



PLAN CHANGE HEARING

Independent Commissioners D Whitney (Chair), D Mead and S Stevens

**10.30am on Tuesday 5th June and Wednesday 6th June 2018
at Edgewater Resort, Sargood Drive, Wanaka**

NORTHLAKE INVESTMENTS LTD

Council Reference PC53

Council's s42A Report

QUEENSTOWN LAKES DISTRICT COUNCIL
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**COUNCIL'S
S42A PLANNING REPORT**



Queenstown Lakes District Council

**Section 42A Hearing Report
For Hearing commencing 5 June 2018**

Report dated: 3 May 2018

**Report on plan change request, submissions and further
submissions**

Plan change 53 - Northlake

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1. EXECUTIVE SUMMARY

- 1.1. Northlake Investments Limited (**NIL** or **the applicant**) have requested a plan change to the Northlake Special Zone (**NSZ**) to alter the shape of the existing NSZ Structure Plan boundaries and several rules within the NSZ Chapter 12.34 of the Operative District Plan, the Operative District Plan Signs (Chapter 18) and the Subdivision, Development and Financial Contribution Chapter (Chapter 15).
- 1.2. A key objective of the plan change is to increase the size of Activity Area (**AA**) D1 to provide opportunities for a supermarket and retirement housing. The plan change and existing rules in the NSZ would not restrict a range of commercial activities through AA D1. The specific changes sought by the applicant are summarised as follows:
 - a. Amend various Activity Area boundaries and NSP Structure Plan to increase the size of AA D1 by 4.2 hectares (**ha**).
 - b. Amend the rule limiting retail floor area from 200m² per activity with a maximum floor area of 1,000m². It is sought to allow up to 2,500m² total retail floor area, and a single retail activity of up to 1,250m² gross floor area to facilitate a supermarket, while retaining the 200m² cap for other retail activities.
 - c. Undertake amendments to rules controlling landscaping and the bulk and location of development within AA D1, with rules affecting the setback of buildings, building height, access, and landscaping adjacent to Outlet Road.
 - d. Amend a rule that states that fish and meat processing is prohibited. It is sought to add an exemption to this rule to permit fish and meat processing ancillary to a retail activity (such as a supermarket) within AA D1.
 - e. Delete a rule in the Subdivision, Development and Financial Contributions Chapter 15 that requires a minimum amount of house lots to be approved prior to permitting community facilities.
 - f. Amend the sign rules in Chapter 18 Signs where they relate to AA-D1 of the NSZ.
- 1.3. Overall, I recommend the plan change be accepted with modifications, if more prescriptive objectives, policies and rules are incorporated into the NSZ text to ensure potential adverse effects of retail activities are appropriately managed. My recommendation that the plan change be accepted is subject to additional information from the applicant that confirms the infrastructure effects and servicing requirements of the plan change are appropriate.
- 1.4. In terms of the overall key outcomes sought by the applicant, I recommend that the NSZ Structure Plan boundaries are modified, and additional retail is enabled including a single activity of up to 1,250m². This recommendation is contingent on a range of

recommended modifications to the plan change request being made in conjunction with recommended modifications to the provisions of the NSZ. These changes are necessary to manage adverse effects on amenity from the increased commercial zoning within Northlake, and adverse effects (other than trade competition effects) on the core commercial zones of Wanaka, being the Wanaka Town Centre Zone and the Three Parks Commercial Core.

1.5. With regard to the above matters outlined a. to f. in part 1.4 above, my recommendations are summarised (as g to l) as follows:

g. Amend various Activity Area boundaries and the NSZ Structure Plan to increase the size of AA D1 by 4.2 hectares.

i) I recommend the boundaries can be modified as requested with no amendments.

h. Provide for up to 2,500m² total retail floor area, including a single retail activity of up to 1,250m² gross floor area to facilitate a supermarket, while retaining the 200m² cap for other retail activities.

i) I recommend the changes sought can be broadly accepted, only on the condition the following additional modifications are made:

- That amendments are made to the NSZ Objectives and Policies framework so that the emergence of a larger node of commercial and retail activity at Northlake would be appropriately managed in terms of amenity effects and retail effects. In particular, that any resource consent applications to exceed the recommended rules can be adequately assessed and that retail activities do not have adverse retail effects that would undermine the Wanaka Town Centre Zone or the Three Parks Commercial Core.
- The increase of 2,500m² total retail activity is contingent upon the single activity of 1,250m² being implemented. If the single retail activity of 1,250m² is not implemented then retail should be limited to 1,250m².
- That the single retail activity of 1,250m² is limited to a supermarket/food retail only.
- That other commercial activity generally within AA D1 is limited to 1,000m² overall.
- The limit for any single retail activity (other than a supermarket) of 200m² is retained, and that this gross floor area limit be also applied to commercial activity through this rule.

- i. *Amend rules controlling landscaping and the bulk and location of development within Activity Area D1, with regard to the setback of buildings, building height, access, and landscaping adjacent to Outlet Road.*
 - i) I recommend the requested amendment to Rule 12.34.4.1 (ii) requiring a 7m setback of buildings from Outlet Road is accepted.
 - ii) I recommend the requested modification to Rule 12.34.4.1 (viii) relating to residential units and direct access onto Outlet Road is accepted.
 - iii) I recommend the requested modification to Rule 12.34.4.1 (x) relating to relaxing the requirement for a 3.5m deep landscaping area to allow 100% plant coverage is rejected. Contingent upon the recommendations above, I recommend modifying the NSP Structure Plan boundaries adjoining Outlet Road, to apply the landscaping rule to all activities and not just 'residential sites', as is required by the existing framework.
 - iv) I recommend Rule 12.34.4.2 (iv) relating to building height, which limits buildings located within 40m of Outlet Road north of Mt. Burke Street to no more than 2 levels, is accepted.

- j. *Amend a rule that states that fish and meat processing is prohibited.*
 - i) I recommend that the requested modifications to Rule 12.34.2.6 (i) is accepted.

- k. *Delete a rule in the Subdivision, Development and Financial Contributions Chapter 15 that requires a minimum amount of house lots to be approved prior to permitting community facilities.*
 - i) I recommend that Rule 15.2.16.3 is deleted.

- l. *Amend the sign rules in Chapter 18 Signs where they relate to the Northlake Special Zone.*
 - i) I recommend that the requested modification to Rules 18-4 to 18-6 relating to signage are accepted.

1.6. The recommended revised Northlake Special Zone Chapter 12.34 is attached at **Appendix 1.**

- 1.7. I consider it would be of assistance if the applicant can address the following matters at or before the hearing:
- a. Additional detail on the landscaping along the face of the earth-worked terrace along the AA-B3 to AA-D1 interface.

- b. Additional detail that confirms the water and wastewater network has capacity for the additional retail and commercial activities sought through extended AA D1 by an additional 4.2ha.

2. INTRODUCTION

- 2.1. My full name is Craig Alan Barr
- 2.2. I am employed by the Queenstown Lakes District Council (QLDC) as a senior planner and I am a full member of the New Zealand Planning Institute. I hold the qualifications of Master of Planning and Bachelor of Science from the University of Otago.
- 2.3. I have been employed in planning and development roles in local authorities and private practice since 2006, and have been employed by QLDC (including former regulatory provider Lakes Environmental Limited) since 2012. At QLDC, I have been employed in both district plan administration and policy roles, appeared in the Environment Court and held the position of Acting Manager Planning Policy for most of 2016.
- 2.4. This report is supported by technical reviews of the plan change requests supporting information by the following persons:
- a. Retail floor space: Ms Natalie Hampson of Market Economics. Report Reference: Proposed Plan Change 53 – Northlake Review of Retail Economic Effects Assessment. Attached at **Appendix 2**.
 - b. Urban Design: Ms Rebecca Skidmore. R. A. Skidmore Urban Design Ltd. Reference: 18001. Attached at **Appendix 3**.
 - c. Transportation: Mr Dave Smith of Abley Transportation Consultants. Reference: Review of PC 53 Transportation Assessment Report. Attached at **Appendix 4**.
 - d. Infrastructure: Mr Adam Vail of Holmes Consulting. Reference 'Review of Infrastructure Assessment Plan Change 53 - Northlake. Revision D. 11 April 2018. Project 135976.00. Attached at **Appendix 5**.
- 2.5. The plan change documentation as notified has been supplemented by additional information from the application, received on 27 March 2018, following a request for information from the Council. The Council's request for information and the response is attached at **Appendix 6**. In broad terms the additional information includes the following helpful information:
- a. Information relating to the Northlake Community Stakeholders Deed, and recently granted resource consents RM171556 relating to landscaping, and RM171190 relating to bulk earthworks within the plan change area.
 - b. Retail effects.

- c. Transportation matters including temporary construction related effects.
- d. Infrastructure relating to water supply, wastewater and stormwater.
- e. Urban design including an updated development plan, and assessments of the effects of a large format retail building and sign provisions.

3. CODE OF CONDUCT

- 3.1. Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. I am authorised to give this evidence on the QLDC's behalf.

4. THE RESOURCE MANAGEMENT RATIONALE FOR AND PURPOSE OF THE PLAN CHANGE

- 4.1. The resource management rationale behind the plan change is outlined in the applicants section 32 assessment, in particular Part 2 of the section 32 assessment sets out the location, land ownership subject to the plan change request, zoning, receiving environment and key consents granted to date. In addition, the applicant helpfully provided a plan illustrating the overall development to date, on 27 March 2018, as part of a response to Council's request for information.
- 4.2. The application's section 32 also includes an evaluation of the costs and benefits of the proposal. I generally agree with the section 32, except where I have preferred the information of the Council's specialists and have undertaken an analysis of the matter at issue.
- 4.3. I have included this plan below to provide context as to the pace and location of development which has occurred or been consented between the initial plan change (Plan Change 45) being made operative in December 2015 to the present.

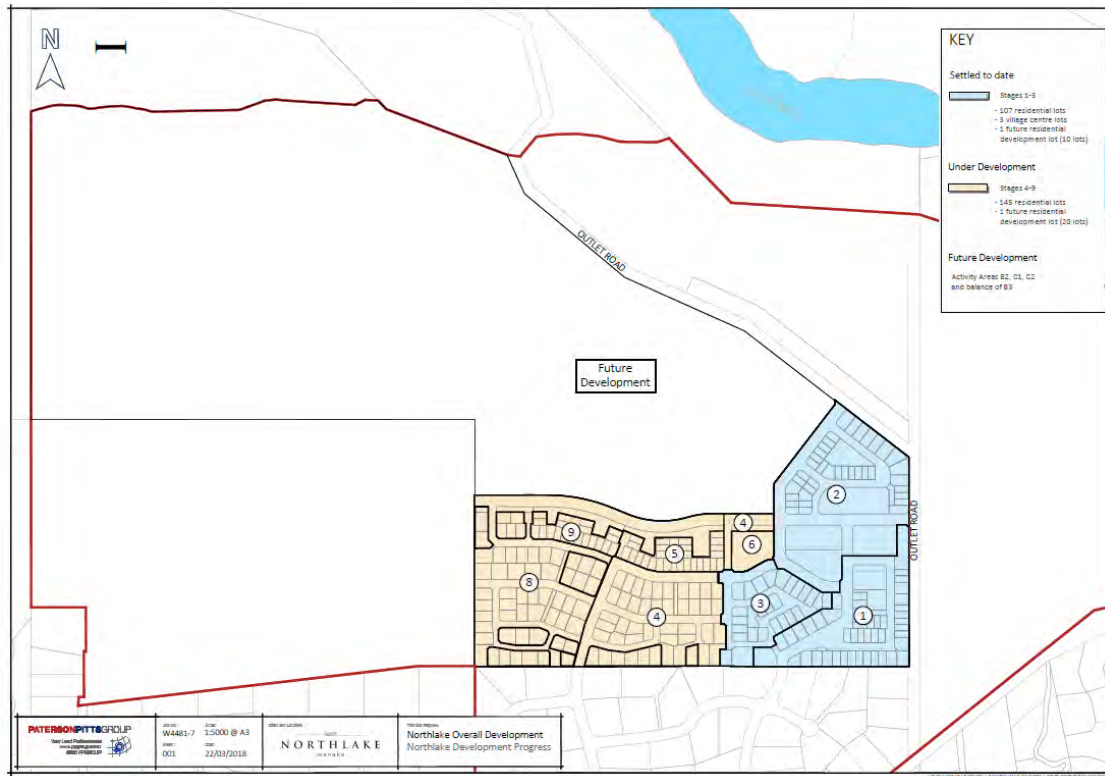


Figure 1. Attachment I of the Applicant's RFI response showing the overall development progress. Refer to Appendix 6 for a finer grained image where the key will be legible.

