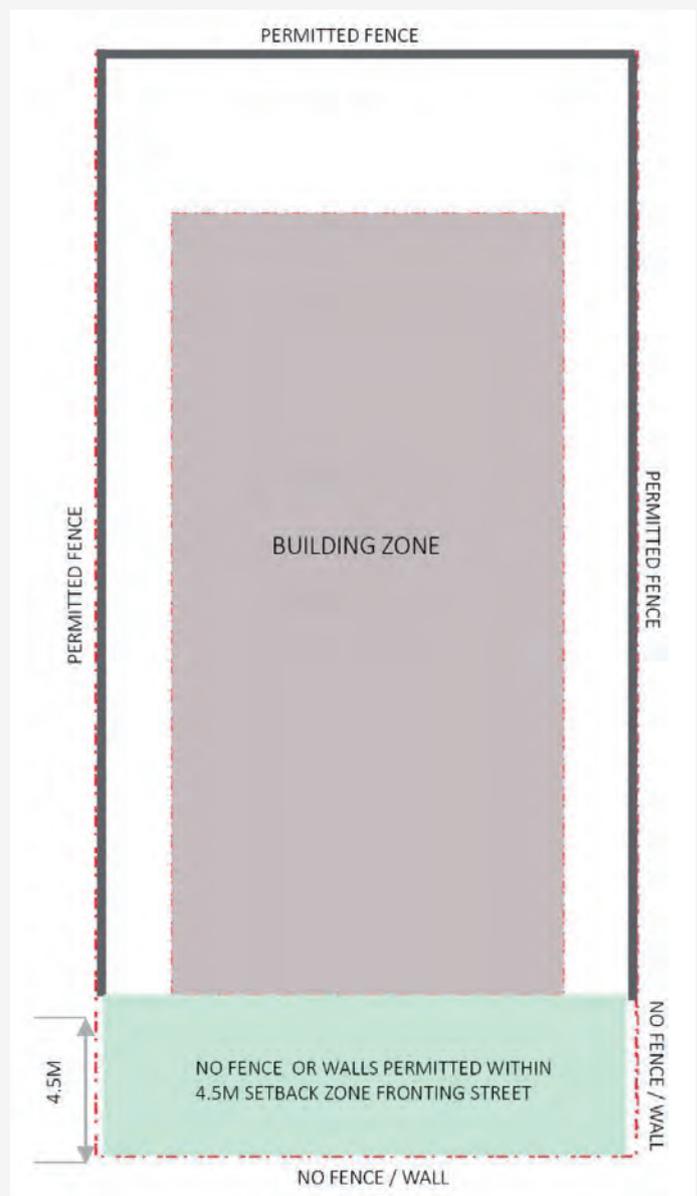
### WALLS AND FENCES

- no walls or fences shall be located within a setback from roads except those fences within setbacks from the boundaries of parks and reserves are allowed up to 1.2m high provided they are post and wire.

### ACCESSORY BUILDING(S)

Accessory buildings are for residential-only activities, other than those used for the housing of animals, Accessory buildings may be located within the setback distance from internal boundaries, where the total length of the walls of these buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2.0m of an internal boundary.

Diagram 1



## 3.0 BUILDING FORM

### STREET FAÇADE

The building façade facing the street should incorporate at least one entrance feature (such as a accent wall, overhanging canopy or pergola). The front door should be clearly visible from the street and be articulated as the main entrance to the building. A habitable room needs to be located overlooking the street to provide natural surveillance.

### LOTS WITH TWO STREET FRONTAGES OR SHARE A BOUNDARY WITH A RESERVE

Some lots may have 2 or more street frontages and/or adjoin a reserve boundary. In these more complicated cases the same principles apply: one main entrance with a feature element and a habitable room must be selected off the primary street and a private rear yard defined.

In addition, it is required that the form of the building addresses all public frontages with articulation of the façade including varying materials and colours and window and door openings. To assist natural surveillance along a reserve boundary a living room plus a habitable (living/kitchen/study) room must be located on the

ground floor with windows overlooking. However, bespoke solutions that best fit the specific conditions may be presented for consideration.

### SOLAR ACCESS

The standards for the provision of outdoor spaces provides residents with adequate outdoor living spaces, access to fresh air, sunlight, and protection from prevailing winds. The living spaces should be orientated for the best possible solar access. The northern aspect of your lot should be reserved, where possible, for private open spaces rather than vehicular, tree planting, or other ancillary uses.

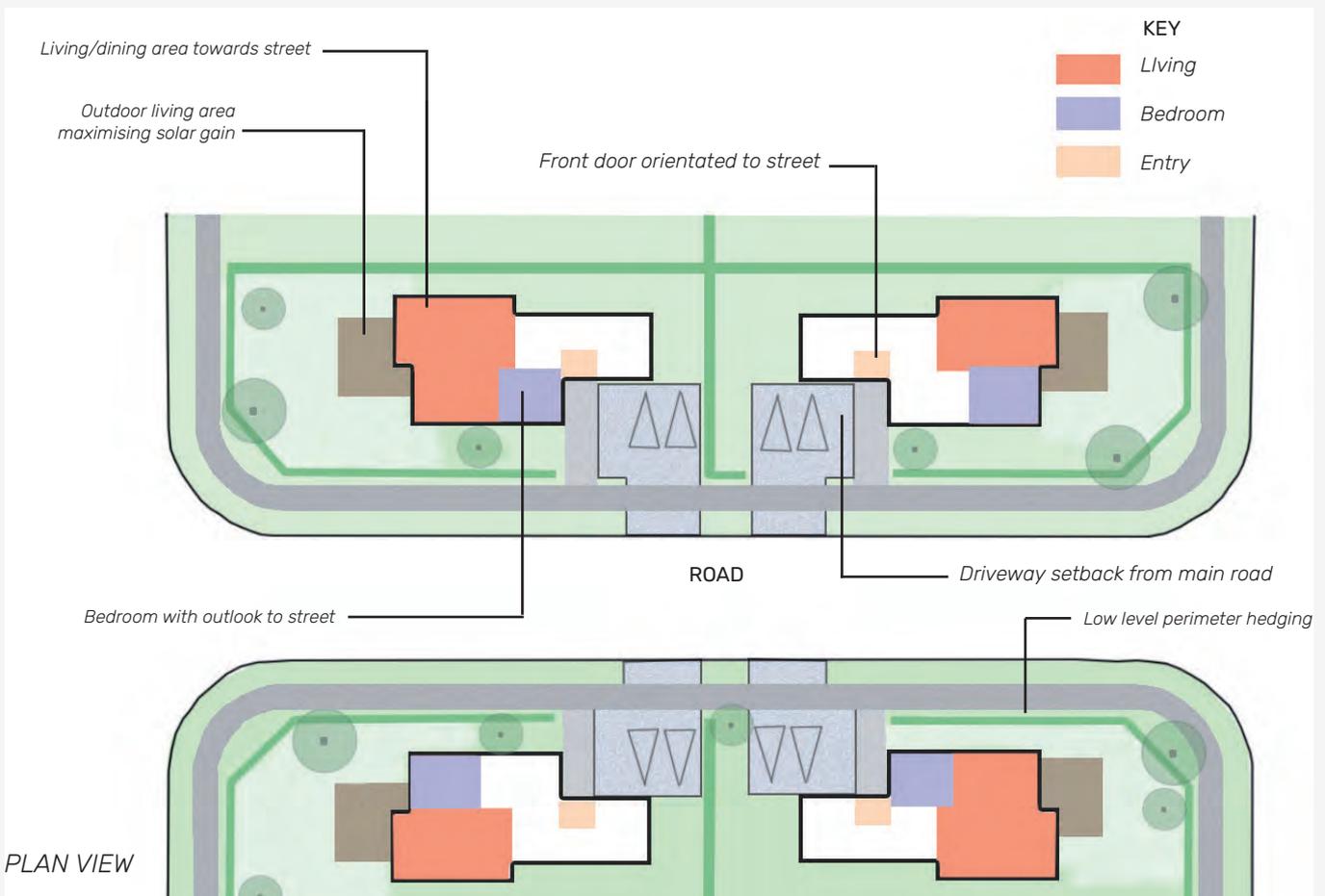
### MINIMUM PROVISION

For each dwelling, at the ground floor level and contained within the net area of the site, shall be 36m<sup>2</sup> and be contained in one area with a minimum dimension of 4.5m.

### RESTRICTIONS WITHIN OUTDOOR SPACES

No outdoor living area shall be occupied by :

- Any building, other than an outdoor swimming pool or accessory building of less than 8m<sup>2</sup> gross floor area; or
- A driveway or parking space; or
- Areas used for storage of waste/recycling



## 4.0 OUTLOOK SPACES

The design of house layouts should take into consideration the balance between an open engagement with the street/open space interfaces and creating a sense of privacy for the occupants.

### PROVISION OF OUTLOOK SPACE

Outlook spaces must be provided from the face of the building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies, the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing. Outlook spaces should have views within the lot, over a public street, or other public open space. The views should be clear and unobstructed by surrounding buildings, not extend over adjacent sites and not overlap with outlook spaces required by an adjoining dwelling.

**DETERMINING DEPTH**– is measured at right angles to and horizontal from the window or balcony to which it applies. When the outlook space is a balcony, it must be measured from the outside edge of the balcony.

**DETERMINING WIDTH**– is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.

**DETERMINING HEIGHT**– is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.

#### PRINCIPLE LIVING AREA

- 6m in depth and 4m in width. An outlook space at ground floor level may be reduced to 4m in depth if privacy to adjacent dwellings is provided by fencing at least 1.6m in height.