5. STATUTORY CONTEXT

Resource Management Act 1991

- 5.1. The purpose of the Act requires an integrated planning approach and direction, as reflected below:

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

- 5.2. The assessment contained within this report considers the proposed provisions in the context of advancing the purpose of the Act to achieve the sustainable management of natural and physical resources. Part 2 of the Act is considered applicable for this plan change because the Queenstown Lakes District Plan is currently in the midst of a review, and the Regional policy Statement 1998 is currently being reviewed and

replaced by the Proposed Regional Policy Statement for Otago 2015, which is subject to appeals.

Local Government Act 2002

Section 14 - Principles relating to local authorities

5.3. Sections 14(c), (g) and (h) of the Local Government Act 2002 are also of relevance in terms of policy development and decision making:

- (c) *when making a decision, a local authority should take account of—*
 - (i) *the diversity of the community, and the community's interests, within its district or region; and*
 - (ii) *the interests of future as well as current communities; and*
 - (iii) *the likely impact of any decision on the interests referred to in subparagraphs (i) and (ii):*
- (g) *a local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and*
- (h) *in taking a sustainable development approach, a local authority should take into account—*
 - (i) *the social, economic, and cultural interests of people and communities; and*
 - (ii) *the need to maintain and enhance the quality of the environment; and*
 - (iii) *the reasonably foreseeable needs of future generations*

5.4. As per Part II of the RMA, the provisions emphasise a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. They demand a future focussed policy approach, balanced with considering current needs and interests. Like the RMA, the provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental ones.

National Policy Statements

5.5. The key national policy statement relevant to this plan change is the National Policy Statement on Urban Development Capacity 2016 (**NPSUDC**). The objectives of the NPSUDC applies to decision makers making planning decisions that affect an urban environment.

5.6. In terms of the NPSUDC the District contains two main urban environments (Queenstown Urban Environment and Wanaka Urban Environment). The Wanaka Urban Environment comprises Wanaka, Albert Town, Luggate and Lake Hāwea Township.

5.7. The Queenstown District is a 'high growth urban area' under NPSUDC, the NPSUDC applies to the District as a whole.

- 5.8. Objectives OA1, OA2, OA3, OC1 and OC2, and OD1 and OD2 apply to the Wanaka Urban Environment, as do Policies PA1 to PA4. I provide the following analysis of Policies PA1 – PA4:

NPS Policy PA1:

PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:

Short term	<i>Development capacity must be feasible, zoned and serviced with development infrastructure.</i>
Medium term	<i>Development capacity must be feasible, zoned and either:</i> <ul style="list-style-type: none"> • <i>serviced with development infrastructure, or</i> • <i>the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.</i>
Long-term	<i>Development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.</i>

- 5.9. The following components of PA1 are relevant and defined in the NPSUDC as set out below:

Development capacity means in relation to housing and business land, the capacity of land intended for urban development based on:

- (a) *the zoning, objectives, policies, rules and overlays that apply to the land, in the relevant proposed and operative regional policy statements, regional plans and district plans; and*
- (b) *the provision of adequate development infrastructure to support the development of the land.*

Short term means within the next three years.

Medium term means between three and ten years.

Long term means between ten and thirty years.

Development infrastructure means network infrastructure for water supply, wastewater, stormwater, and land transport as defined in the Land Transport Management Act 2003, to the extent that it is controlled by local authorities.

- 5.10. The NPSUDC establishes an expectation that development is available for the provision of adequate development infrastructure, Broadly, the implementation of the Wanaka Urban Growth Boundary through the PDP, and the NSZ location within it is an effective way to plan and support infrastructure provision, which will provide certainty to the Council and wider community to plan, fund and implement infrastructure and development.

NPS Policy PA2:

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

- 5.11. Key providers of community services and infrastructure including Aurora (electricity distribution), Chorus, Spark and Vodafone (Telecommunications), the Minister of Education, Minister of Police and the Southern District Health Board have had the opportunity to submit on this plan change, and no submissions have been received from these parties.

NPS Policy PA3:

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

- a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;*
- b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and*
- c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets*

- 5.12. Policy PA3 c) seeks as much as possible to limit adverse impacts on the competitive operation of land and development markets. Noting that this policy is not related to trade competition, I consider the plan change request (with the inclusion of the modifications recommended in this report) has the potential to assist with the implementation of this policy, to the extent that retail and commercial activities do not undermine the viability, function and role of the Wanaka Town Centre and Three Parks Commercial Core.

NPS Policy PA4:

PA4: When considering the effects of urban development, decision-makers shall take into account:

- a) The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and*
- b) The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.*

- 5.13. The District Plan (both volumes A and B) have an important role in ensuring there is sufficient development capacity to meet the needs of people and communities in the District, and for the District's urban areas to have capacity to meet these expanding needs. Subject to potential effects on the Wanaka and Three Parks Commercial Core, the plan change has potential to accord with this policy because it is being undertaken in an existing urban zone, and at a 'Wanaka Ward' scale, the additional retail, commercial range of housing densities including a retirement village promote consolidation of urban growth within the Wanaka Urban Growth Boundary.
- 5.14. Although the remainder of the NPSUDC applies to Wanaka and Queenstown as a whole (given that the District is a high growth urban area), my s42A report is not able to cover the outputs of a comprehensive housing and business development capacity assessment. I understand this is to be published by the Council on 10 May or thereabouts. The findings of this will be relevant in terms of the capacity and demand of business land in Wanaka. I note in this regard that Policies PB1 to PB5 of the NPSUDC were required to be completed by December 2017. Likewise PB6, PB7, PC3 relate to monitoring and are not immediately relevant to this plan change request.
- 5.15. With regard to Policy PD1, the Council does not share jurisdiction over an urban area and subsequently in my view this policy is not particularly relevant. The closest urban

area to Wanaka within another jurisdiction is Cromwell, which is located approximately 50kms to the south of Wanaka, within the Central Otago District.

- 5.16. Policy PD2 seeks to achieve integrated land use and infrastructure planning, and requires local authorities to work with providers of development infrastructure, and other infrastructure to implement policies PA1 to PA3, PC1 and PC2.
- 5.17. Where specific components of the NPSUDC are relevant, I have addressed them within the analysis. Overall, the plan change request has potential to generally accord with the NPSUDC, and assist the Council with achieving its functions to give effect to this National Policy Statement, subject to the important caveat that the adverse effects of the request are acceptable, and the scale and distribution of activities do not undermine the viability, role and function of the Wanaka Town Centre Zone and Three Parks Commercial Core.

Regional Policy Statement for Otago Operative 1998

- 5.18. Section 74 of the Act requires that a district plan prepared by a territorial authority must “give effect to” any operative Regional Policy Statement. The operative Otago Regional Policy Statement 1998 (**RPS 1998**) is the relevant regional policy statement to be given effect to within the district plan. The RPS 1998 is a broad document that sets out a range of high level objectives and provisions for activities within Otago.
- 5.19. The relevant objectives and policies include Objectives 9.4.1 and 9.4.3 and Policies 9.5.1 - 9.5.5. Together these strive to achieve sustainable management of the built environment in a manner that meets the needs of the community and which avoids, remedies, or mitigates adverse effects by recognising cultural relationships; promoting the efficient development and use of infrastructure (including the transport network); minimising effects of urban development on the environment (including in relation to noise, amenity, and community values); and enhancing people's quality of life (including people's health and safety).

Regional Policy Statement for Otago: Proposed 2015

- 5.20. Section 74 of the Act requires that a District Plan must “*have regard to*” any proposed regional policy statement.
- 5.21. The Proposed Regional Policy Statement (**PRPS 2015**) was notified for public submissions on 23 May 2015. Decisions on submissions were released on 1 October

2016¹. The majority of the provisions of the Decisions Version have been appealed and mediation is currently taking place. Accordingly, limited weight can be provided to the Decisions Version of the PRPS 2015. However, the provisions of the PRPS 2015 are relevant in highlighting the direction given toward local authorities managing land use activities in terms of the protection and maintenance of landscape, infrastructure, natural hazards and urban development.

- 5.22. The PRPS 2015 is a more prescriptive document than its predecessor. The following objectives and policies of the Decision Version are relevant to this plan change:
- a. Objective 4.4 (notified as 3.6) and Policy 4.4.6 (notified as 3.6.6);
 - b. Objective 4.5 (notified 3.7 and 3.8 combined) and policies 4.5.1, 4.5.3, 4.5.4, 4.5.5, 4.5.6 (notified as 3.8.1, 3.7.1, 3.7.2, 3.7.3, 3.7.4); and
 - c. Objective 5.3 (notified 4.3) and Policy 5.3.3 (notified as 4.3.4).
- 5.23. Together, these objectives and policies aim to ensure energy supplies to communities are secure and sustainable; that urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments; and that sufficient land is managed and protected for economic production.

Queenstown Lakes District Plan

District Plan Review

- 5.24. The review of the Operative District Plan is being undertaken in stages. Stage 1 commenced in April 2014 and was publicly notified on 26 August 2015, comprising 33 chapters and the majority of land in the district. Hearings on Stage 1 components comprising ten individual hearings, one variation² and three separate hearing streams for rezoning requests and mapping annotations³ were held from March 2016 to September 2017. The remaining Stage 1 geographic area to be heard is the Wakatipu Basin (including Arrowtown), the hearing will be held in June 2018, along with the hearing of submissions on Chapter 24 Wakatipu Basin.
- 5.25. On 29 September 2016 the Council approved the commencement of Stage 2 of the review of the Operative District Plan. As part of the 29 September 2016 resolutions, the Council addressed what the plan outcome would be at the end of the partial review, and

¹ The Otago Regional Council's track changed version incorporating decisions (Decisions Version) was released on 1 October 2016 and is currently subject to live appeals. Refer <http://www.orc.govt.nz/Documents/Publications/Regional/RPS/RPS%20Appeals%20Version.pdf>

² Variation 1 – Arrowtown Design Guidelines 2016

³ Ski Area Sub Zones, Upper Clutha Area and the Queenstown Area (excluding the Wakatipu Basin).

approved the separation of the District Plan into two volumes, Volume A and Volume B. Volume A (at the point in time of notification of Stage 2) consists of the Proposed District Plan (**PDP**) chapters notified in Stages 1 and 2 of the district plan review.

- 5.26. All other land, including the Northlake Special Zone⁴ and the applicable district wide provisions currently form Volume B of the District Plan. This includes zones that have not yet been reviewed and notified (i.e. Township Zone, Industrial A and B Zones, Rural Visitor Zone). Also included in Volume B is land that has been withdrawn from the district plan review (i.e. the land subject to Plan Changes 46 - Ballantyne Road Industrial and Residential extensions, 50 - Queenstown Town Centre extension and 51 – Peninsula Bay North) and the Frankton Flats B Special Zone and the Remarkables Park Special Zone. All Volume B land is subject to the Operative District Plan.