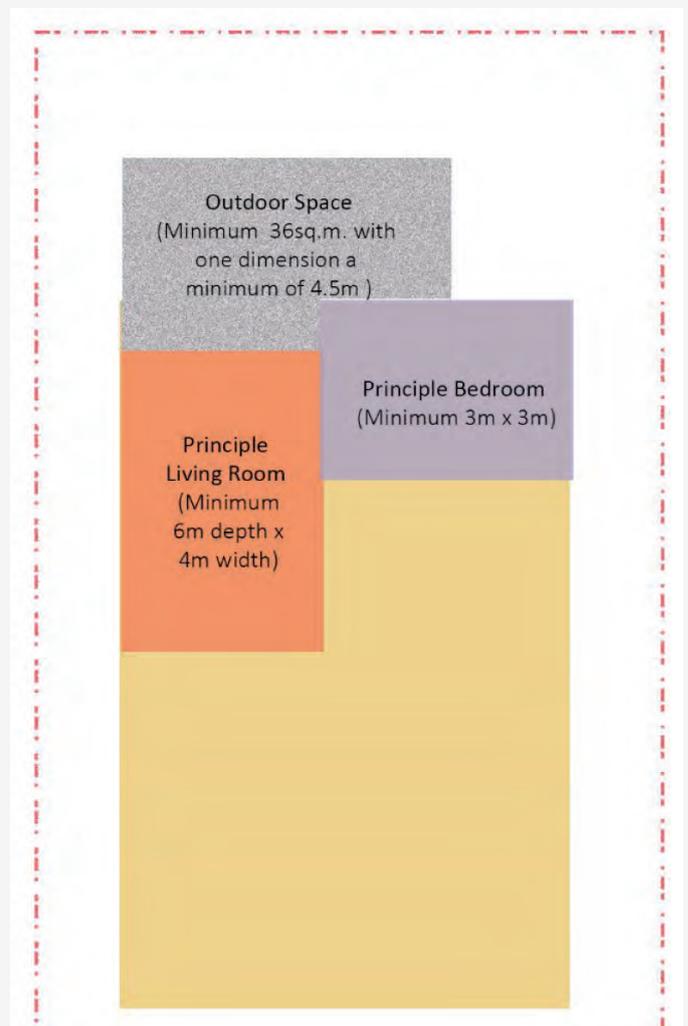
#### PRINCIPLE BEDROOM:

- 3m in depth and 3m in width

#### ALL OTHER HABITABLE ROOMS:

- 1m in depth and 1m in width

*Refer to Diagram 3*



*(Diagram 3)*

## 5.0 LIGHTING, GLARE & CONTROLS ON BUILDING MATERIALS

### EXTERNAL BUILDING MATERIALS

All exterior wall cladding shall be in the following only:

- be coated in colours which have a reflectance value of between 0 and 36%; or
- consist of unpainted wood (Including sealed or stained wood), unpainted stone, unpainted concrete, or copper.

Exceptions to the above include:

- architectural features, including doors and window frames, may be of any colour, and
- roof colours shall have a reflectance value of between 0 and 20%

### LIGHTING

All fixed exterior lighting shall be directed away from adjacent sites and roads,

## 6.0 MAINTENANCE & GENERAL RULES

- The landscape on all occupied and vacant lots shall be maintained to a well-kept neat and tidy standard free of noxious weeds and overgrowth. Established lawns are to be kept clipped short. Grass and weeds on vacant lots shall be regularly maintained where the height shall not exceed 100mm in height.
- Occupied and vacant lots are to remain free of litter. This includes, but is not limited to, all rubbish and plastics, and items migrated to the Lot by wind or rain events, or by dumping of any item by a third party.
- Boundary hedges are to be clipped and maintained to ensure they are kept within the specified their respective heights and widths.
- Parking of recreational vehicles, such as boats, motorbikes or other vehicles must be contained entirely within residential lots and not overhang or obstruct the streets' footpaths or green verges.
- Rubbish bins, washing lines, heat pump inverters and other utilities shall be screened, with planting or by a timber screen, from roads, access lots and reserves. *(Diagram 4)*.
- Garden sheds or other structures over 1.2m in height are only permitted with prior approval.
- Any laydown areas for building or site materials are to be located within your private lot.

*(Diagram 4)*



**APPENDIX 5 – LANDSCAPE REPORT**

# ALLENBY FARMS SUBDIVISION STAGES 1 & 2 44 PEAK VIEW RIDGE, WĀNAKA

## LANDSCAPE REPORT FOR CONSENT

11 October 2022

Prepared for QLDC BY WFH PROPERTIES LTD.



# CONTENTS

INTRODUCTION .....	3
01 SITE ANALYSIS .....	4
CONSTRAINTS AND OPPORTUNITIES .....	4
02 MASTERPLAN .....	5
OPEN SPACE PLAN .....	5
GENERAL ARRANGEMENT .....	6
PEDESTRIAN AND CYCLEWAY PLAN .....	7
ROAD HEIRARCHY PLAN .....	8
TYPICAL ROAD A & B .....	9
SECTIONS .....	9
ROAD TYPE A - 20M LEGAL WIDTH .....	9
ROAD TYPE B - 15M LEGAL WIDTH .....	9
RESERVE .....	10
PLAN .....	10
RESERVE .....	11
CHARACTER IMAGES .....	11
RESERVE .....	12
CROSS SECTION .....	12
CRIME PREVENTIONS THROUGH ENVIRONMENTAL DESIGN (CPTED) RE- SPONSE .....	13
04 SOFTSCAPE STRATEGY .....	14
CONCEPT AND INTENTIONS .....	14
SPECIMEN STREET TREE FRAMEWORK .....	15
PLAN .....	15
INDICATIVE PALETTE AND SPECIES IMAGES .....	15
PLANTING PALETTE .....	16
RESERVE AMENITY PLANTING .....	16
STORMWATER POND FLOOD ZONE (EDGE PLANTING) .....	17
05 MAINTENANCE CONSIDERATIONS .....	18
LONG-TERM MAINTENANCE CONSIDERATIONS AND PROGRAMME .....	18

Project: ALLENBY FARMS SUBDIVISION  
PN: 2938

Prepared for:  
QLDC BY WFH PROPERTIES LTD.

Prepared by:  
Reset Urban Design Ltd

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RESET URBAN DESIGN LTD

Level 1, 40 Hurstmere Rd, Takapuna  
+64 09 489 1681

Level 1, 28 Helwick Street, Wanaka  
+64 27 4988 699

www.reseturban.co.nz

# INTRODUCTION

WFH Properties Ltd intends to develop a residential subdivision 'Allenby Farms' in Northlake, Wānaka. This resource consent application is for 'Allenby Farms' Stages 1 and 2 and associated exterior space.

Reset Urban Design have been engaged to provide professional landscape architecture services in relation to the proposed development. Stages 1 and 2 of this development consists of 74 lots. This landscape report is to be read in conjunction with the associated engineering drawings, and specialist reports, prepared as part of the Resource Consent application for the development.

This landscape report and drawing package provides a brief outline of the context and site of the project followed by the landscape design response proposed for the site. The response includes an open space/reserve plan, walkway and reserve planting and planting treatment of the stormwater basin.



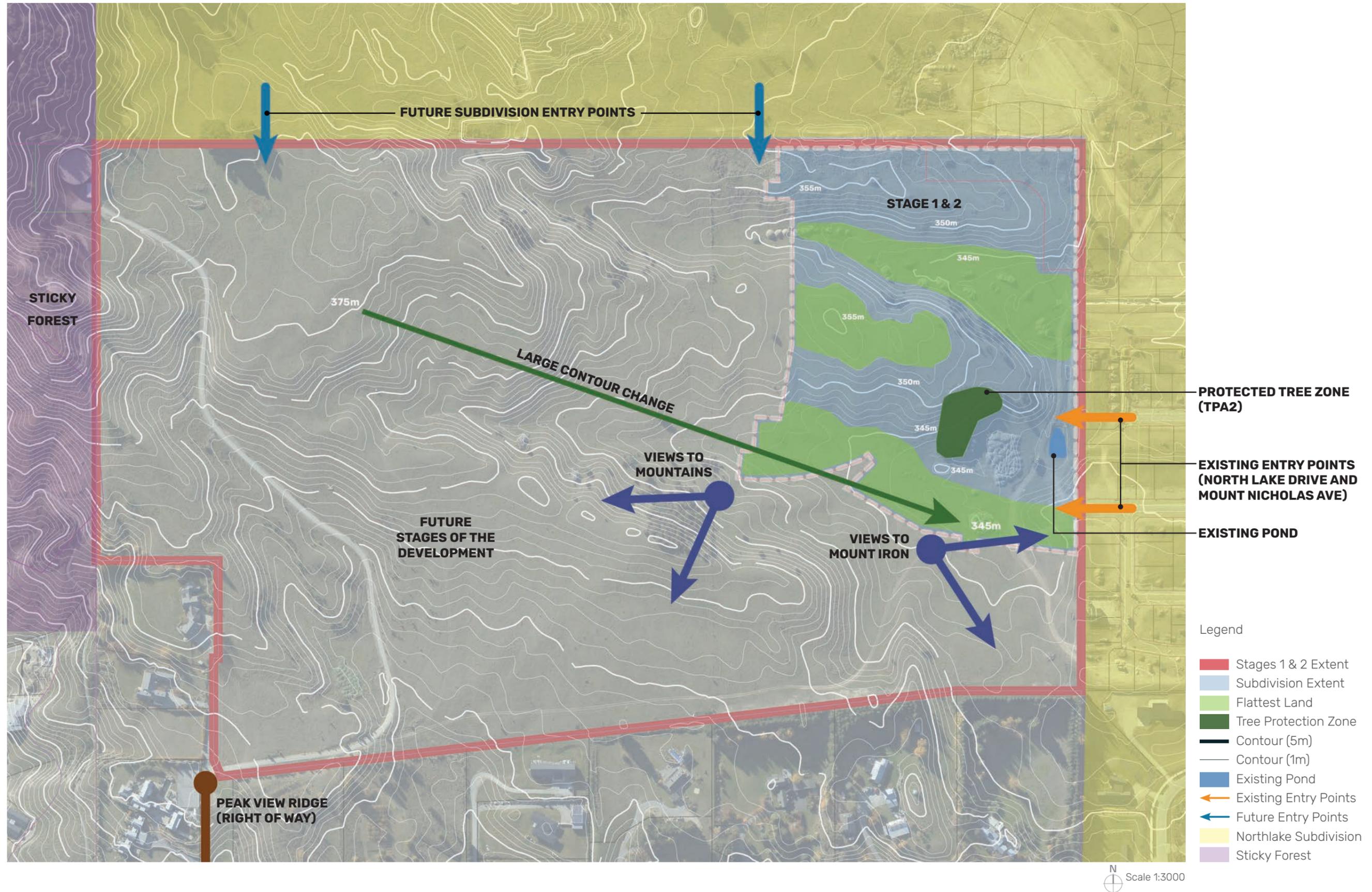
Site location



Immediate Site

# 01 SITE ANALYSIS

Constraints and opportunities



02 MASTERPLAN

Open Space Plan



# 02 MASTERPLAN

## General arrangement



WFH Properties Ltd intends to develop stages 1 and 2 of the wider Allenby Farms Subdivision, these stages consist of 74 lots and a community reserve and stormwater basin. The streetscape will form seasonal allees, street trees will be placed at 15m or 18m centres on the road reserve berms. Footpaths are located on both sides of all carriageways, allowing for safe pedestrian circulation. A row of public parking is located on the 20m road reserve, this will provide additional visitor parking for stage 1 and 2 lots.

The community reserve will serve as a walking trail and picnic area for future residents, allowing for dog walking, running and cycling throughout the reserve. Located at the southwestern corner, a sculpture/children's slide is to be designed to act as a focal point for the reserve. Alongside the pathways within the reserve area range of nature play elements to entertain children whilst walking the reserve, examples of these elements are large boulders for climbing, timber stumps, and timber balance beams. The majority of the reserve allows for stormwater detention during extreme weather events, it is likely that for most of the year the flood zone will remain a dry lawn area. There has been care taken to design around the tree protection area, this will be a feature of the park, adding natural scenery for users whilst using the walkways.

### LEGEND

- - - - Stage 1 & 2 Extents
- Tree Protection Area
- Stormwater Pond Flood Zone
- Road
- On Street Parking
- Primary Pedestrian Circulation
- Timber Boardwalk
- Berm
- Street Tree
- Contour (5m)
- Contour (1m)

# 02 MASTERPLAN

## Pedestrian and Cycleway Plan



# 02 MASTERPLAN

## Road Hierarchy Plan



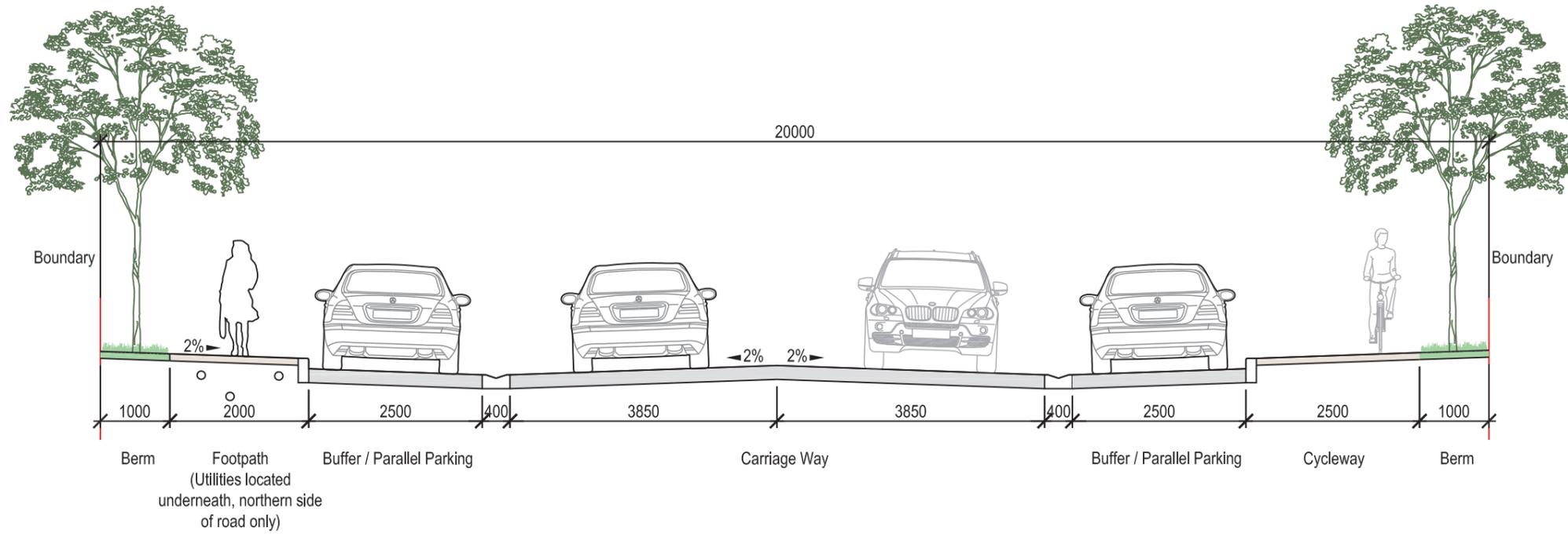
### Legend

- Road Type A 20m Legal Width
- Road Type B 15m Legal Width
- Stages 1 & 2 Extent

# 02 MASTERPLAN

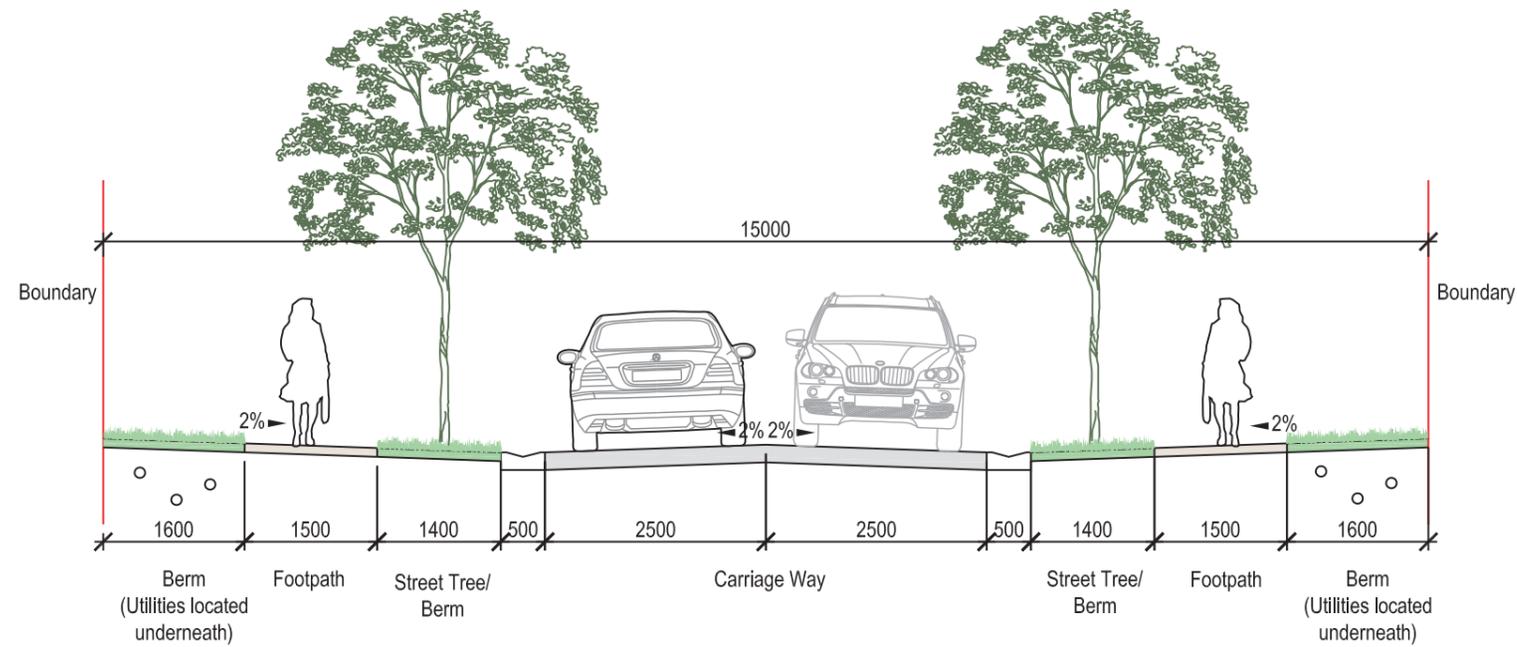
## Typical Road A & B

### Sections



Road Type A - 20m Legal Width

Scale 1:80 @ A3



Road Type B - 15m Legal Width

Scale 1:80 @ A3

# 02 MASTERPLAN

Reserve  
Plan



### LEGEND

- - - Stage 1 & 2 Extents
- Tree Protection Area
- Stormwater Pond Flood Zone
- Exposed Aggregate Pathway
- Paving Feature
- Timber Boardwalk, 0.6m MAX Ht.
- Stairs
- Sculpture & Slide Feature
- Picnic Shelter with BBQ
- Timber Bench
- Feature Stone Seat Wall
- Boulders
- — — Timber Climbing Stumps
- Planting
- Lawn
- Amenity Tree
- New Kanuka Tree
- Street Tree
- Contour (5m)
- Contour (1m)

- 1** Dry Stormwater Pond Flood Zone
- 2** Sculpture / Slide Feature
- 3** Picnic Shelter with BBQ
- 4** Nature Play along footpaths
- 5** Feature stone seat walls
- 6** Timber Boardwalk

N  
Scale 1:700

## 02 MASTERPLAN

### Reserve

#### Character Images



1 Dry Stormwater Pond Flood Zone



2 Sculpture/Slide Feature



3 Picnic Shelter with BBQ



4 Nature Play Along Pathways



5 Feature Stone Seat Walls

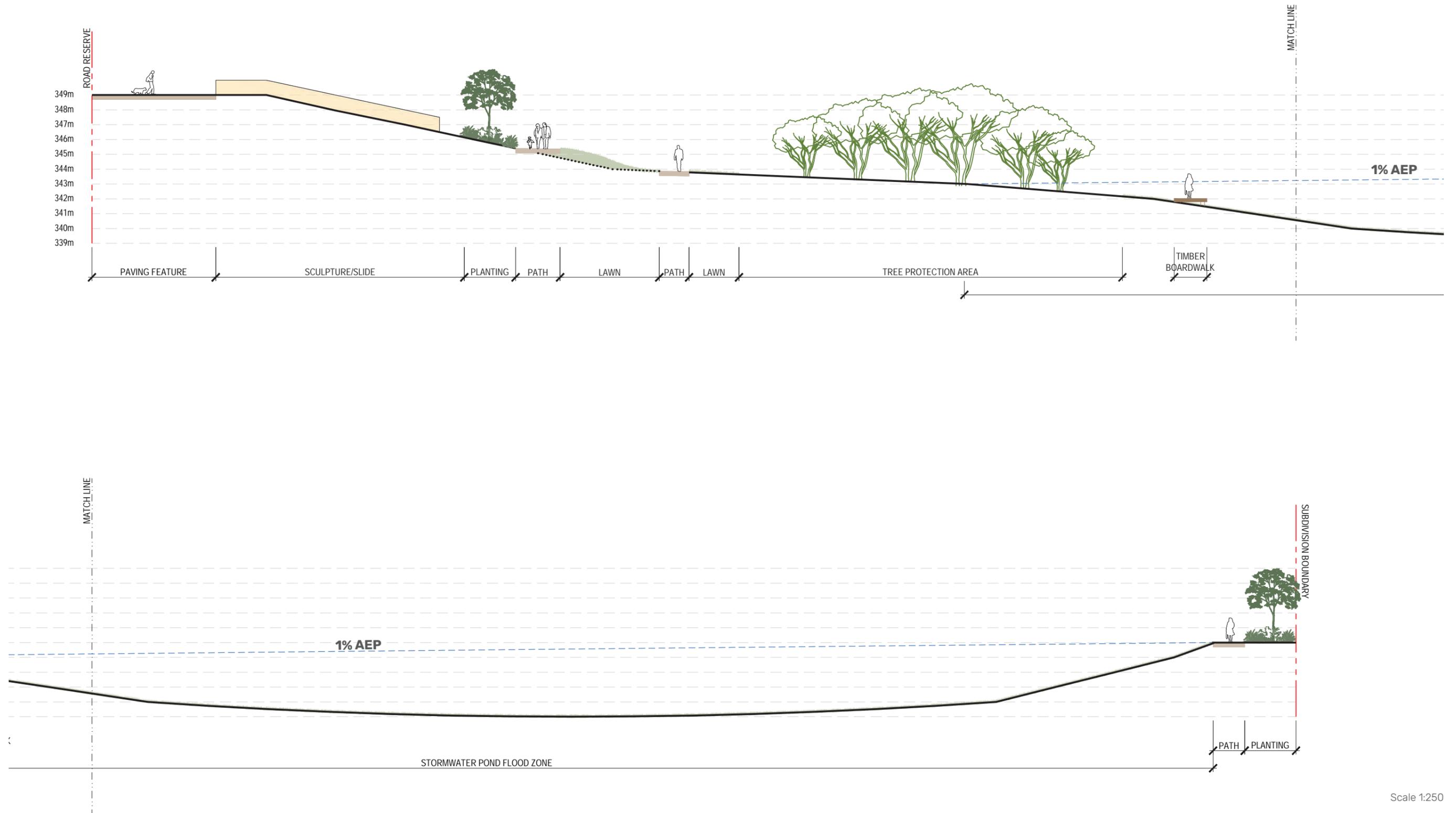


6 Timber Boardwalk

# 02 MASTERPLAN

## Reserve

### Cross Section



Scale 1:250

## 02 MASTERPLAN

### Crime Preventions through Environmental Design (CPTED) Response

There are four key overlapping CPTED principles. They are:

1. SURVEILLANCE – people are present and can see what is going on
2. ACCESS MANAGEMENT – methods are used to attract people and vehicles to some places and restrict them from others
3. TERRITORIAL ENFORCEMENT – clear boundaries encourage community 'ownership' of the space
4. QUALITY ENVIRONMENTS – good quality, well maintained places attract people and support surveillance

These principles form the foundation of National Guidelines for CPTED in New Zealand. The guidelines further defined seven qualities that characterise well designed, safer places:

- a. ACCESS: Safe movement and connections
- b. SURVEILLANCE AND SIGHTLINES: See and be seen
- c. LAYOUT: Clear and logical orientation
- d. ACTIVITY MIX: Eyes on the street
- e. SENSE OF OWNERSHIP: Showing a space is cared for.
- f. QUALITY ENVIRONMENTS: Well designed, managed, and maintained environments.
- g. PHYSICAL PROTECTION: Using active security measures. (not applicable)

#### DESIGN RESPONSE

The following qualities have been addressed in relation to the proposed design of the reserve:

#### Access

Accessibility and connections, physical and visual, are very important to the success of the reserve. CPTED principles advocate multiple entry / exit points. The proposed reserve design provides five access points from two street frontages. Pathways have been designed to be predominantly parallel to the street frontages which allows for added passive surveillance. The pathway along the southern boundary utilises the street's footpath. A secondary path skirting the western

Each access point is highly visible and transparent (i.e., no obstructions) from the street environment. The proposed planting along the reserve's edge is low growing ensuring uninterrupted visibility when plants are in their mature form.

#### Surveillance and Sightlines

As the reserve is bounded by two streets, pathways have been designed to be predominantly parallel to the street frontages or link to the streets' footpaths, where indirect lighting from street lights is provided. Planting is kept to a minimum along the pathway network and designed to be in clumps to allow for visual surveillance from the streets.

#### Layout

The main access routes and amenities are placed to be easily accessible and visible from the streets with the main entry points at street intersections that helps with orientation to and within the site. The main pathway is a circular route, with no dead ends and takes advantage of the road reserve footpaths which provides a higher sense of security. A secondary pathway (to a lookout area) is designed as an alternative loop that does not force the visitors to use it unless they wish to. The picnic area and shelter are strategically located to be within direct access and visible from the street to discourage vandalism and enhance the perception of safety. Sitting walls are provided at the main entrances (street intersections) to allow people to wait for friends or use the periphery of the reserve in a safe, relaxing, and highly visible location.

#### Activity Mix

Provision of walking trails, a picnic shelter and a lookout area encourage use of the reserve and are compatible site amenities. A nearby reserve will developed with a greater extent of playground facilities, therefore, this amenity is kept to a minimum within this space.

#### Sense of Ownership

The proposed site amenities promotes the sense of community by providing places for family and friends to gather – either for a picnic, a stroll (walking trails), exercising (looped trails, boulders, balance logs), or relaxing (seating). The main amenities are along the street frontage to allow for passive surveillance by the community.

#### Quality Environments

Quality materials, including stone, boulders, logs, and timber, are proposed to provide robust site features that are less susceptible to damage or vandalism and easy to maintain. A maintenance plan has been developed to ensure the site is well-maintained during the establishment period.



Reserve Plan

# 04 SOFTSCAPE STRATEGY

## Concept and intentions



The overall planting vision focuses on plants that evolve with the seasons to ensure a variety of colour, texture and foliage throughout the year. Evergreen varieties mixed with these plants will ensure a structured landscape in the winter as in other months.

Trees are one of the first things people notice when entering a subdivision or street. Therefore, the tree framework will provide the seasonal backbone to the landscape. The trees, opposite, are grouped to show their seasonal interest.

The planting within the reserve will extend on the tree protection zone and provide more Kānuka, as well as providing amenity planting of trees, shrubs and grasses. There will be low grasses planted around the edge of the stormwater flood zone, to give the area definition to the area when it does fill with water.

### Legend

- Autumnal Boulevard
- Summer Greenways
- Spring Bloom Streets
- Protected Kanuka
- Reserve Amenity Planting
- Stormwater Pond Flood Zone (Edge Planting)
- Stormwater Pond Flood Zone

# 04 SOFTSCAPE STRATEGY

## Specimen Street Tree Framework

Plan



N Scale 1:1500

Indicative palette and species images

	Botanical name	Common name
	Tree	
	<i>Liquidamber styraciflua</i> Worplesdon	Sweet Gum
	<i>Acer platanoides</i>	Norway Maple
	<i>Prunus Subhirtella autumnalis</i> 'Southern Gem'	Flowering Cherry
	<i>Platanus acerifolia</i>	London Plane



*Liquidamber styraciflua* Worplesdon Sweet Gum



*Acer platanoides* Norway Maple



*Prunus Subhirtella autumnalis* 'Southern Gem' Flowering Cherry



*Platanus acerifolia* London Plane

## 04 SOFTSCAPE STRATEGY

### Planting palette

Reserve Amenity Planting

#### SELECTION OF SPECIES IMAGES

##### Trees

45L grade



*Plagianthus regius*  
Mānatu



*Sophora microphylla*  
South Island Kōwhai



*Aristotelia serrata*  
Makomako



*Kunzea ericoides*  
Kānuka

##### Shrubs

Contained under planting | 2L



*Phormium cookianum*  
Wharariki



*Dodonaea viscosa*  
Green Ake Ake



*Corokia 'Yellow Wonder'*  
Yellow-berried Corokia



*Hebe topiaria*  
Hebe

##### Groundcovers



*Chionochloa rubra*  
Red tussock



*Libertia ixioides*  
Mikoikoi



*Muehlenbeckia complexa*  
Pouhehe



*Asclepias tuberosa*  
Butterflyweed

#### INDICATIVE PALETTE

Botanical name	Common name	Maori name
Trees		
<i>Plagianthus regius</i>	Ribbonwood	Mānatu
<i>Sophora microphylla</i>	South Island Kōwhai	Kōwhai
<i>Aristotelia serrata</i>	Wineberry	Makomako
<i>Kunzea ericoides</i>	White Tea Tree	Kānuka
Shrubs		
<i>Phormium cookianum</i>	Mountain Flax	Wharariki
<i>Dodonaea viscosa</i>	Green Ake Ake	Ake Ake
<i>Corokia 'Yellow Wonder'</i>	Yellow-berried Corokia	Korokio
<i>Hebe topiaria</i>	Hebe	
Groundcovers		
<i>Chionochloa rubra</i>	Red tussock	
<i>Libertia ixioides</i>	NZ Iris	Mikoikoi
<i>Muehlenbeckia complexa</i>	Wire vine	Pouhehe
<i>Asclepias tuberosa</i>	Butterflyweed	

## 04 SOFTSCAPE STRATEGY

### Planting palette

Stormwater Pond Flood Zone (Edge Planting)

#### SELECTION OF SPECIES IMAGES

##### Trees

45L grade



*Cordyline indivisa*  
Tōi



*Plagianthus regius*  
Manatu / Ribbonwood



*Leptospermum scoparium*  
Manuka

##### Shrubs

Contained under planting | 2L



*Mysine australis*  
Red Matipo - Mapou



*Austroderia richardii*  
Toe toe



*Phormium cookianum*  
Wharariki

##### Groundcovers



*Chionochloa rubra*  
Red tussock



*Carex virgata*  
Pukio



*Carex secta*  
Swamp sedge

#### INDICATIVE PALETTE

Botanical name	Common name	Maori name
Trees		
<i>Cordyline indivisa</i>	Mountain Cabbage Tree	Tōi
<i>Plagianthus regius</i>	Ribbonwood	Manatu
Shrubs		
<i>Mysine australis</i>	Red Matipo - Mapou	
<i>Austroderia richardii</i>		Toe toe
<i>Phormium cookianum</i>	Mountain flax	Wharariki
Groundcovers		
<i>Chionochloa rubra</i>	Red tussock	
<i>Carex virgata</i>	Swamp sedge	Pukio
<i>Carex secta</i>	Swamp sedge	Pukio

## 05 MAINTENANCE CONSIDERATIONS

### Long-term Maintenance Considerations and Programme

#### 1.0 Description

Regular maintenance of the planting areas to be vested to Council is generally required for:

- 3 years for street trees commencing on the date the section 224(c) certificate is issued.
- 3 years for reserve planting commencing on the date the section 224(c) certificate is issued.

The maintenance required during this period shall be outlined in a Maintenance Agreement between the developer and QLDC Parks and Open Space Manager that shall be established prior to obtaining section 224c certification.

At a minimum, the maintenance period shall include the following requirements:

- a) all new assets shall be kept in good working order and free of defects or disrepair throughout the maintenance period;
- b) turf, specimen trees and vegetation shall be maintained to an acceptable standard as specified by QLDC Parks and Open Space Planning Team following construction completion;
- c) the reserves shall be kept in a tidy condition and to not have any loose litter or collections of refuse;
- d) Ensure that all amenity planting beds are cleaned of removed prunings, dead or damaged leaves, and any other object or material, including retail attachments such as labels. The edges of the beds shall be left evenly shaped and sloped;
- e) health and safety plans shall be provided for all contractors undertaking maintenance in the reserves and road reserves.

#### 2.0 Mulch

Mulch shall be applied to tree and planting bed areas except in riparian margins. Mulch shall be maintained at a depth of 100mm lightly compacted throughout the maintenance period. Ensure that the mulch is graded away from the stem of the plant (to avoid rotting of stem of plant). Mulch shall be evenly spread at the base of the tree and shall not be stacked into a volcano shape. Ensure that mulch is graded away from paths, and grass areas in a way that avoids mulch spill. Mulching should be carried out on an ongoing basis to all garden beds and juvenile trees to maintain specified depths at the end of the maintenance period.