Jurisdictional Matters

- 5.27. The decisions on submissions to the Proposed District Plan 2015 (Stage 1 and Variation 1, excluding the afore-mentioned Wakatipu Basin geographic area which is yet to be heard) are to be confirmed at the 3 May 2018 meeting of Council.
- 5.28. In terms of administration, the objectives and provisions directly applicable to the NSZ are contained within Volume B, however a change in terms of Schedule 1 of the Act is of relevance to all land and resource management functions in the district (to the extent the plan change request has a bearing on other land) irrespective of whether the land is provided for in Volume A or Volume B of the district plan.

Operative District Plan

- 5.29. A key part of the Operative District Plan (**ODP**) relating to the applicant's request to increase retail and commercial activities in the NSZ is part 4 District Wide, sub-part 4.9 – Urban Growth. The objectives are presented below, with the more relevant objectives cited in full along with their policies.

Objective 2 - Existing Urban Areas and Communities
Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well being.

Objective 3 - Residential Growth
Provision for residential growth sufficient to meet the District's needs.

Objective 4 - Business Activity and Growth

⁴ To remove any doubt that certain land that had recently been the subject of Plan Changes 45 (Northlake), 46 (Ballantyne Road) and 51 (Peninsula Bay North) were not subject to the PDP, these areas were withdrawn from the PDP pursuant to Clause 8D of Schedule 1 of the Act.

A pattern of land use which promotes a close relationship and good access between living, working and leisure environments.

Policies:

- 4.1 *To promote town centres, existing and proposed, as the principal foci for commercial, visitor and cultural activities.*
- 4.2 *To promote and enhance a network of compact commercial centres which are easily accessible to, and meet the regular needs of, the surrounding residential environments.*
- 4.3 *To recognise and promote the established commercial character of the Commercial Precinct which contributes to its ability to undertake commercial, health care and community activities without adversely affecting the character and amenity of the surrounding environment.*

5.30. Policy 4.1 is important to this plan change request in that it requires that business zones or commercial activity located outside the town centre does not undermine the role of the town centre, and that in implementing Policy 4.2 there is a network of compact and accessible centres. Depending on the scale and intensity of commercial activities outside the town centre, these activities could accord with the policy where they meet the 'regular needs of the surrounding residential environments', but could fail to implement the policy where a large and sprawling commercial node outside the town centre would neither contribute to a compact network or meet the needs of surrounding residential environments.

Objective 7- Sustainable Management of Development

The scale and distribution of urban development is effectively managed.

Policies:

- 7.1 *To enable urban development to be maintained in a way and at a rate that meets the identified needs of the community at the same time as maintaining the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating any adverse effects on the environment.*
- 7.2 *To provide for the majority of urban development to be concentrated at the two urban centres of Queenstown and Wanaka.*
- 7.3 *To enable the use of Urban Growth Boundaries to establish distinct and defensible urban edges in order to maintain a long term distinct division between urban and rural areas.*
- 7.4 *To include land within an Urban Growth Boundary where appropriate to provide for and contain existing and future urban development, recognising that an Urban Growth Boundary has a different function from a zone boundary.*
- 7.5 *To avoid sporadic and/or ad hoc urban development in the rural area generally. To strongly discourage urban extensions in the rural areas beyond the Urban Growth Boundaries.*
- 7.6 *To take account of the following matters when defining an Urban Growth Boundary through a plan change:*

- 7.6.1 *Part 4 district-wide objectives and policies*
 - 7.6.2 *The avoidance or mitigation where appropriate of any natural hazard, contaminated land or the disruption of existing infrastructure.*
 - 7.6.3 *The avoidance of significant adverse effects on the landscape, the lakes and the rivers of the district.*
 - 7.6.4 *The efficient use of infrastructure, including transport infrastructure, and its capacity to accommodate growth.*
 - 7.6.5 *Any potential reverse sensitivity issues, particularly those relating to established activities in the rural area.*
- 7.7 *To ensure that any rural land within an urban growth boundary is used efficiently and that any interim, partial or piecemeal development of that land does not compromise its eventual integration into that settlement.*
 - 7.8 *To recognise existing land use patterns, natural features, the landscape and heritage values of the District and the receiving environment to inform the location of Urban Growth Boundaries.*

5.31. In many respects at a 'Wanaka Ward' scale, these policies have been overtaken by the PDP, in particular the PDP Decisions Version 2018 confirms the location of the NSZ within the Wanaka Urban Growth Boundary, which includes all of urban Wanaka, out to Studholme Road to the south and Albert Town to the east. Inherently, the plan change accords with the majority of these policies in so far that the NSZ is located within an existing urban zone. The key matters at issue are whether the plan change implements Policy 7.4, which is that the majority of urban development is provided for in the Queenstown and Wanaka urban areas, and that the plan change would achieve the overall objective by being effective at providing for commercial growth at an appropriate scale and distribution.

Proposed District Plan (Decisions on submissions version May 2018)

5.32. The decisions version of the PDP⁵ has retained the structure and overall approach to managing the district's natural and physical resources. The PDP has a Strategic Directions (Chapter 3) which sets out the over-arching strategic directions for the District. The objectives and policies of the Strategic Directions Chapter are further elaborated on in the remaining strategic chapters (Chapter 4 Urban Development, Chapter 5 Tangata Whenua, and Chapter 6 Landscapes) required to implement Chapter 3. All other chapters in the PDP must implement Chapters 3-6 in order to achieve the Strategic Directions Chapter 3.

5.33. The following Strategic Directions objectives and policies are relevant:

Objective 3.2.1 The development of a prosperous, resilient and equitable economy in the District.

⁵ [The Decisions on submissions version of the text and planning maps and reports have been available for viewing since 23 April 2018.](#)

...

Objective 3.2.1.2

The Queenstown and Wanaka town centres⁶ are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.

...

Objective 3.2.1.4

The key function of the commercial core of Three Parks is focused on large format retail development.

Objective 3.2.1.5

Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres⁷, Frankton and Three Parks, are sustained.

...

Objective 3.2.1.9

Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment.

Objective 3.2.2 Urban growth is managed in a strategic and integrated manner.

3.2.2.1 *Urban development occurs in a logical manner so as to:*

- a. promote a compact, well designed and integrated urban form;*
- b. build on historical urban settlement patterns;*
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;*
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;*
- e. protect the District's rural landscapes from sporadic and sprawling development;*
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;*
- g. contain a high quality network of open spaces and community facilities; and.*
- h. be integrated with existing, and planned future, infrastructure.*

Objective 3.2.6 The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.

Strategic Policies

Town Centres and other Commercial and Industrial Areas

Policy 3.3.2

Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.

...

Policy 3.3.3

⁶ Defined by the extent of the Town Centres Zone in each case.

⁷ Defined by the extent of the Town Centres Zone in each case.

Avoid commercial zoning that could undermine the role of the Queenstown and Wanaka town centres as the primary focus for the District's economic activity.

...

Policy 3.3.7

Provide a planning framework for the commercial core of Three Parks that enables large format retail development.

...

Policy 3.3.9

Support the role township commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose.

Policy 3.3.10

Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton and Three Parks fulfil.

Policy 3.3.11

Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.

Analysis

- 5.34. Both the ODP and PDP's suite of district wide objectives and policies make it clear that any retail and commercial activities locating outside the Town Centre Zones, and in Wanaka, the Three parks Zone, do not undermine the function and viability of these zones (PDP Policy 3.3.3, 3.3.7 and 3.3.10, and ODP Objective 4 and Policies 4.1 and 4.2). PDP Decisions version Policy 3.3.10 specifically seeks that commercial zoning of land is avoided that undermine the service and employment function role of Wanaka Town Centre and Three Parks Commercial Core.
- 5.35. I consider the NSZ commercial zoning (specifically AA D1) falls under the influence of PDP Policy 3.3.9 in that while the NSZ is not a Township Zone Commercial Precinct, or a Local Shopping Centre Zone, the policy is more broadly framed at local shopping centres, which is applicable to the NSZ, given its location within the PDP Wanaka Urban Growth Boundary. The policy seeks to support these commercial areas, acknowledging the local service and employment function they serve, providing the development within them is appropriately sized for that purpose. This matter is central to the plan change request. A key question is whether the additional commercial and retail activities sought, including the single tenant of 1250m² can be provided for in the NSZ while ensuring the role, function and viability of the Wanaka Town Centre Zone and the Three Parks Commercial Core are not undermined. This question must be considered in the light of the bar in section 74(3) of the Act on the Council not having regard to trade competition or the effects of trade competition when changing a district plan.

- 5.36. The extent to whether the plan change will achieve the relevant objectives and policies of the ODP and PDP, and those of the NSZ itself are discussed in the analysis in Part 7 below.

6. SUBMISSIONS

- 6.1. The plan change was notified on 18 January 2018. The submission period closed on 23 February 2018 and a summary of the decisions requested by submitters was notified on 8 March 2018. Fourteen submissions and three further submissions were received. I have read all the submissions and considered them under the relevant issues that they raise. A copy of the submission points and whether they are recommended to be accepted or rejected, or accepted in part are attached at **Appendix 7**. I have not discussed in detail the further submissions, except to note that their relief sought will correspond to my recommendation to the original submission.
- 6.2. Submissions and further submissions (**FS**) were received from the following persons:
1. John Patrick.
 2. Gary Tate.
 - Point 2.1 supported by FS-15 Willowridge Developments Ltd (**WDL**) and FS-16 Central Land Holdings Ltd (**CLHL**).
 3. Stephen Popperwell.
 - Point 3.1 supported by FS-15 Willowridge Developments Ltd (**WDL**) and FS-16 Central Land Holdings Ltd (**CLHL**).
 4. Greg Ford.
 5. Jo and Mark Harry.
 6. Willowridge Developments Limited.
 7. Central Land Holdings Limited.
 8. Kim Parry.
 9. Peter Eastwood.
 - Point 9.1 supported by FS-15 Willowridge Developments Ltd (**WDL**) and FS-16 Central Land Holdings Ltd (**CLHL**).
 10. Michael and Eyre McCauley.
 11. Exclusive Developments Limited.
 - Point 11.1 supported by FS-15 Willowridge Developments Ltd (**WDL**) and FS-16 Central Land Holdings Ltd (**CLHL**).
 12. Lindsey Turner and Andrew Thompson.
 - Point 12.4 Supported by FS-15 Willowridge Developments Ltd (**WDL**) and FS-16 Central Land Holdings Ltd (**CLHL**).
 - Supported by Robyn and Paul Hellebrekers.

- 13. Karen Birkby.
- 14. Allenby Farms Ltd (Late).

- 6.3. The following submitters have withdrawn their submission and consequently I have not considered these submissions:
- a. Submitter 1 John Patrick.
 - b. Submitter 4 Greg Ford.
 - c. Submitter 8 Kim Parry.
 - d. Submitter 9 Peter Eastwood.
 - e. Submitter 13 Karen Birkby.

Late Submission Allenby Farms Ltd

- 6.4. With regard to the late submission of Allenby Farms Ltd, s.37 of the Act provides that the Council may waive time limits, subject to the requirements of s.37A. Section 37A requires that Council take into account:
- a. The interests of any person who, in its opinion may be directly affected by the extension or waiver;
 - b. The interests of the community in achieving adequate assessment of the effects of the plan;
 - c. The Council's duty under s.21 to avoid unreasonable delay.
- 6.5. The key matter to consider is whether anyone would be prejudiced by the late submission. In this circumstance I note that the submission was received on 1 March, 4 working days after the close of submissions. This lapse of time is not excessive, and it was before the Council had issued a summary of submissions. The late submission has not caused any delays to the process and I do not consider any person to be prejudiced.
- 6.6. For these reasons I recommend that Allenby Farms Ltd submission is accepted. I also note that the Allenby Farms submission is very brief, stating only that the plan change is supported, and seeks that the Council approve the plan change. I do not repeat the Allenby Farms Ltd submission in the analysis, but have taken their request into consideration.

7. ANALYSIS

- 7.1. The guidance provided by the Environment Court as to the statutory requirements for consideration of proposed district plans and proposed district plan changes can be found in *Colonial Vineyard Limited v Marlborough District Council*⁸, and as affected by

⁸ [2014] NZ EnvC 55.

subsequent amendments to the Act, and more recent authority, namely the decision of the Supreme Court in *Environmental Defence Society v The New Zealand King Salmon Company Limited*⁹. A summary of the guidance is provided in **Appendix 8** by way of an extract from the Hearings Panel's recommendations on Stage 1 of the PDP. The guidance provided in the extract is not binding on this Hearings Panel presiding over this plan change.

7.2. The following analysis addresses both the effects on the environment of the plan change and the appropriateness, costs and benefits of the plan change request in terms of the relevant national, regional and district plan provisions and objectives. All of the provisions sought to be modified have been considered in terms of section 32 of the Act. Where amendments are recommended, I have specifically considered the obligations arising under s32AA.

7.3. The relevant matters fall into the following issues:

- a. Issue 1: Effects on housing supply
- b. Issue 2: Effects on retail economics and the viability of Wanaka's business zones
- c. Issue 3: Urban amenity
- d. Issue 4: Transportation
- e. Issue 5: Infrastructure

8. ISSUE 1: EFFECTS ON HOUSING SUPPLY

The Changes sought

8.1. The adjustment to the Activity Area boundaries to increase the size of AA-D1 will increase the area of Activity D1 by 4.2ha. Taking into account the land 'lost' by the reduction in Activity Areas C2 and B3, and assuming a density of 15 houses per hectare is both possible and feasible under the rules, the total number of residential units could increase by 3610, relative to the existing residential scenario (excluding the retirement housing).

8.2. While neither the RCG assessment, nor Ms Hampson's consequent review focus on this matter from a technical perspective, I consider it is broadly relevant from the perspective of housing supply and capacity.

Submissions

⁹ [2014] NSZC 38

¹⁰ Plan Change 53 Application. Carriageway Consulting Report at page 2.

- 8.3. Submitter Lindsey Turner (12) questions the merit of establishing a retirement village because the NSZ is too far from the Wanaka Town Centre to suit this type of housing and the people it caters for.
- 8.4. Submitter Exclusive Developments Ltd (11) oppose the plan change in terms of amendments to the Activity Area boundaries and effects arising from increased densities.

Council's assessment of effects and appropriateness

- 8.5. The Council has undertaken dwelling capacity assessments in the Wanaka area as part of the District Plan review¹¹ in 2017 which identified that the projected demand for dwelling using Council's LTP growth projection data is 4,922 additional dwellings that will be required between 2015-2048 and that the economically feasible and realisable capacity for growth provided by the district plan in Wanaka is 5,146 dwellings.
- 8.6. The identified increase of 36 residential units that could occur with the plan change is relatively small, however I consider that in broad terms the changes, albeit modest sit well with Policy PA 3 of the NPSUDC 2016, primarily because the increase to the size of AA D1 means that higher density residential accommodation and retirement housing have a higher likelihood of occurring, compared to the existing zoning¹².

NPS Policy PA3:

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

- a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;*
- b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and*
- c) Limiting as much as possible adverse impacts on the competitive*

¹¹ [QLDC Proposed District Plan 2015. Rezoning Hearing Stream 12 – Upper Clutha. Revised supplementary evidence of Craig Alan Barr on behalf of Queenstown Lakes District Council. Dwelling Capacity. 2 May 2017.](#)

¹² This information has been updated by the Council's report on housing and business capacity under the NPSUDC 2016. To be published 10 May 2018.

operation of land and development markets

- 8.7. The increased number of potential dwellings in AA D1 resulting from the higher densities of housing is relatively low but provides a greater variety of housing choice through medium density type housing and a retirement village. Increasing AA D1 also provides for a more efficient land use type.
- 8.8. The applicant has also confirmed that the plan change configuration will not affect agreements made between NIL and the Queenstown Lakes Community Housing Trust.

Summary

- 8.9. Overall, the plan change would be likely to have positive effects in terms of housing supply because the increase in area of AA D1 could increase the variety of housing options available by enabling higher densities. The plan change implements both ODP and PDP policies relating to the provision of housing, and would assist with the implementation the policies of the NPSUDC 2016 mentioned above. I recommend Exclusive Developments Ltd's (11) submission and Mr Turner's (12) submission on this matter is rejected.

9. ISSUE 2: EFFECTS ON RETAIL ECONOMICS AND THE VIABILITY OF WANAKA'S BUSINESS ZONES

The Changes Sought

- 9.1. Rule 12.34.4.2 (viii) is requested to be modified by the applicant as follows (deletions in strikethrough and additions are underlined):

Amendment to Part 12 - Rule 12.23.4.2 (viii) – page 12-373

viii. Retail

- (a) *No retail activity shall occur within the Northlake Special Zone except in Activity Area D1.*
- (b) *No retail activity shall have a gross floor area exceeding 200m², except for one activity with a maximum gross floor area of 1,250m².*
- (c) *The total amount of retail floor area within the Northlake Special Zone shall not exceed ~~1000m²~~ 2,500m².*

- 9.2. The modifications are supported by the application's section 32 evaluation and assessment of effects on the environment, and an analysis of the retail effects by RCG.

Submissions

- 9.3. Submitter Gary Tate (2.2) seeks that the increase of retail activities to 2,500m² is rejected because there is sufficient zoned retail land in Wanaka.

- 9.4. Stephen Popperwell's (3) submission questions the justification for a supermarket at Northlake. Exclusive Developments Ltd (11) oppose the increase to retail floor area activity.
- 9.5. WDL (6) opposes the extension to retail floor area activity at Northlake for the following reasons:
- a. The report by RCG has understated retail activities at Three Parks, because subject to a 'health check' the Three Parks Special Zone can accommodate 30,000m² of retail floor space, with the addition of a deferred zone.
 - b. The Business Zone at Anderson Heights in Wanaka has been rezoned through the PDP to Business Mixed Use Zone (**BMUZ**) to reduce effects on neighbouring residential activity. Retail and commercial may increase at Anderson Heights.
 - c. RCG have overstated the retail demand and catchment area.
 - d. The floor space of 1,000m² already provided for in the NSZ is adequate to serve the local community.
- 9.6. CLHL (7) oppose the increase of retail floor space, and seek that the proposed rule enabling one retail activity of 1,250m² is rejected. CLHL is a landowner at Anderson Heights in Wanaka, and submit that the RCG assessment incorrectly refers to the Anderson Heights area as an industrial/commercial area. The PDP has rezoned the operative Anderson Heights Business Zone to BMUZ, which enables retail activity. CLHL's submission contends that the Anderson Heights BMUZ will create sufficient floor space and that there is no need for additional retail floor space at Northlake.
- 9.7. Michael and Eyre McCauley oppose the plan change citing that there is not sufficient evidence that the commercial areas are required.
- 9.8. Submitter Lindsey Turner (12) opposes the proposal to enable a supermarket on the basis that while a large number of sections have been sold in the new Northlake development, most of them have been purchased by building companies and so as yet very few individuals are located in Northlake. For this reason Mr Turner opposes any proposal for a supermarket or other commercial development until such a time that it can be shown that sections/ houses are owned by individuals in the development and that a third supermarket in the Wanaka urban area is actually needed.
- 9.9. Jo and Mark Harry (5) support a supermarket at Northlake.

Council's assessment of effects and appropriateness

RCG's Modelling/assumptions

- 9.10. Ms Hampson from Market Economics has undertaken a review of the RCG report, which is attached at **Appendix 2**. I have summarised Ms Hampson's comments with respect to the modelling and evidence base of the RCG report:
- a. RCG have over-estimated general retail demand and slightly underestimated supply¹³.
 - b. RCG's estimate of total food retail and large format retail demand for the Wanaka Ward is broadly accepted by Ms Hampson, and there is general agreement that the Wanaka Ward is currently undersupplied in terms of supermarket floor space, but RCG's comparison of food retail demand in the Wanaka Ward versus supply overstates the shortfall. One of the reasons for this is that there are other small food retail outlets in the Wanaka Ward that are not identified by RCG in their report.
 - c. Ms Hampson disagrees with the RCG report's findings where it assumes that development of a supermarket at Three Parks will occur in the next few years. A resource consent application (RM171541) was lodged with the Council and accepted for processing on 15 January 2018. The application is for a 4353m² gross floor area supermarket in the Three Parks Zone. Therefore it is more likely that a supermarket will be granted resource and building consents and could be operating at Three Parks in the short term, sooner than suggested in the RCG report. This supermarket proposal is also identified in CLHL's submission.
 - d. Ms Hampson identifies that RCG's catchment analysis has been defined from the perspective of accessing supermarkets and agrees with this spatial definition but notes that not all catchment areas identified in the RCG report are closer to the Northlake Activity Area D1, but may be similar to the nearest alternative in terms of drive time. This catchment is likely to be different (larger) if another retail activity is applicable, such as furniture or department stores.

Economic Effects

- 9.11. Despite not agreeing with RCG's projected demand for retail activity in Wanaka, and also being of the view that RCG's analysis understates the supply available in Wanaka, Ms Hampson agrees that the larger Northlake centre sought by the plan change would not have potential for significant effects on the role and function of the Wanaka town

¹³ Appendix 2 at 8.

centre¹⁴. Ms Hampson also agrees¹⁵ with the RCG report's findings that the larger Northlake centre sought by the plan change would not undermine retail activity at Three Parks, but her view departs from that of RCG, on the basis that the single 1,250m² retail activity should be limited to food retail. Ms Hampson considers that the future retail anchor activities at Three Parks will make the Three Parks Zone relatively resilient to supermarket trade impacts, particularly a supermarket of the scale proposed by this plan change.

- 9.12. Ms Hampson considers that another type of large format retail activity in Northlake, which is currently enabled but has not been discussed by RCG, would undermine the Three Parks zone to the extent that it would take a large format retail tenant that would otherwise have located in Three Parks. Ms Hampson considers that if this were to occur, this could have the effect of slowing the uptake of large format retail sites (anchors) in Three Parks until an alternative tenant is established. This could reduce the ability to deliver functional and social amenity in the short to medium-term, as amenity increases as the Commercial Core centres become more comprehensively developed.
- 9.13. Ms Hampson considers that this potential opportunity cost on Three Parks is not likely to be significant, but nor does she consider the cost to be as low as 'potentially minor' because of the potential cost of the dispersal of core retail activity outside of the main centres.
- 9.14. Ms Hampson's overall view is that the retail effects opined in the RCG report are reasonable, but only in so far that the effects relate to a supermarket only establishing at Northlake as the single 1,250m² retail activity.

Justification for Additional Floor Space

- 9.15. Ms Hampson has summarised the findings of the RCG analysis and framed RCGs' justification for additional floor space by the following themes:
- a. *Growth projections for the Wanaka Ward are higher than previously modelled by RCG as part of PC 45, in particular the evidence of John Long¹⁶.*

Ms Hampson considers that the trade catchment has changed little from what would have been understood in 2014 and there are no local changes that would justify a significantly larger centre than originally identified.

¹⁴ At 16 part 4.1.1

¹⁵ At 17 Part 4.1.2

¹⁶ Refer to Appendix 2 of Ms Hampson's review.

- b. *The reliance on a current shortfall in retail supply relative to current and future demand.*

Ms Hampson does not agree with the RCG report to the extent opined that Wanaka has an undersupply of retail space and demand will continue to grow strongly. Ms Hampson does not consider there to be a clear rationale for providing extra retail floor space given the significant capacity enabled for retail floor-space growth. In coming to this view Ms Hampson has taken into account the smaller size of the PDP Local Shopping Centre Zone at Cardrona Valley Road, which has been reduced in the decisions on submissions version from 2.7ha with no cap on retail (Notified PDP 2015), to 1.25ha and a GFA limit of 3000m², with individual office activity capped at 200m² and retail activity capped at 300m²¹⁷ (PDP 2018). Ms Hampson considers the relevant focus is whether the retail capacity is appropriately located relative to the location of demand. Ms Hampson considers that the convenience centres are appropriately spread relative to the current urban footprint, and that Wanaka Town Centre and Three Parks are centrally located and easily accessed.