#### 3.0 Grass Areas & Mowing

Grass areas and berms shall be formed after all other construction has been completed. Stormwater reserve grassed areas that are to be mown shall have a high endophyte certified seed such as Fescue/Browntop blend. A sward coverage of not less than 90% shall be achieved within 1 month of sowing, and before completion documentation shall be provided. A common mowing height range is a minimum height of 50 mm and maximum height of 100 mm. All grass edges shall be maintained in a neat and tidy manner.

#### 4.0 Weed Control

The Contractor shall monitor and control weed growth within planted areas within the contract boundaries throughout the maintenance period. Generally, there are to be no weeds within 2m of any tree planting or in garden beds. Remove weeds by hand wherever possible. It is essential that the Contractor adopts a methodology that does not injure or adversely affect plants. The soil shall not be mixed with mulch when removing weeds. Weed control shall be frequent enough to prevent weed species flowering and seeding. Any spraying should be kept to a minimum near swales, rain gardens, ponds, riparian margins, and adjacent properties. Neither weeds nor plant pests recognised by Queenstown Lakes District Council shall be accepted at any size.

#### 5.0 Pest Control

The Contractor is responsible for the monitoring and control of animals, pests and diseases. To affect this, the Contractor shall make inspections in conjunction with other inspections and activities and arrange for eradication or treatment of infestations within five (5) days of inspection. Any health problem of infestation shall be reported to the Engineer.

#### 6.0 Staking and Plant Protectors

Repair or replace staking as required. Check ties every two months, to ensure they have not broken or become too tight around the trunk. Ties should be maintained firm but not so tight as to cause damage to the bark. The Contractor shall allow for the reduction in height and / or removal of the stakes if he is advised by the Engineer that this should be undertaken at the end of the maintenance period. Biodegradable plant protectors/guards are only to be used (no plastic).

#### 7.0 Watering

Water the plants as frequently as necessary as required to ensure the healthy establishment and growth of plants in accordance with the specification outlined above.

#### 8.0 Pruning

Trees should be selected to minimise ongoing pruning costs and requirements. All pruning of street trees shall be undertaken by a suitably qualified arborist and pruning undertaken in accordance to recognised arboriculture practices. Pruning of amenity trees shall comply with AS 4373. All weak, dead, diseased or damaged growth shall be removed, and the Contractor shall carry out regular light pruning to maintain the desired shape and size. Visible dieback is not acceptable. Pruning should be carried out on shrubs to maintain a high standard of presentation, display, and plant vigour.

Paths, roads and all other accessways are to be kept clear of excess growth. Pruning may also be necessary to ensure signs are not obscured. Where appropriate, pruning should allow for adequate sight visibility to ensure the safety of road users. However, there are situations where planting has been used to restrict visibility, slow traffic or frame views. Branches overhanging paths shall be removed. Pedestrian sight lines at pathways shall be

maintained.

Pruning should not be carried out during leaf burst or leaf fall. The following pruning techniques (for shrubs) should be employed where appropriate:

- a) Tips to be pinched or purges as appropriate for the species to give the desired shape and size;
- b) Form pruning of young plants to ensure compact form and shape;
- c) Undercutting of groundcovers at edges generally;
- d) Plants shall be pruned so that they do not smother neighbouring plants.

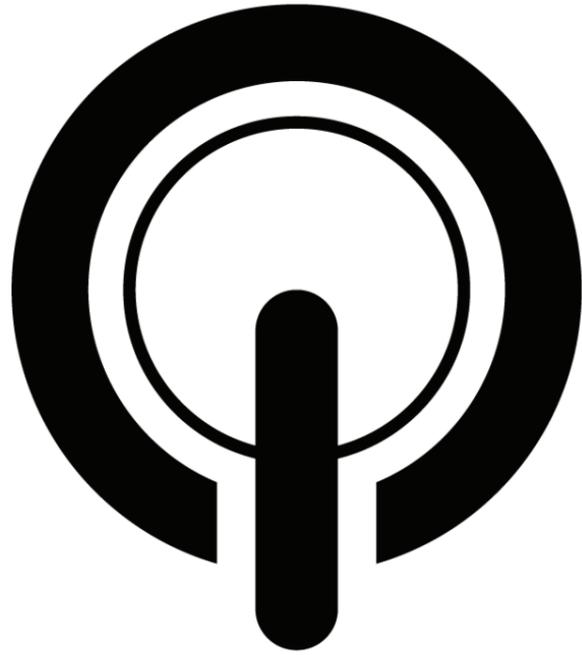
#### 9.0 Plant Replacements

The Contractor shall ensure that all landscape plant material is in healthy and vigorous condition, and establishing well. Any damaged, vandalised, stolen unhealthy or dead plant material shall be replaced by the Contractor, at their own expense, to maintain numbers and unity of display. Any plant losses shall be replaced within one month and continue until sign-off.

#### 10.0 Final Completion and End of Maintenance Period

Land to be vested for reserves purposes shall, as a minimum, meet the following requirements before the works are accepted for final completion:

- 1) all areas shall be topped up with topsoil and mulch as required
- 2) all dead wood shall be pruned out
- 3) all plants shall be well established, in good health, structure, form and be free of disease
- 4) all lawns – grass shall have a fully established sward of grass without any visible gaps. Weed species should consist of no more than 5% of the total lawn areas.
- 5) there shall generally be no weeds within 2m of any tree planting or in planting beds
- 6) all areas once established shall be kept free of litter and debris, including paper, plastic, stones, bricks, bottles, glass, cans, and other forms of inorganic matter.
- 7) the land is to be free of noxious weeds (Old Man's beard, Broom, Hemlock, Gorse, all Cotoneaster species, all Buddleia species, Briar Rose, Darwin's Barberry, Blackberry, Grey Willow, Cracked Willow, Contorta Pine, Ragwort, all Thistle species, Spanish Heath, Tree Lupin, Hawthorn, Sycamore, Silver Birch and all other plants as listed and updated on the Otago Regional Council's website for Pest Plant Control, tree stumps (above ground) and other specified vegetation identified.



**RESET URBAN DESIGN LTD**

**Takapuna**

Level 1, 40 Hurstmere Rd  
+64 09 489 1681

**Wanaka**

Level 1, 28 Helwick Street  
+64 27 4988 699

studio@reseturban.co.nz

**www.reseturban.co.nz**

**APPENDIX 6 – EMP PEER REVIEW**

## Environmental Management Plan Review: RM220913

Item	Description	Sufficient	Comments
<b>Site &amp; Activity Description</b>			
1.	<ul style="list-style-type: none"> <li>- Is enough detail provided to have a clear understanding of the site, receiving environment and proposed activities?</li> <li>- Is the site risk rating accurately identified?</li> <li>- Have Sensitive Environmental Receptors been identified and appropriately incorporated?</li> </ul>	☒	<ul style="list-style-type: none"> <li>- Sufficient detail is provided to have a clear understanding of the site and proposed activities.</li> <li>- The site risk rating is accurately identified.</li> <li>- Sensitive Environmental Receptors been identified.</li> </ul>
<b>Administrative Requirements</b>			
2.	<p><b>Site Environment Induction</b></p> <ul style="list-style-type: none"> <li>- Is a Site Environmental Induction included in the EMP?</li> <li>- Does the EMP include an induction register?</li> <li>- Are all key personnel and roles identified?</li> <li>- Are all key personnel appropriately qualified and experienced for the intended role?</li> </ul>	☒	<ul style="list-style-type: none"> <li>- A Site Environmental Induction handout is not currently included in the EMP, <b>this must be added to the finalised EMP.</b></li> <li>- An induction register is included in the EMP appendices.</li> <li>- Key positions are outlined. It is noted the Site Supervisor and Environmental Rep are currently listed as 'to be confirmed'. <b>These roles must be confirmed prior to works commencing.</b></li> <li>- It is noted that, other than for the SQEP, qualifications are not specifically stated. <b>Given the nature of the works, it is considered that qualifications should be provided for all site personnel listed under Section 3.1 (Environmental Roles and Responsibilities) in the finalised EMP.</b></li> </ul>
3.	<p><b>Environmental Incidents Procedure</b></p> <ul style="list-style-type: none"> <li>- Is an incident response procedure outlined? Is this adequate?</li> <li>- Does the EMP include actions to notify in the case of an incident?</li> <li>- Is QLDC listed as a notifiable party?</li> <li>- Is there a notification template and is it consistent with the EMP Guidelines?</li> <li>- Are methods identified to investigate incidents?</li> <li>- Are potential remediation methods discussed?</li> </ul>	☒	<ul style="list-style-type: none"> <li>- Generally, an adequate incident response procedure is outlined, including:               <ul style="list-style-type: none"> <li>o actions to notify in the case of an incident, with QLDC listed as a notifiable party. It is noted the current contact method is via email, <b>it is considered a phone call would be a more appropriate contact method in the first instance, with a follow up email.</b></li> <li>o A notification template is provided, consistent with the EMP Guidelines.</li> <li>o Methods to investigate incidents and report to QLDC.</li> <li>o Immediate remediation is proposed.</li> </ul> </li> </ul>
4.	<p><b>Environmental Roles &amp; Responsibilities</b></p> <ul style="list-style-type: none"> <li>- Does the EMP identify who will be responsible for installing and maintaining environmental controls?</li> </ul>	☒	<ul style="list-style-type: none"> <li>- The EMP nominates a project manager for the proposed activities.</li> <li>- An Environmental Representative position is detailed and is identified as the party responsible for installing and maintaining controls. The position has not been nominated to an individual, it is considered this is due to the early stage of works</li> </ul>