- c. *Positive effects (pressure valve) on the Wanaka CBD.*

Ms Hampson strongly disagrees that the expansion of Northlake will 'act as a pressure valve for the Wanaka CBD'. Ms Hampson holds concerns that this view espoused by RCG implies that Three Parks does not exist, nor do other zones in the Wanaka urban area managed under the PDP that permit retail activity (including the Local Shopping Centre Zones at Cardrona Valley Road, Albert Town and the Business Mixed Use Zone at Anderson Heights). Ms Hampson considers that the benefit of the retail increase that would be provided by the plan change is significantly overstated

- d. *The absence of negative effects on the CBD and Three Parks.*

Ms Hampson does not consider this in itself justification to support the requested additional retail zoning.

Summary as to Retail Effects

- 9.16. I have assessed both the RCG report and Ms Hampson's review and I refer to and rely on Ms Hampson's analysis. In particular, from a planning perspective I agree with Ms Hampson's concerns regarding the focus of the RCG report on a single large format

¹⁷ [PDP Decisions Version 2018. Chapter 15 Local Shopping Centre Zone. Rule 15.5.10 and 15.5.11.](#)

retail supermarket, notwithstanding the wide range of commercial and retail activities that are provided for in the AA D1 planning framework. In considering this analysis it is important to note that trade competition effects cannot be considered in assessing a plan change.

- 9.17. I support Ms Hampson's recommendations that there needs to be amendments to the provisions so that there is certainty that the activities that would establish within AA D1 are a single 1,250m² retail activity to help ensure it would not undermine the viability of the core business zones in Wanaka, being the Three Parks Commercial Core and the Wanaka Town Centre Zone.
- 9.18. On the basis of the above, I consider that it is marginal whether there is a necessity for a supermarket with a GFA of 1,250m² at Northlake, however nor do I consider there to be a sufficiently compelling reason in terms of adverse retail effects (other than trade competition effects) to recommend that this be rejected.
- 9.19. I also consider that on the basis of Ms Hampson's review, that other retail activities to a supermarket establishing as the 1,250m² activity could have adverse retail effects on the Wanaka Town Centre Zone and the Three Parks Commercial Core. Such a scenario would be at odds with ODP Part 4.9 (Urban Growth) Objectives 3 and 7, nor would it implement Policy 3.3.10 of the Strategic Directions of the PDP.

Planning Provisions

- 9.20. The following illustration depicts the spatial distribution of the respective business zones, Northlake, the Wanaka Town Centre Zone and Three parks.

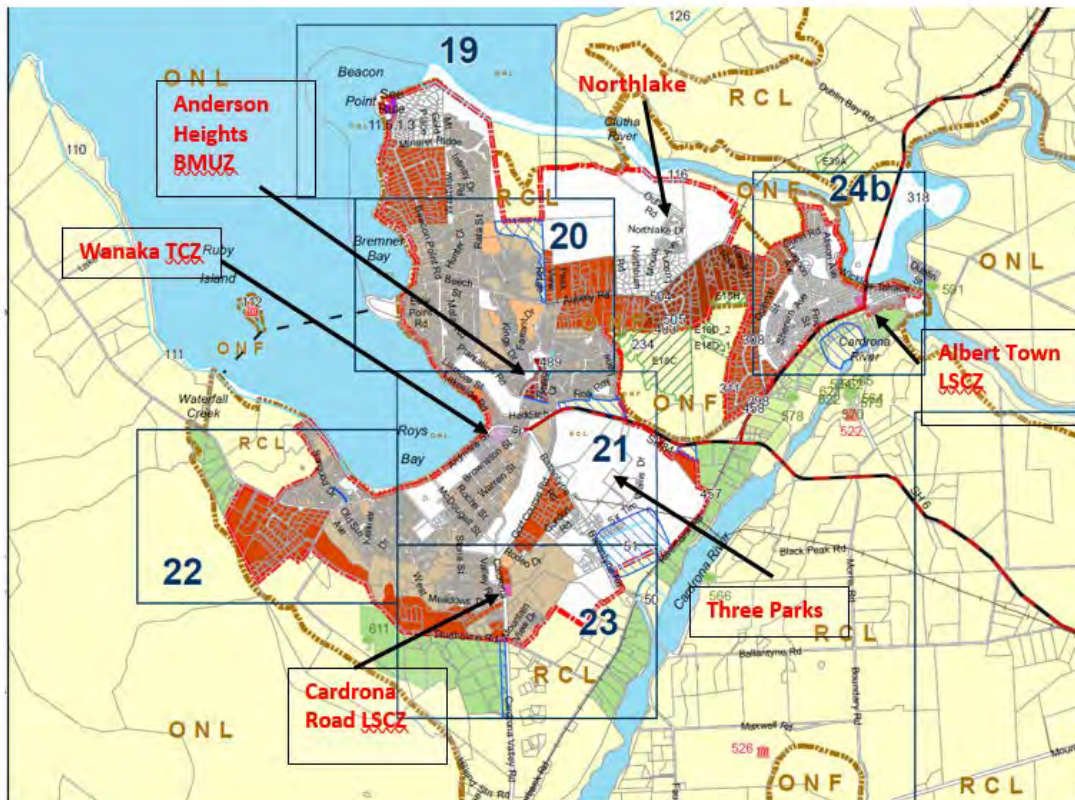


Figure 2. Excerpt of PDP Decisions Planning Map 18, illustrating and annotating the location of the respective business zones.

- 9.21. With the exception of AA D1 in the NSZ, the following business zones located within Wanaka are relevant in terms of their function and role from a hierarchical perspective:
- Wanaka Town Centre Zone
 - Three Parks Commercial Core
 - The Anderson Heights Business Mixed Use Zone (**BMUZ**)
 - The Local Shopping Centre Zone (**LSCZ**) located at Cardrona Valley Road and at Albert Town.

- 9.22. The purpose of the Wanaka Town Centre Zone is¹⁸:

Town centres provide a focus for community life, retail, entertainment, business and services. They provide a vital function for serving the needs of residents, and as key destinations for visitors to our District, and provide a diverse range of visitor accommodation and visitor related businesses. High visitor flows significantly contribute to the vibrancy and economic viability of the centres.

- 9.23. Objective 5 of the Three Parks Special Zone¹⁹ relates to commercial and large format retail activities and is:

The establishment of a Commercial Core which complements and does not compromise the function, viability, and vitality of the Wanaka Town Centre.

¹⁸ PDP 2018 Chapter 13 Wanaka Town Centre Zone Part 13.1 Purpose.

¹⁹ Volume B District Plan. Part 12.25 Three Parks Special Zone.

- 9.24. The BMUZ²⁰ is located at Anderson Heights in Wanaka (approximately 8.23ha in area). The zone is called the Business Zone in the ODP. The zone provides for a broad range of retail and commercial activities including large format retail, and residential activity. The role of the BMUZ has been redefined through the PDP to discourage manufacturing related activities and more retail, commercial and residential activity, partly in recognition of the emergence of the Three Parks Commercial Core.
- 9.25. The Local Shopping Centre Zone (PDP 2018), known as the Corner Shopping Zone in the ODP, includes zones at Albert Town (1.2ha in area) and Lake Hāwea (0.45ha in area). At Albert Town, the LSCZ replaces the ODP Township Zone Commercial Precinct. A new zone at Cardrona Valley Road was included as part of the Notified PDP 2015. The purpose of the zone is to enable small scale commercial and business activities in discrete pockets of land that are accessible to residential areas and people in transit.
- 9.26. In the Notified PDP 2015 the Cardrona Valley Road LSCZ had a 2.7ha area with no limits on the scale and type of retail activities. Submissions sought that this be reduced in size and in terms how much retail it enables, raising concerns over the effects on Three Parks and the Wanaka Town Centre, and amenity effects. Council staff reporting on the submissions²¹ considered evidence provided by retail economists and recommend the size of the zone be reduced to limit any individual office activity to 200m² and any individual retail activity to 300m² and an overall gross floor area of retail activities in that zone to 3,000m². The Hearings Panel accepted the Council staff recommendations and this is reflected in the decisions version²² of the PDP.
- 9.27. The limits imposed at the Cardrona Valley Road LSCZ are important in the context of the retail effects that could arise from increasing the commercial land at AA D1 in the NSZ and the changes sought at Northlake. The 2,500m² overall retail floor space sought for AA D1 is less than that enabled at Cardrona Valley Road, but commercial activities are at present relatively unregulated, and my recommended cap of 1,000m² for commercial activity would result in a total combined commercial and retail of 3,500m² gross floor area.
- 9.28. However, the Cardrona Valley Road LSCZ does not provide a single large format retail activity as sought by NIL for AA D1. The limits imposed within the LSCZ on other retail

²⁰ [PDP Decisions Version 2018. Chapter 16 Business Mixed Zone](#)

²¹ Queenstown Lakes District Council. Hearing of Submission on the Proposed District Plan. Report 16.2. Report and recommendations of independent commissioners regarding Upper Clutha Planning maps Urban Wanaka and Lake Hawea. [Part 9 at 22.](#)

²² Noting that the decisions version of the PDP is subject to appeals.

individual retail activities are 300m² and 200m² for individual office activities, this is larger than the 200m² limit currently in place, and proposed to be retained within AA D1 of the NSZ.

- 9.29. While not located within the PDP Wanaka Urban Growth Boundary, commercial and retail activities at Wanaka Airport have also been a focus of attention through the district plan review. The decisions version of the PDP 2018 has included a new Wanaka Airport Zone²³. It is relevant to note that the framework for this zone expressly discourages activities that may seek to locate in the zone that do not have a relationship with airport activities and could undermine the role of the identified business areas within the Wanaka Urban Growth Boundary. Activities that are discouraged at the Wanaka Airport Zone include wholesaling and commercial storage, which are a non-complying activity²⁴, and any individual café, food and beverage retail, and office activities exceeding 100m² require a discretionary activity resource consent²⁵.
- 9.30. Individually and collectively, the provisions identified above ensure that the Wanaka Town Centre Zone and the Three Parks Commercial Core are the predominant retail locations in Wanaka. The other business zones play a supplementary role that serves the needs of the local community and people in transit.
- 9.31. The requested expansion to AA D1 in the NSZ calls into question the role and function of the commercial and retail zoning within Wanaka, and the potential emergence of Northlake as a more substantial commercial and retail node. Having considered the ODP and PDP District Wide objectives and policies, I consider that the NSZ should sit alongside the Local Shopping Centre Zones in the Wanaka area and it is important that the role of AA D1 is supplementary, and subordinate in terms of overall retail and commercial activity to the Town Centre Zone and Three Parks Commercial Core. Additionally, AA D1 should not be a threat in retail effects and function terms, to the Cardrona Valley Road and Albert Town Local Shopping Centre Zones, and should provide a similar service to the northern portion of Wanaka. This is therefore considered appropriate that commercial development is sized for that purpose, and would implement Strategic Directions Policy 3.3.9 and achieve ODP District Wide Objective 4 and 7 of Part 4.9 (urban growth)
- 9.32. For these reasons, the nature, scale and intensity of an increase in commercial and retail activities locating in the NSZ need to be carefully managed so that activities that would otherwise be provided for by the AA D1 zone provisions that could undermine the

²³ PDP 2018 Chapter 17 Airport Zones.

²⁴ PDP 2018 Rule 17.6.5.

²⁵ PDP 2018 Rule 17.7.4.

viability of Three Parks and the Wanaka town centre do not establish, particularly where there appears to be insufficient information or justification to indicate a need for such activities.

- 9.33. I acknowledge that this has not appeared to have occurred to date. The development of AA D1 appears to comprise a balanced range of retail, community and residential activities. I consider that if AA D1 is extended by the 4.2ha requested then additional provisions are necessary to ensure that adverse effects on the viability, role and function of other zoned business land in Wanaka do not arise, to ensure that the viability of these zones is not undermined. These provisions are also considered necessary for the longevity of the NSZ for all the reasons discussed above.
- 9.34. For these reasons I recommend that from a retail effects perspective AA D1 can be extended as sought through the plan change request, conditional on the following parameters:
- a. A single activity of 1,250m² GFA is enabled and this is limited to supermarket/food retail only;
 - b. That the overall increase of retail activity to 2,500m² GFA is only enabled if the single 1,250m² GFA supermarket/food retail activity is utilised;
 - c. Commercial activity (as defined in the ODP definitions and distinct from the ODP definition of Retail Activity) is limited to 1,000m²; and
 - d. The 200m² cap is retained for all other individual retail and commercial activities.
- 9.35. I recommend the following specific amendments to Rule 12.34.4.2 (viii) (Operative version) to ensure that retail or commercial activities do not establish that would undermine the viability of the business zones in Wanaka.

viii. Retail and Commercial Activities

- (a) No retail activity or commercial activity shall occur within the Northlake Special Zone except in Activity Area D1.

Activity Area D1

- (b) No individual retail activity or commercial activity shall have a gross floor area exceeding 200m², except:
- i. One activity may have a maximum gross floor area of 1,250m² limited to a supermarket/food retail activity.
- (c) The total amount of retail gross floor area within the Northlake Special Zone (excluding a supermarket/food retail activity established pursuant to (b) (i)) shall not exceed ~~4000m²~~ 1,250m².
- (d) The total amount of commercial activity gross floor area (excluding retail activities) shall not exceed 1,000m².

- 9.36. My recommendations are based on the matters raised by Ms Hampson and are intended to address potential outcomes not apparent in the plan change request that could otherwise have adverse effects on the role and function of other business zones in Wanaka.
- 9.37. On the basis of the above assessment, and my recommended amendment to rule 12.34.4.2 (viii) I consider the proposed plan change would achieve the ODP and PDP objectives discussed above. I do not however consider the Northlake Special Zone's objective and policy framework adequately provides for the scale of retail activity sought by the plan change.
- 9.38. There is no relevant objective in the NSZ that would be achieved by the retail activities sought. There are six objectives of the NSZ which are listed below:

Objective 1 – Residential Development

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

Objective 2 – Urban Design

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

Objective 3 – Connectivity

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

Objective 4 – Landscape and Ecology

Development that takes into account the landscape, visual amenity, and conservation values of the zone.

Objective 5 – Recreation

The establishment of areas for passive and active recreation.

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

- 9.39. The relevant objectives relating to AA D1 and/or retail and commercial activities are identified as follows:
- 9.40. Policies 1.7 and 1.8 are:

1.7 *To provide for small scale neighbourhood retail activities to serve the needs of the local community within Activity Area D1 and to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.*

1.8 *To provide for community activities, including educational facilities, to serve the needs of the Northlake community and to be available for use by the wider Wanaka community.*

9.41. Policy 1.7 restricts its ambit to providing for 'small sale neighbourhood retail activities to serve the needs of the local community within Activity Area D1'. As illustrated in the RCG report, the retail activity sought by the plan change seeks to draw from a much wider catchment than the local community of Northlake itself. Additionally, I doubt whether Policy 1.7 would achieve, or even be relevant to Objective 1 if retail activities were able to achieve 2,500m² gross floor area overall with one activity of 1,250m².

9.42. Policy 1.8 is restricted to community activities, which by definition in the ODP do not relate to retail activities of the type that are the focus of the plan change request. Also relevant is that the policy refers to the 'wider community's use of community facilities which further suggests that Policy 1.7 is not intended to provide for activities that draw customers from an area as wide as shown in the RCG report. I consider that the retail activities provided for in Policy 1.7 primarily relate only to residents of Northlake itself.

9.43. I consider that should the plan change be accepted, Policy 1.7 needs to be amended because the scale of retail activity at Northlake would mean that it serves more than the local community. I also consider a new policy is necessary to better articulate what is sought through the plan change request. I have my doubts though whether a policy that provides for a single retail activity of 1250m² with a total retail activity of 2500m² is relevant to Objective 1 which seeks to achieve a range of *residential* densities.

9.44. Policy 2.6 is:

2.6 *To enable visitor accommodation, commercial, retail and community activities and retirement villages within Activity Area D1 including limited areas of small scale neighbourhood retail to service some daily needs of the local community, while maintaining compatibility with residential amenity and avoiding retail development of a scale that would undermine the Wanaka Town Centre and the commercial core of the Three Parks Special Zone.*

- 9.45. This policy is directly relevant to the effects of the plan change on other local centres. I refer to and rely on Ms Hampson's assessment where she states that a single retail activity of 1,250m² would not undermine the Wanaka Town Centre and Commercial Core of Three Parks, provided the activity is restricted to food retail. Without derogating from this assessment I do not consider the additional retail *activities* that would be enabled by the plan change implement Policy 2.6, particularly where it states '*including limited areas of small scale neighbourhood retail to service some daily needs of the local community*'. I also do not consider that this policy which appears to be on retail effects and the viability of commercial centres, as much as it is about urban amenity, relates at all, or achieves Objective 2 '*Development demonstrates best practice in urban design and results in a range of high quality residential environments*'.
- 9.46. I consider that if the plan change is accepted this policy should be amended to reflect the scale of activities that would occur in AA D1, and that parameters should be placed on development in AA D1 to ensure that activities are limited in type and scale.
- 9.47. All these factors contribute to my opinion that the objectives and policies of the NSZ do not appropriately provide for, or manage the effects associated with the proposed increase retail floor area in AA D1. The obvious exception being the last limb of Policy 2.6 where it states, '*avoiding retail development of a scale that would undermine the Wanaka Town Centre and the commercial core of the Three Parks Special Zone*' is applicable, and the rules I have recommended would achieve this.
- 9.48. This statement is consistent with ODP Objectives 4 and 7 within Part 4.9 Urban Growth, and the PDP 2018 Strategic Directions Policy 3.3.10, '*Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton and Three Parks fulfil*'. However, I do not consider this issue to have sufficient relevance to Objective 2 which seeks to achieve best practice in urban design and high quality residential environments.
- 9.49. On this basis I recommend that if the plan change is accepted, a new objective and policies should be created to provide for and manage the adverse effects of the increased provision of retail activity within AA D1. The recommended provisions are provided in Part 10 below and in the full recommended revised Chapter 12.34 in **Appendix 1**.
- 9.50. For the reasons set out above I recommend that the submission of Jo and Mark Harry in support of a supermarket is accepted. Where submitters have sought the increase to retail gross floor area and/or a single activity of 1,250m² based on my recommended provisions to manage the effects of retail (other than trade competition), I recommend these submissions are accepted in part.

10. ISSUE 3: URBAN AMENITY

The Changes sought

10.1. The specific changes sought to the NSZ are identified in the Applicant's section 32 and are repeated below:

Amendment to Part 12 – Rule 12.34.4.1 (ii) – page 12-366

ii Setbacks from Roads

- (a) *The minimum setback from road boundaries of any building shall be 4.5m except within activity Area D1;*
- (b) *The minimum setback from road boundaries of any building within Activity Area D1 shall be 3m, except for that part of Activity Area D1 that adjoins Outlet Road, north of Mt. Burke Street, where the minimum setback from Outlet Road shall be 7m.*

Amendment to Part 12 – Rule 12.34.4.1 (viii) – page 12-368

viii Access

- (a) *Each residential unit shall have legal access to a formed road;*
- (b) *Within Activity Area D1 no residential unit shall have direct access to Outlet Road.*

Amendment to Part 12 – Rule 12.34.4.1 (x) – page 12-369

x Landscaping and Planting

- (d) *On residential sites adjoining Outlet Road, tree planting within a 3.5 m setback from that road shall achieve 100% coverage.*

Note: For the purposes of rule (d) above:

- (i) *'tree planting' shall consist of species that will be higher than 1.5 at maturity spaced at a maximum of 5m between centres of trees.*
- (ii) *planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.*
- (iii) *this rule shall not apply to Activity Area A or the land referred to in (e) below.*
- (vi) *This rule shall not apply to Activity Area D1 to the west of Outlet Road where roadside landscaping within 3.5m of Outlet Road shall consist of:*
1. *Post and (2) rail timber fence located on the property boundary*
 2. *Grisilinea hedge located immediately behind the post and rail fence, maintained to minimum height of 1.5m.*

Amendment to Part 12 – Rule 12.34.4.2 (iv) – page 12-372

iv Building Height

Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation.

(a) Flat sites

Where all elevations indicate a ground slope of less than 6 degrees (approximately 1:9.5), then the maximum height for buildings shall be:

- 8.0m for residential activities within Activity Areas A, B1 – B5, and C2 – C4;

- 5.5m in Activity Area C1;

- 10.0m for activities within Activity Area D1 (provided that buildings within 40m of Outlet Road north of Mt. Burke Street shall be no more than 2 levels),

and in addition no part of any building shall protrude through a recession line inclined towards the site at an angle of 40° and commencing at 2.5m above ground level at any given point on the site boundary: except:

(i) Gable, hip, dormer and other similar projections may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m² with the apex no higher than a point 1m below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.

(ii) The recession line shall not apply to buildings that share a common wall on an internal boundary and shall not apply to Activity Area D1.

10.2. It is also sought to modify the Sign's Rules in Chapter 18 of the ODP:

Amendment to Part 18 - Activity Table 1 (Commercial Areas) and Activity Table 2 (Residential Areas) – pages 18-4 to 18-6

Activity Table 1 (Commercial Areas): Corner Shopping Centre Zone and Northlake Special Zone – Activity Area D1

Activity Table 2 (Residential Areas): Quail Rise, Meadow Park, Northlake (except Activity Area D1) & Shotover Country Special Zones

10.3. The modifications are supported by the application's section 32 evaluation and assessment of effects on the environment, and an analysis of the urban design effects by Baxter Design.

Submissions

10.4. Exclusive Developments Ltd (11) oppose the plan change on the basis of adverse effects on urban design, amenity, landscape, streetscape, signs and building height.

10.5. Michael and Eyre McCauley (10) oppose the plan change citing concern with adverse effects from higher densities with commercial development and dust and noise, and changes to the existing nature of Northlake.

Council's assessment of effects and appropriateness

- 10.6. Ms Rebecca Skidmore has provided a review of the landscape and urban design assessment provided by Baxter Design limited, on behalf of the applicant. Ms Skidmore's report is attached at **Appendix 3**.
- 10.7. Ms Skidmore is aware of the two resource consents recently granted for earthworks over the plan change area (RM171190) and for a departure from the required landscaping in the NSZ located adjacent to Outlet Road, south of Northlake Drive, on land not part of the Plan Change (RM171556). Both these resource consents relate to visual amenity and urban design related outcomes of the NSZ and are relevant to this plan change.
- 10.8. Ms Skidmore agrees with the Baxter Design report in terms of the following matters:
- a. Description of the site and its context.
 - b. Suitability of the boundary changes to the Activity Areas, including the earthworks likely to be undertaken through resource consent.
 - c. Suitability of the amendments to the signage provisions for Activity Area D1.
 - d. Application of the Operative District Plan Corner Shopping Zone signage provisions to Activity Area D1.
- 10.9. Ms Skidmore's areas of disagreement relate to:
- a. The adequacy of planting required adjacent to Outlet Road within Activity Area D1.
 - b. Landscaping on the terrace face in the AA-B3 / AA-D1 area.
 - c. Urban amenity effects of a single 1,250m² retail activity.