	<ul style="list-style-type: none"> <li>- Are sufficient maintenance requirements identified?</li> <li>- Is a dedicated environmental representative identified?</li> </ul>		<p>planning meaning an earthworks contractor has not been appointed. <b>The Environmental Rep. must be nominated in the finalised EMP.</b></p> <ul style="list-style-type: none"> <li>- Sufficient requirements and methodology for undertaking maintenance of erosion and sediment controls are provided.</li> </ul>
<b>Records and Register</b>			
5.	<ul style="list-style-type: none"> <li>- Does the EMP include records and registers consistent with the requirements of the EMP Guidelines?</li> </ul>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>- The EMP includes records and registers consistent with the requirements of the EMP Guidelines.</li> </ul>
<b>Inspections and Reporting</b>			
6.	<ul style="list-style-type: none"> <li>- Does the EMP include methods to inspect environmental controls? Are these adequate?</li> <li>- Is the proposed inspection methodology consistent with best practice?</li> <li>- Is there a clear procedure for recording inspections?</li> <li>- For high-risk sites – is regular (at least monthly) independent review by a Suitably Qualified Environmental Practitioner (SQEP) included?</li> <li>- For high-risk sites – is monthly reporting to QLDC outlined?</li> </ul>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>- The EMP includes methods to inspect environmental controls, these are adequate and consistent with best practice.</li> <li>- There is a clear procedure for recording weekly inspections.</li> <li>- As a high-risk site – a monthly independent review by a SQEP has been included.</li> <li>- As a high-risk site – monthly reporting to QLDC has been outlined.</li> <li>- <b>In addition to the weekly inspections, it is recommended records be kept for the pre and post-rain event inspections, and that Section 4.6 of the EMP should be updated to reflect this.</b></li> </ul>
<b>Operational Requirements (may not all be applicable to all sites)</b>			
<b>Erosion and Sediment Control Plan (ESCP)</b>			
7.	<ul style="list-style-type: none"> <li>- Is an ESCP provided?</li> <li>- Has the ESCP been prepared by a SQEP?</li> <li>- Does the ESCP meet the requirements of the EMP Guidelines (pg. 15-16)</li> <li>- Is the ESCP consistent with best practice (Auckland Council 2016/005, GD05)?</li> </ul>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>- An ESCP has been provided, the author of the ESCP meets the SQEP qualification and experience criteria of the EMP Guidelines.</li> <li>- It is considered the ESCP meets the requirements of the EMP Guidelines.</li> <li>- The ESCP is considered generally consistent with best practice (Auckland Council 2016/005, GD05). There are, however, technical items that still require addressing. To ensure this information is provided and adequate, <b>it is recommended the below information is requested in a condition of consent for a finalised ESCP, within the finalised EMP, prior to works commencing.</b> <ul style="list-style-type: none"> <li>o The earthworks area is large (estimated at 18.8 ha). It is considered risk of sediment discharge would be minimised by staging of the works, <b>it is recommended the finalised ESCP in the EMP is updated to include staging detail.</b></li> <li>o No outlet/discharge point is currently displayed for SRP 3 <b>this should be updated on the final ESCP.</b></li> </ul> </li> </ul>

			<ul style="list-style-type: none"> <li>o No details have been provided for the various pipe drop structures; whether these will be underground or overland, and how these would be managed throughout the works. <b>This detail should be added to the finalised ESCP.</b></li> <li>o It is noted the majority of the site is proposed to discharge to a single council stormwater main. <b>Expected flow calculations should be provided for this discharge point to display the event size this is capable of receiving, and how this compares to expected site discharges.</b></li> <li>o <b>For ease of understanding, catchment outlines should be added to the ESCP for each SRP.</b></li> </ul>
			<ul style="list-style-type: none"> <li>- It is noted SRPs 4 and 5 are providing sediment control for catchments larger than the maximum recommended under GD05 (catchments of 5.11 and 5.53 ha respectively). This appears to be a result of availability of space and direction of overland flow, post-fill. All other design criteria for the ponds are in accordance with GD05. Given the detail supplied, it is considered these ponds represent the best practicable option for the site details.</li> <li>- Providing controls are applied, and discharge monitoring is undertaken in accordance with the detail provided in the EMP, it is considered sedimentation effects would be managed appropriately.</li> </ul>
<b>Performance Requirements</b>			
8.	<ul style="list-style-type: none"> <li>- Are maintenance procedures discussed for controls?</li> <li>- Are these sufficient to maintain controls as per relevant standards (e.g. GD05)?</li> <li>- Are methods/standards provided for decommissioning controls?</li> <li>- Are independent audits provided for?</li> </ul>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>- Maintenance procedures for controls are discussed and are considered sufficient to maintain controls. As stated in section 7 above, SRPs 4 and 5 are controlling catchments larger than 5 ha.. This should not impact on performance requirements or standards.</li> <li>- Methods and standards have been provided for decommissioning controls.</li> <li>- Independent audits are provided for.</li> </ul>
<b>Water Quality</b>			
9.	<ul style="list-style-type: none"> <li>- Does the EMP identify the site appropriately as either Low or High Water Quality Risk (see page 19 of the EMP guideline)?</li> <li>- Does the EMP include a Water Quality Monitoring Plan?</li> <li>- Is the plan considered reasonable and practicable? Consider the nature and scale of the proposed activity and the technical expertise required for undertaking the proposed activities.</li> </ul>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>- The EMP identifies the site as being of high water quality risk.</li> <li>- The EMP includes a Water Quality Monitoring Plan (WQMP), that is generally considered reasonable and practicable considering the nature and scale of the proposed activity.</li> <li>- The WQMP includes all of the requirements of pg. 19-21 of the EMP guideline, however, it is considered the below updates can be made to improve the WQMP: <ul style="list-style-type: none"> <li>o The WQMP states TSS to be assessed by using turbidity as a proxy. <b>a correlation between turbidity and TSS must be established prior to submitting the finalised EMP, a turbidity limit that corresponds to 50 mg/L TSS should be added to the finalised EMP/WQMP for approval by QLDC.</b></li> <li>o <b>Sampling locations can be better specified by including GPS co-ordinates, particularly for the southern discharge point – this should be the SRP 2 outlet.</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- Does the plan include the requirements of the EMP Guidelines (See pg. 19-21 of the EMP guideline).</li> <li>- Would the use of flocculants be considered appropriate? Does the ESCP propose the use of flocculants? Are appropriate flocculant control measures proposed within the EMP?</li> </ul>		<ul style="list-style-type: none"> <li>- <b>The intended frequency of water quality monitoring must be updated.</b> Current frequency is stated as “when water is discharging beyond the site boundary, and a Significant Rain Event has occurred.” It is recommended this is more clearly defined and linked to a specific rainfall intensity or Annual Exceedance Probability (AEP) event.</li> <li>- The use of flocculants is proposed. Flocculation is in accordance with best practice and considered appropriate in this instance. <b>To ensure this is managed appropriately, a Chemical Treatment Management Plan (ChTMP) must be provided for approval by QLDC prior to works in relation to this EMP commencing. A condition to this effect is recommended.</b></li> </ul>
	<b>Dust</b>		
10.	<ul style="list-style-type: none"> <li>- Are activities identified that are likely to cause adverse dust generation?</li> <li>- Are dust management/mitigation measures proposed?</li> <li>- Are these reasonable and practicable for the scale/risk?</li> </ul>	☒	<ul style="list-style-type: none"> <li>- Activities have been identified that are likely to cause adverse dust generation.</li> <li>- Reasonable and practicable dust management/mitigation measures are proposed commensurate for the scale/risk.</li> <li>- <b>It is advised that water source for the dust suppression cart is added to the EMP; if this is to be the SRPs a contingency source should be listed in the case of dry ponds.</b></li> </ul>
	<b>Noise &amp; Vibration</b>		
11.	<ul style="list-style-type: none"> <li>- Is the site identified as needing specific noise/vibration management plans?</li> <li>- Have these been provided and are they in accordance with page 24 – 25 of the EMP guidelines?</li> </ul>	☒	<ul style="list-style-type: none"> <li>- The site is not identified as needing specific noise/vibration management plan. This is stated as unknown, pending consent.</li> <li>- Applicable noise performance criteria, potential sensitive receptors, management practices, and contingency measures have been provided.</li> <li>- Vibration sensitive receptors are identified, specific management is proposed to be included in the finalised EMP or if required by consent; this is considered adequate.</li> </ul>
	<b>Chemicals &amp; Fuels Management</b>		
15.	<ul style="list-style-type: none"> <li>- Is the Spill Response adequate? Including provision of response equipment.</li> <li>- Are re-fuelling areas identified and appropriate?</li> <li>- Does the EMP meet the requirements? (see page 29 of the EMP guideline)</li> </ul>	☒	<ul style="list-style-type: none"> <li>- The EMP meet the requirements of page 29 of the EMP guideline.</li> <li>- The Spill Response plan is adequate. <ul style="list-style-type: none"> <li>o The Spill Response plan includes provision of response equipment.</li> </ul> </li> <li>- Re-fuelling areas have not been identified but are proposed for the finalised EMP, this is considered sufficient at this stage <b>BUT must be updated in the finalised document.</b></li> </ul>
	<b>Waste Management</b>		
16.	<ul style="list-style-type: none"> <li>- Will all waste be removed from site?</li> <li>- Are bins provided, fit-for-purpose, with appropriate maintenance proposed?</li> </ul>	☒	<ul style="list-style-type: none"> <li>- All waste will be removed from site, no burning of wastes to occur.</li> <li>- Bins are to be provided for, management is considered fit for purpose.</li> <li>- <b>Waste, containment, and mulch stockpile locations are indicative and to be confirmed in the finalised EMP.</b></li> </ul>

- 
- Are waste containment and mulch stockpile location identified and appropriate?
- 

**Opportunities to go Beyond Best Practice**

15. Are there any identified areas where the EMP can be improved? Consider:
- Doing more for less
  - Materials and Activity Resource Use
  - Community
  - Lifecycle Cost
- Significant improvements have been noted throughout the course of this review
- 

The below amendments/additional conditions of consent are recommended to ensure the remaining outstanding or insufficient information in relation to the EMP is provided for approval prior to any works commencing:

1. *“Prior to the commencement of any works on site the Consent Holder shall submit an Environmental Management Plan (EMP) to Council’s Monitoring and Enforcement Team for review and acceptance. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements of the Queenstown Lakes District Council’s Guidelines for Environmental Management Plans and specifically shall address the following environmental elements as specified in the guidelines:*
  - A. *Administrative Requirements:*
    - (i) *Weekly, Monthly, and pre- and post-rain event site inspections*
    - (ii) *Notification and management of environmental incidents*
    - (iii) *All records and registers required in accordance with QLDC’s EMP Guidelines*
    - (iv) *Environmental roles and responsibilities of onsite personnel and evidence of experience (including nomination of Principal Contractor)*
    - (v) *Site environmental induction*
  - B. *Operational Requirements:*
    - (i) *Erosion and sediment control details; including a finalised Erosion and Sediment Control Plan (to be prepared by a Suitably Qualified and Experienced Person) which details at a minimum:*
      - a. *staging details for the earthworks*
      - b. *specific erosion and sediment control works*
      - c. *supporting calculations and design drawings, including for the site discharge to council stormwater infrastructure*
      - d. *construction design and management procedures for pipe-drop structures*

- e. *catchment boundaries and contour information*
  - f. *details of construction and decommissioning methods*
  - g. *details relating to the management of exposed areas (e.g. grassing, mulching)*
  - h. *monitoring and maintenance requirements*
- (ii) *A Water Quality Monitoring Plan, including specific detail on:*
- a. *Results of correlation testing between field turbidity and laboratory TSS to establish an agreeable turbidity limit as a proxy indicator of 50 mg/L TSS.*
  - b. *Specifications of water quality sampling locations for each discharge point from the site, including GPS co-ordinates.*
  - c. *Intended frequency of water quality monitoring linked to a specific rainfall intensity or Annual Exceedance Probability (AEP) event.*
- (iii) *Dust, including water source details for dust suppression*
- (iv) *Cultural heritage*
- (vi) *Noise (to be prepared by a Suitably Qualified and Experienced Person)*
- (vii) *Vibration (to be prepared by a Suitably Qualified and Experienced Person)*
- (viii) *Contaminated sites (to be prepared by a Suitably Qualified and Experienced Person)*
- (ix) *Indigenous vegetation clearance*
- (x) *Chemical and fuel management, including final details of re-fuelling areas*
- (xi) *Waste management, including locations of waste, containment, and mulch stockpiles*