Planting adjacent to Outlet Road within AA-D1

- 10.10. Ms Skidmore considers that the increased scale and intensity of activities arising from the change in zoning from AA-C2 to AA-D1 adjacent to Outlet Road is acceptable, and supports the requirement for post and rail fencing and a Griselinia hedge as required by the proposed rule, and which has already been installed within the AA D1 area adjacent to Outlet Road to the south of Northlake Drive.
- 10.11. However, Ms Skidmore also considers that the requirement for tree planting within the residential properties is retained (as required by the existing site standard 12.34.4.1.x(d)). Ms Skidmore considers this rule is necessary to complement the scale and intensity of buildings along the Outlet Road corridor and considers it is achievable within the prescribed 7m setback of buildings adjacent to Outlet, as requested through proposed amendments to Rule 12.34.4.1 (ii).

- 10.12. The applicant has requested that Rule 12.34.4.1.x(d) is amended so that there is no requirement for a 3.5m planting depth with 100% coverage in the Plan Change Area. The requested amendments are (applicant's requested changes underlined):

On residential sites adjoining Outlet Road, tree planting within a 3.5 m setback from that road shall achieve 100% coverage.

Note: For the purposes of rule (d) above:

- (i) 'tree planting' shall consist of species that will be higher than 1.5 at maturity spaced at a maximum of 5m between centres of trees.*
- (ii) planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.*
- (iii) this rule shall not apply to Activity Area A.*
- (iv) This rule shall not apply to Activity Area D1 to the west of Outlet Road where roadside landscaping within 3.5m of Outlet Road shall consist of:*

- 1. Post and (2) rail timber fence located on the property boundary*
- 2. Grisilinea hedge located immediately behind the post and rail fence, maintained to minimum height of 1.5m.*

- 10.13. The applicant is seeking to dispense with the requirement for the fuller landscaping treatment and rely on the Griselinia hedge and post and rail fence, which has been achieved to the AA D1 land to the sought of Northlake Drive through resource consent RM171556.

- 10.14. I refer to and rely on Ms Skidmore's opinion on the urban design effects and I recommend that the rule is retained for AA D1 that requires a 3.5m deep landscaped area with 100% coverage.

- 10.15. I also note that the rule itself only relates to 'residential sites'. In terms of achieving adequate urban design outcomes associated with non-residential activities, I consider this to be unsatisfactory. The rule should relate to the effects of all land uses adjacent to outlet road, particularly in the case of commercial and retail activities where the rear of lots may require a buffer and screening due to the more utilitarian nature of the 'rear' or service parts of commercial buildings. The rule would not be applicable to other activities in AA-D1 such as retirement housing, commercial, community and retail activities. I am unsure as to why this is the case, particularly where these activities can have a range of visual amenity adverse effects and could result in lower amenity values than those of a residential activity.

- 10.16. I consider that both the operative rule and the requested amendment to the rule is likely to fail to achieve adequate urban amenity and therefore do not achieve NSZ Objective 2 – Urban Design and Objective 4 – Landscape and Ecology. I consider that this is

particularly important because of the changes sought to the boundaries of AA D1 which create a longer and more prominent frontage to Outlet Road than what is currently the case under the existing structure plan configuration.

- 10.17. On the basis of the above, and in recognition that the applicant has requested a 7m setback of buildings along the AA-D1 and Outlet Road boundary I consider that the applicants request to modify Rule 12.34.4.1.x(d) is rejected. I also consider that if the plan change to amend the NSZ Structure Plan boundaries and substitute AA-C2 for AA-D1 adjacent to Outlet Road is accepted, the rule should apply to all activities, and not just be limited to residential sites.
- 10.18. Further to this, I note that the relevant and single assessment matter relating to non-compliance with Rule 12.34.4.1.x(d) is Assessment Matter xv which states:

12.34.5.2.xv. Site Standard – Landscaping and Planting (Rule 12.34.4.1.x)

Whether and the extent to which landscaping and / or planting proposed in breach of the standard will achieve amenity outcomes anticipated by the standards from viewpoints outside of the site.

- 10.19. I consider the wording of this assessment matter is circuitous because it is not necessarily the standard itself that anticipates an amenity outcome, it is the level of intervention deemed necessary to implement the relevant policy. Whether the outcomes sought through the policy and objective at issue have been achieved is the key issue. I consider that the assessment matter should be modified so that the reference to 'anticipated by the standards' is removed.

Landscaping on the terrace face in the AA-B3 / AA-D1 area

- 10.20. Ms Skidmore also notes that the application has not provided sufficient detail on the landscaping along the face of the earth-worked terrace along the AA-B3 to AA-D1 interface.

Amendments to Chapter 18 Signs.

- 10.21. Ms Skidmore considers that the changes sought are appropriate. I refer to and rely on her report on this matter.

Urban amenity effects of a single 1250m² retail activity

- 10.22. In her report Ms Skidmore discusses the changes to urban character resulting from the increased commercial activities from the increase in size of AA-D1. Ms Skidmore

considers that the matters necessary to consider the effects of these activities and ensure an optimal urban design amenity outcome are addressed in the existing assessment matters prescribed in Rule 12.34.5.2 (iii).

- 10.23. With regard to the single retail activity of 1250m², Ms Skidmore notes that for the resource consent for development of this activity, careful attention will need to be paid to the assessment matters of 12.34.5.2(v) to achieve a site layout and building design that would make a positive contribution to the establishing character of the neighbourhood and avoid or mitigate adverse effects on surrounding properties.
- 10.24. A matter I have identified with the proposed request for a single tenant of 1250m² is whether sufficient consideration of this activity is adequately provided for in the operative assessment matters relating to urban amenity.
- 10.25. The relevant assessment matters relating to the built form of retail activity in AA-D1 are identified below.
- 10.26. Assessment Matter 12.34.5.2.iii (i), associated with Restricted Discretionary Activity – Residential Activities in any of Activity Areas B1 to B5 and C1 to C4 (Rule 12.34.2.3.i) and Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages in Activity Area D1 (Rule 12.34.2.3.ii):

In regard to controls on built form in Activity Area D1

- (i) Whether controls are proposed that will ensure that buildings in close proximity to one another will achieve reasonable levels of amenity and privacy;*
 - (ii) Whether controls on built form will promote an attractive streetscape;*
 - (iii) Whether appropriate mechanisms, including consent conditions and/or private covenants, are proposed to ensure controls on built form will be adhered to by subsequent house builders and owners.*
- 10.27. Assessment Matter 12.34.5.2. V Restricted Discretionary Activity – Buildings for Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages within Activity Area D1 (Rule 12.34.2.3.iv)
- (a) Whether the design of the building(s), open spaces, carparking, access, and landscaping successfully mitigates the adverse effects on adjoining properties in terms of:*
 - (i) Noise, vibration and lighting from vehicles*
 - (ii) Protecting privacy for residential neighbours.*
 - (b) Whether buildings, taking account of their proposed location, function and visibility, will make an attractive contribution to the streetscape or landscape.*
 - (c) Whether the design, colour and choice of building materials will contribute to a coherent theme for the street and neighbourhood, in general accordance with the architectural style shown in the following images.*



- (d) *Whether the buildings would be attractive when viewed from elevated locations inhabited or frequented by people.*
- (e) *Whether the building is setback from the road or not and the extent to which it is set back.*
- (f) *Whether any area set aside for the storage of waste is adequately sized and designed to enable the separation, storage and collection of recyclable waste.*
- (g) *The extent to which the outside storage of any goods, materials or equipment (including vehicles associated with the activity parked on the site overnight) would have an adverse effect on the residential amenity of neighbours or the streetscape.*
- (h) *Whether any landscaping associated with buildings, for the purposes of mitigation or beautification, would:*
 - (i) *Result in adverse effects on neighbouring properties;*
 - (ii) *Be practical to maintain.*
- (i) *Whether sufficient car and cycle parking is available or proposed either on site or through shared or common areas.*
- (j) *Whether car parking is appropriately located and designed.*
- (k) *Whether the building contributes to the creation of an active street frontage.*
- (l) *Whether, for buildings which adjoin open spaces, an appropriate interface is achieved with that open space that makes the open space feel safe and attractive.*
- (m) *The extent to which any proposed retail activities are limited to small scale*

retail activities intended to primarily service the local neighbourhood catchment, such as dairies, hairdresser, cafés/restaurants and food takeaway shops.

- 10.28. I consider that the assessment matters appear to create an expectation that all buildings will be of a residential scale and do not anticipate the likely form of a 1250m² GFA single retail activity. In addition, the illustrations provided within the suite of assessment matters at pages 12-377 and 12-388 do not depict the built form arising from the requested single larger retail activity. While I appreciate these images are generic and applicable to the remaining activities constrained by the 200m² limit, they do not seem to reflect the 10 metre building height enabled in the AA D1 (Rule 12.34.4.2.iv), nor the likely outcome the single activity of 1,250m² would create.
- 10.29. I also consider that there is insufficient policy direction relating to urban design outcomes for larger format non-residential activity in the NSP objectives and policies. I consider that this may be because the operative NSZ caps retail activity at 1,000m² across the AA-D1 with a limit of 200m² for each retail activity.
- 10.30. The applicable objective and policies from the NSZ are Objective 2 – Urban Design and related policies 2.1 through to 2.7. I do not consider these policies to provide sufficient emphasis on achieving adequate urban design outcomes for a large format retail activity. Objective 2 appears to focus solely on residential amenity, and is: *‘Development demonstrates best practice in urban design and results in a range of high quality residential environments.’* It is apparent that under the Operative NSZ framework commercial and retail activities are subsidiary to the higher density residential activities and elderly persons housing also contemplated within AA-D1.
- 10.31. In my opinion the increased area sought to AA D1 is not sufficiently managed by the existing objectives and policies of the NSZ.
- 10.32. By comparison, the PDP Decisions Version 2018 (PDP 2018), BMUZ contains the following objectives and policies relating to building design and amenity:
- 10.33. PDP 2018 BMUZ Objective 16.2.2 and related policies:

16.2.2 Objective – New development achieves high quality building and urban design outcomes that minimises adverse effects on adjoining residential areas and public spaces.

- Policies:
- 16.2.2.1** Require the design of buildings to contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, and avoid large expanses of blank walls fronting public spaces.
 - 16.2.2.2** Require development close to residential zones to provide suitable screening to mitigate adverse visual effects, loss of privacy, and minimise overlooking and shading effects to residential neighbours.
 - 16.2.2.3** Require a high standard of amenity, and manage compatibility issues of activities within and between developments through site layout, landscaping and design measures.
 - 16.2.2.4** Utilise and, where appropriate, link with public open space nearby where it would mitigate any lack of open space provision on the development site.
 - 16.2.2.5** Incorporate design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances.
 - 16.2.2.6** Where large format retail is proposed, it should be developed in association with a variety of integrated, outward facing uses to provide reasonable activation of building facades.
 - 16.2.2.7** Allow buildings between 12m and 20m heights in the Queenstown Business Mixed Use Zone in situations when:
 - a. the outcome is of high quality design;
 - b. the additional height would not result in shading that would adversely impact on adjoining Residential zoned land and/or public space; and
 - c. the increase in height would facilitate the provision of residential activity.
 - 16.2.2.8** Apply consideration of the operational and functional requirements of non-residential activities as part of achieving high quality building and urban design outcomes.
 - 16.2.2.9** Encourage the layout and design of new buildings and landscaping to integrate with Horne Creek where feasible.