*No earthworks activity on the subject site must commence until written confirmation is provided from Council that the Finalised Environmental Management Plan is satisfactory.”*

And

2. *“Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared and submitted to Queenstown Lakes District Council. No earthworks must commence until written certification from council has been provided*

*confirming the ChTMP is satisfactory. The plan must include as a minimum:*

- *Specific design details of the chemical treatment system based on a rainfall activated methodology for the site's Sediment Retention Ponds;*
- *Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);*
- *Details of optimum dosage (including assumptions);*
- *Results of initial chemical treatment trial and bench testing;*
- *A spill contingency plan; and*
- *Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.*

*All Sediment Retention Ponds and Decanting Earth Bunds must be chemically treated in accordance with the certified ChTMP."*

# SUBJECT TO RESOURCE CONSENT



**NOTES**

**APPROVED PLAN:**

- LOTS 100 AND 101 TO VEST IN QLDC AS LEGAL ROADS
- ~~LOTS 102 TO VEST IN QLDC AS RECREATION RESERVE~~
- LOT 104 TO VEST IN QLDC AS LOCAL PURPOSE RESERVE
- LOT 103 (LEGAL ACCESS) SHALL BE HELD AS TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 54 AND 55
- FURTHER EASEMENTS MAY BE NECESSARY FOR SERVICES AND ACCESS
- ALL BOUNDARIES AND AREAS ARE SUBJECT TO FINAL LAND SURVEY

LOTS 1-20, 22-63, 77-79, 100-104, 356-359, 383-386, 397 & 500 BEING A SUBDIVISION OF LOT 2 DP 529345



ISSUED FOR CONSENT 12.08.2022

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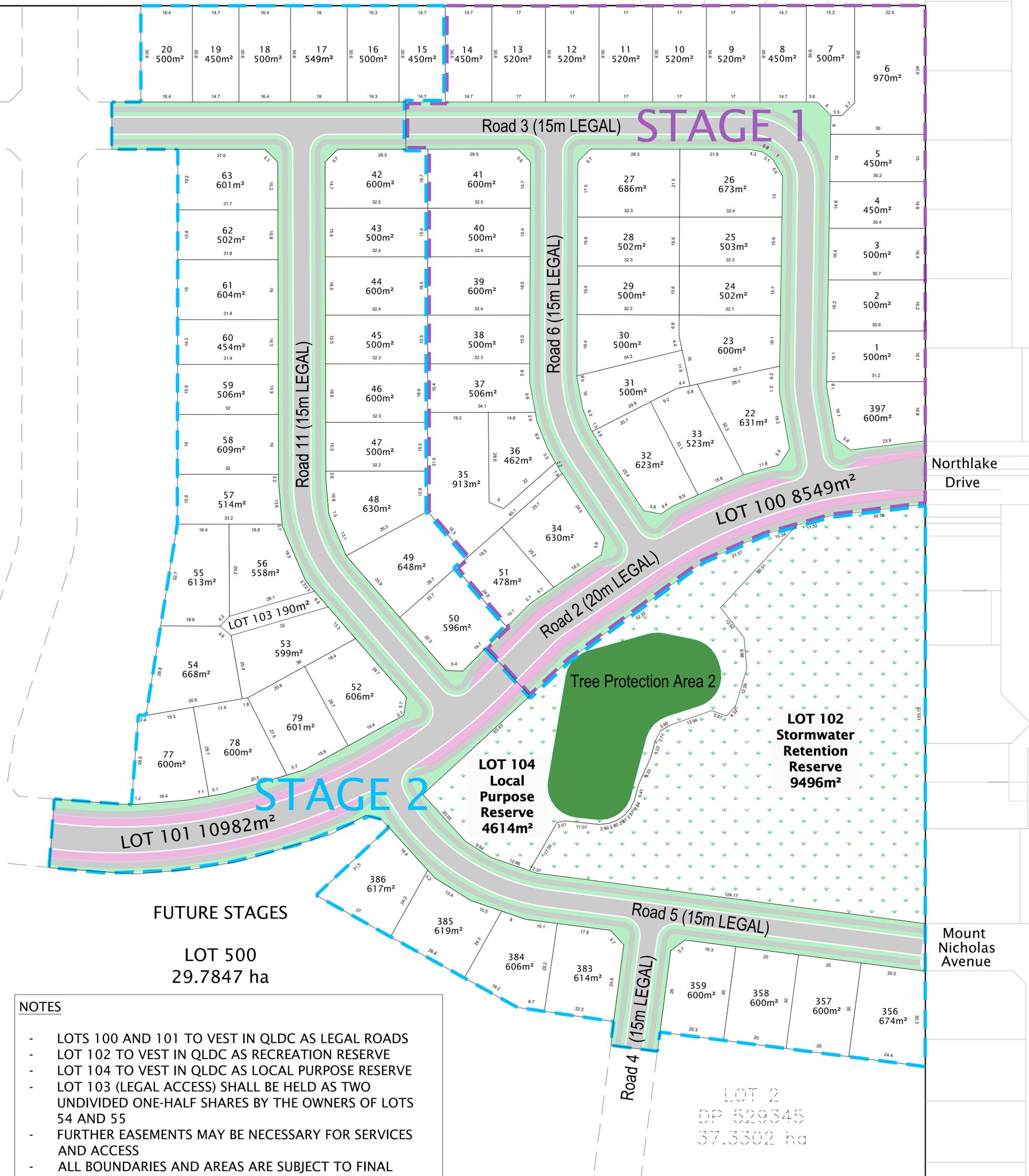
## PROPOSED SUBDIVISION OF LOT 2 DP 529345 ALLENBY FARM, 44 PEAK VIEW RIDGE WANAKA OVERALL SCHEME PLAN

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
-	-	-	-	-	-	-	21091	100
				Drawn	Signed	Date	Scale	
				KA		05.08.22	1:3000 @ A3	
				Designed	Signed	Date	Datum & Level	Rev.
				KA		05.08.22	Lindis Peak 2000	-



Lot 2000  
 DP 570752  
 (NORTHLAKE)

NORTHLAKE  
 STAGE 12



**NOTES**

- LOTS 100 AND 101 TO VEST IN QLDC AS LEGAL ROADS
- LOT 102 TO VEST IN QLDC AS RECREATION RESERVE
- LOT 104 TO VEST IN QLDC AS LOCAL PURPOSE RESERVE
- LOT 103 (LEGAL ACCESS) SHALL BE HELD AS TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 54 AND 55
- FURTHER EASEMENTS MAY BE NECESSARY FOR SERVICES AND ACCESS
- ALL BOUNDARIES AND AREAS ARE SUBJECT TO FINAL LAND SURVEY

STAGE 1 - LOTS 1-14, 22-41, 51, 397 & 100  
 STAGE 2 - LOTS 42-50, 52-63, 77-79, 356-359, 383-386, 101-104

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
-	-	-	-	-	-	-	21091	101
				Drawn	Signed	Date	Scale	
				KA		05.08.22	1:600 @ A1	
				Designed	Signed	Date	Datum & Level	Rev.
				KA		05.08.22	Lindis Peak 2000	-

ISSUED FOR REVIEW 23.08.2022

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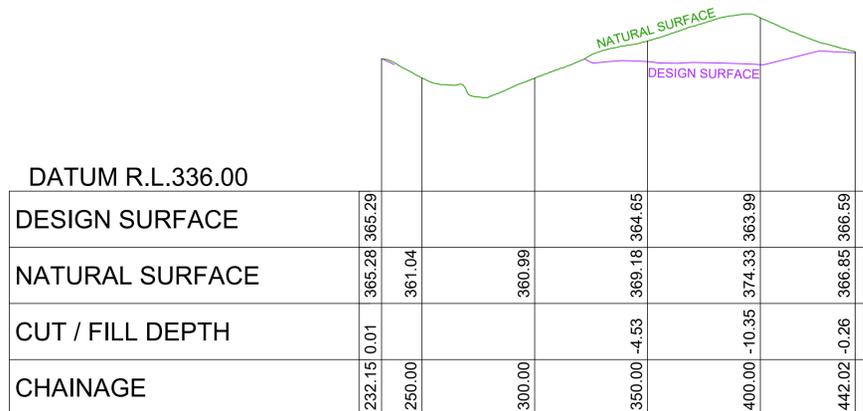
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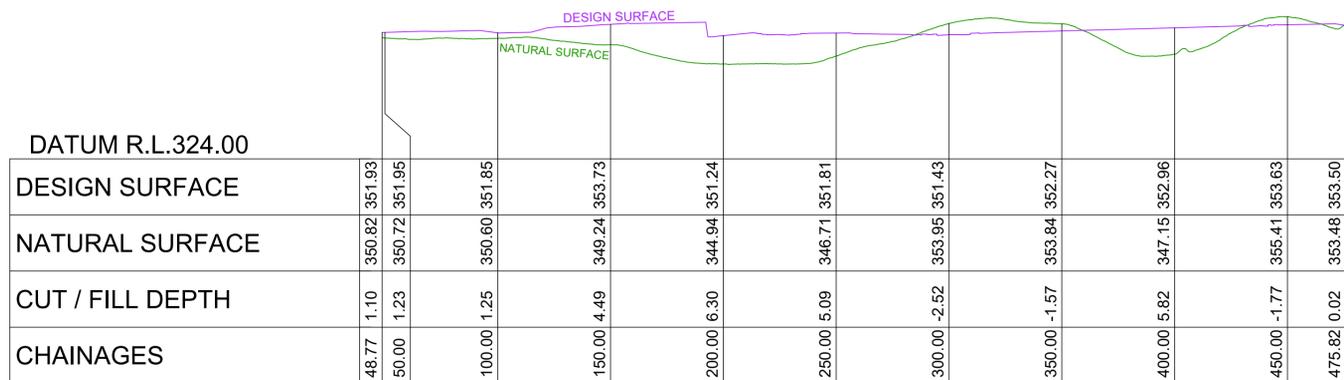
**PROPOSED SUBDIVISION OF LOT 2 DP 529345  
 ALLENBY FARM, 44 PEAK VIEW RIDGE WANAKA  
 STAGE 1 & 2 SCHEME PLAN**



# SUBJECT TO RESOURCE CONSENT



**SECTION C - CC**  
HORIZ SCALE 1 : 400 @ A3  
VERTICAL EXAGGERATION x2



**SECTION D - DD**  
HORIZ SCALE 1 : 400 @ A3  
VERTICAL EXAGGERATION x2

ISSUED FOR CONSENT 12.08.2022



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**PROPOSED SUBDIVISION OF LOT 2 DP 529345  
ALLENBY FARM, 44 PEAK VIEW RIDGE WANAKA  
BULK EARTHWORKS PLAN: SECTION C - CC & D - DD**

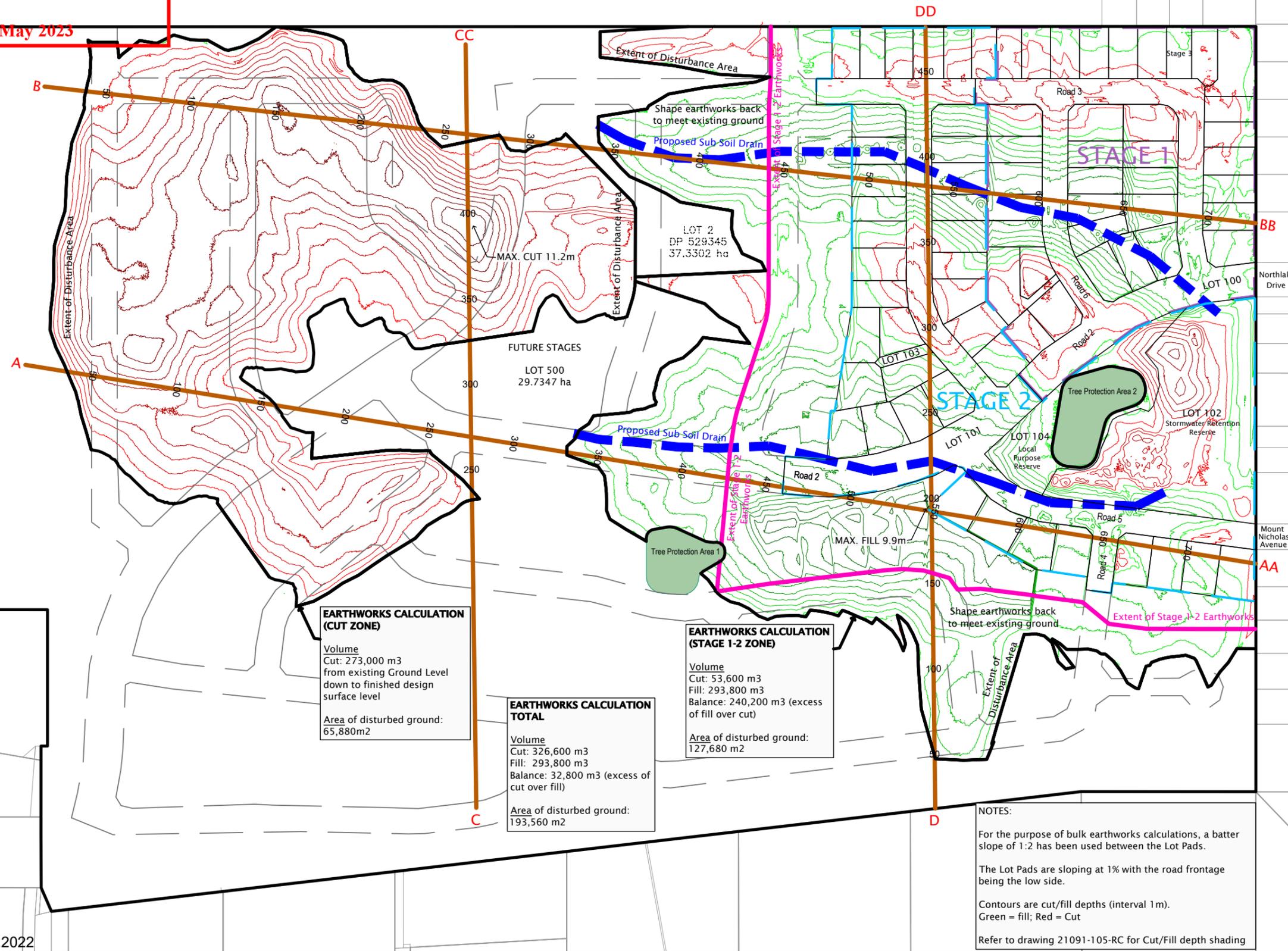
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				KA		09.08.22		
				Designed	Signed	Date	Datum & Level	Rev.
				KA		09.08.22	LP2000 & NZVD16	-

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM220913

Wednesday, 10 May 2023

127  
SUBJECT TO RESOURCE CONSENT



**EARTHWORKS CALCULATION (CUT ZONE)**  
Volume  
Cut: 273,000 m3  
from existing Ground Level  
down to finished design  
surface level  
  
Area of disturbed ground:  
65,880m2

**EARTHWORKS CALCULATION TOTAL**  
Volume  
Cut: 326,600 m3  
Fill: 293,800 m3  
Balance: 32,800 m3 (excess of  
cut over fill)  
  
Area of disturbed ground:  
193,560 m2

**EARTHWORKS CALCULATION (STAGE 1-2 ZONE)**  
Volume  
Cut: 53,600 m3  
Fill: 293,800 m3  
Balance: 240,200 m3 (excess  
of fill over cut)  
  
Area of disturbed ground:  
127,680 m2

NOTES:  
For the purpose of bulk earthworks calculations, a batter slope of 1:2 has been used between the Lot Pads.  
  
The Lot Pads are sloping at 1% with the road frontage being the low side.  
  
Contours are cut/fill depths (interval 1m).  
Green = fill; Red = Cut  
  
Refer to drawing 21091-105-RC for Cut/Fill depth shading

ISSUED FOR CONSENT 12.08.2022

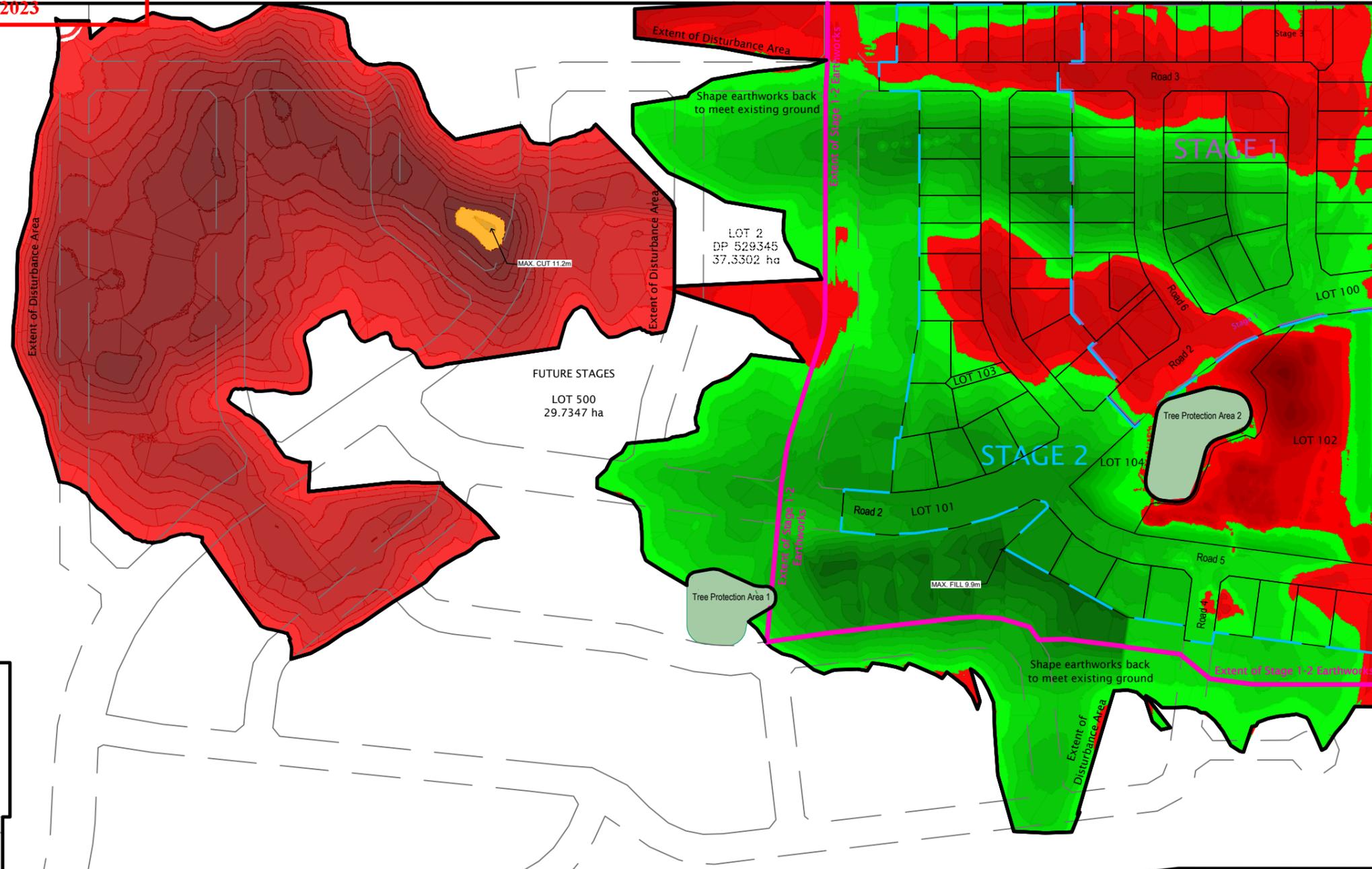
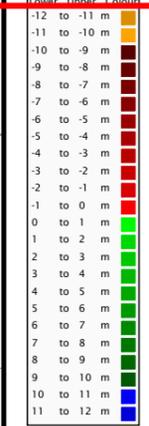


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PROPOSED SUBDIVISION OF LOT 2 DP 529345  
ALLENBY FARM, 44 PEAK VIEW RIDGE WANAKA  
BULK EARTHWORKS PLAN STAGE 1 & 2

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
-	-	-	-	LP	Signed	2019	21091	102
				Drawn	Signed	12.08.22	Scale	1:1250 @ A1 1:2500 @ A3
				Designed	Signed		Datum & Level	Rev.
				KA		JULY 22	LP2000 & NZVD16	-

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ISSUED FOR CONSENT 06.10.2022



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**PROPOSED SUBDIVISION OF LOT 2 DP 529345  
 ALLENBY FARM, 44 PEAK VIEW RIDGE WANAKA  
 BULK EARTHWORKS - CUT/FILL PLAN FOR STAGE 1 & 2 WORKS**

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
-	-	-	-	LP	Signed	2019	21091	105
				KA	Signed	12.08.22	Scale	1:1250 @ A1 1:2500 @ A3
				KA	Signed	JULY 22	Datum & Level	LP2000 & NZVD16
							Rev.	-

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