10.34. Activities such as large format retail are permitted in this zone. Buildings require resource consent as a restricted discretionary activity and the relevant matters of discretion include emphasis on urban design:

Activities located in the Business Mixed Use Zone		Activity Status
16.4.4	<p>Buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. building materials; b. glazing treatment; c. symmetry; d. vertical and horizontal emphasis; e. location of storage; f. signage platforms; g. landscaping; h. where residential units are proposed as part of a development, provision made for open space on site whether private or communal; i. where applicable, integration of the development with Horne Creek, including site layout and landscaping; and j. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ul style="list-style-type: none"> i. the nature and degree of risk the hazard(s) pose to people and property; ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated. <p>Assessment matters relating to buildings:</p> <ul style="list-style-type: none"> a. the impact of the building on the streetscape including whether it contributes positively to the visual quality, vitality, safety and interest of streets and public places by providing active and articulated street frontages and avoids large expanses of blank walls fronting public spaces; b. whether the design of the building blends well with and contributes to an integrated built form and is sympathetic to the surrounding natural environment. 	RD

10.35. I note that the BMUZ at Anderson Heights in Wanaka has currently somewhat lower amenity than the NSZ, albeit with a similar range of permitted activities to AA-D1.

10.36. The PDP 2018 LSCZ, which includes a 1.25ha zone at Cardrona Valley Road and Albert Town within the Wanaka Urban Growth Boundary, and within the Lake Hāwea Urban Growth Boundary, has the following objective and policies to manage buildings and amenity:

15.2.2 Objective – Buildings respond to the existing character, quality and amenity values of their neighbourhood setting.

Policies	<p>15.2.2.1 Control the height, scale, appearance and location of buildings in order to achieve a built form that complements the existing patterns of development and is consistent with established amenity values.</p> <p>15.2.2.2 Ensure that development generally comprises a scale that is commensurate with the receiving built environment.</p> <p>15.2.2.3 Provide for consideration of minor height infringements where they help achieve higher quality design outcomes and do not significantly adversely affect amenity values.</p> <p>15.2.2.4 Place specific controls on the bulk and location of buildings on sites adjoining Residential-zoned properties to ensure that an appropriate standard of residential amenity is maintained.</p> <p>15.2.2.5 Control the design and appearance of verandas so they integrate well with the buildings they are attached to complement the overall streetscape and do not interfere with kerbside movements of high-sided vehicles, while providing appropriate cover for pedestrians.</p> <p>15.2.2.6 Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and to be consistent with established amenity values.</p>
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10.37. Overall, I consider that amendments to the objectives and policies of the NSZ are necessary to better reflect the scale and intensity of retail activities provided by the applicant's request and that there needs to be a suitable policy direction to ensure the objectives are achieved from an urban amenity perspective.

10.38. I recommend that the following amendments to the objectives and policies of the NSZ are the most appropriate way to achieve the objectives of the ODP and the PDP 2018 and the purpose of the RMA. The recommended amendments will also be the most appropriate way to ensure development of the revised AA D1 accords with the recommendations I have made to ensure the single retail activity of 1,250m² and the overall increase of 2,500m² gross floor area does not undermine the viability of the Wanaka Town Centre Zone and the Three Parks Commercial Core.

10.39. I also consider that the recommended modifications would have a low consequence from an economic and employment perspective, nor do I consider the recommended provisions to impose an unreasonable level of intervention. I consider that they do however play an important role in better enunciating the outcomes sought from the NSZ and the relationship of the NSZ with the other business zones in Wanaka.

10.40. The following amendments are recommended to the NSZ objectives and policies, rules and assessment matters, relating specifically to retail effects and urban design and amenity. A full recommended revised NSZ chapter is attached at **Appendix 1**.

- 10.41. Amend and relocate Policy 1.7. Note the second limb 'to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.' is relocated in an unaltered form to recommended new Policy 7.2:

~~1.7 To provide for small scale neighbourhood retail activities to serve the needs of the local community within Activity Area D1 and to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.~~

- 10.42. Amend Objective 2 so it has a broader application than just residential activity:

Objective 2 – Urban Design

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

- 10.43. Delete Policy 2.6 and replace with a urban design related policy:

~~2.6 To enable visitor accommodation, commercial, retail and community activities and retirement villages within Activity Area D1 including limited areas of small scale neighbourhood retail to service some daily needs of the local community, while maintaining compatibility with residential amenity and avoiding retail development of a scale that would undermine the Wanaka Town Centre and the commercial core of the Three Parks Special Zone.~~

2.6 Require the design of non-residential buildings to contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, and avoid large expanses of blank walls fronting public spaces.

- 10.44. After existing Policy 2.7 add the following new policies:

2.8 Ensure the design and appearance of non-residential buildings is compatible with and complements the character of the wider neighbourhood utilising variation in form, articulation, colour and texture to add variety, moderate visual scale and provide visual interest from a range of distances.

2.9 Ensure that large format retail is developed in association with a variety of integrated, outward facing uses to provide reasonable activation of building facades.

2.10 Ensure the visual amenity of Activity Area D1 viewed from Outlet Road is maintained through appropriate building and landscape design.

- 10.45. Add a new objective and policies to manage commercial and retail activities in the larger AA D1:

Objective 7 – Non-Residential Activities

A range of activities that meet the day to day needs of the community at a limited scale that supplements the function of the Wanaka Town Centre and Three Parks Commercial Core.

Policies

- 7.1 Provide for a diverse range of activities within Activity Area D1 to meet the needs of the community, enable local employment opportunities and assist with enabling economic viability.
- 7.2 Avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.
- 7.3 Except as provided for in Policy 7.4, avoid individual retail and commercial activities exceeding 200m² gross floor area that would adversely affect the:
- a. retention and establishment of a mix of activities within Activity Area D1;
 - b. role and function of the Wanaka Town Centre and the Three Parks commercial zones that provide for large scale retailing; and
 - c. safe and efficient operation of the transport network.
- 7.4 Provide for a single supermarket/food retail activity with a gross floor limit of up to 1250m² to ensure that the commercial function of Wanaka Town Centre and Three Parks is not adversely affected.

10.46. Recommended modified Rule 12.34.4.2 (viii) relating to retail effects:

ii. Retail and Commercial Activities

- (a) No retail activity or commercial activity shall occur within the Northlake Special Zone except in Activity Area D1.

Activity Area D1

- (b) No individual retail activity or commercial activity shall have a gross floor area exceeding 200m², except:
- i. One activity may have a maximum gross floor area of 1,250m² limited to a supermarket/food retail activity.
- (c) The total amount of retail gross floor area within the Northlake Special Zone (excluding a supermarket/food retail activity established pursuant to (b) (i)) shall not exceed 4000m² 1,250m².
- (d) The total amount of commercial activity gross floor area (excluding retail activities) shall not exceed 1,000m².

10.47. Amend Rule 12.34.4.1.x landscaping

- (a) On residential sites and all sites within AA-D1 adjoining Outlet Road, tree planting within a 3.5 m setback from that road shall achieve 100% coverage.

Note: For the purposes of rule (d) above:

- (i) 'tree planting' shall consist of species that will be higher than 1.5 at maturity spaced at a maximum of 5m between centres of trees.
- (ii) planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.
- (iii) this rule shall not apply to Activity Area A.

10.48. Amended Assessment Matter relating to landscaping:

xv. Site Standard – Landscaping and Planting (Rule 12.34.4.1.x)

Whether and the extent to which landscaping and / or planting proposed in breach of the standard will achieve amenity outcomes ~~anticipated by the standards~~ from viewpoints outside of the site.

Summary

10.49. For the reasons set out above I consider the recommended modifications to the NSZ are the most appropriate. I also consider the submissions opposing the plan change associated with the effects on amenity are accepted in part.

11. ISSUE 4: TRANSPORTATION

The Changes sought

- 11.1. No specific changes are sought to provisions in the ODP relating to Transport, noting that the requested amendment restricting access off Outlet Road appears to be related to amenity and urban design effects.
- 11.2. The modifications are supported by the application's section 32 evaluation and assessment of effects on the environment, and an analysis of the Transportation effects by Carriageway Consulting.

Submissions

- 11.3. Exclusive Developments Ltd (11) oppose the plan change associated with traffic effects.
- 11.4. Submitters Jo and Mark Harry (5) request that access to the commercial areas of Northlake are from Outlet Road with clearly marked entry points and methods to slow traffic. Jo and Mark Harry also seek that consideration is given to traffic calming within the Northlake Subdivision.

- 11.5. Mr Turner (12) opposes the plan change citing concerns associated with traffic management. In particular, Mr Turner identifies that Mt Linton Avenue has become increasingly dangerous and is being used as an access road by developers and builders into the new Northlake development and this has potential to increase. Mr Turner considers that the plan change needs to include traffic calming measures for Mount Linton Avenue and also Northlake Drive such as speeds bumps and narrowed road sides to discourage commercial use of this road which runs through firstly a rural residential area into high density housing. .
- 11.6. Mr Turner seeks that any further building consents/resource consents should stipulate that the Outlet Road must be used to access to use the new Northlake site by any builders, tradesman, commercial development etc.
- 11.7. From a traffic perspective Mr Turner considers that Three Parks is has better road access and is better sited for ample parking.

Council's assessment of effects and appropriateness

- 11.8. Mr Smith sets out in his report key findings of the Northlake Plan Change 45 decision and the references to upgrading to the road network related to the Northlake Special zone being;
- a. Upgrade of the Outlet Road/Aubrey Road intersection, which I understand has occurred.
 - b. A left turn facility at the Aubrey Road/Anderson Road intersection which is contingent upon a development threshold within the Northlake Special Zone, and
 - c. A trigger point of 1150 residencies in the Northlake Special Zone that will require the Anderson Road/Aubrey Road intersection to be fully upgraded. These trigger points and upgrades have not yet occurred.
- 11.9. I note that Mr Smith cites an increase in residential densities to a net increase of 36 dwellings. While I note that this is different to Mr Vail's increase of 55 identified in the review of Infrastructure. I understand that this is because Mr Smith and Mr Vail have taken these figures from the respective transportation assessment by Carriageway Consultants and infrastructure assessment by Patterson Pitts Group.
- 11.10. Mr Smith generally agrees with the findings of the Carriageway Consultant's transportation assessment and considers that the increase in traffic arising from the increase in residential yield due to the larger AA-D1 and the likelihood of a retirement home and a small supermarket as requested by the proposed plan change would be imperceptible. Mr Smith's review is attached at **Appendix 4**.

- 11.11. Mr Smith has also confirmed that he does not consider any upgrades are necessary within the NSZ roading network (both built and planned). In addition Mr Smith considers that the increase of the AA-D1 and a 1250m² supermarket to be acceptable from a transport perspective and could also have the effect of reducing traffic in central Wanaka.
- 11.12. Mr Smith also considers that any cumulative effects arising from activities sought by the Proposed Plan Change are low, to the extent that he states, 'they are unlikely to be perceptible on the network'.
- 11.13. Other transport related matters addressed in Mr Smith's report include matters raised in the Council's request for information on the effects on the Aubrey Road / Anderson Road intersection and the implications this plan change request would have on the timing of the upgrade. The applicant considers that the increase from the proposed plan change would have minor effects and that there are also likely to be other factors such as any changes to zoning arising from the District Plan review. Mr Smith concurs and considers that the proposed plan change would have only a small impact on the transport network and the timing of the future upgrade of the Aubrey Road / Anderson Road intersection would be minor.
- 11.14. As part of the Council's RFI, Mr Smith asked how traffic is going to be managed to reinforce Outlet Road as the main access to the commercial area, in particular to avoid commercial and other traffic using Mt Linton Road/Avenue or Northburn Road. Mr Smith notes that the Carriageway Consultants' response was that the likelihood of traffic 'rat-running' through Mt Linton Road or Northburn Road to be low because both routes are equidistant to the Outlet Road corridor. Outlet Road is expected to have higher operating speeds compared to Mt Linton and Northburn Roads and result in traffic encountering less intersections. However, both Carriageway Consulting and Mr Smith agree that the use of Outlet Road could be encouraged through signage being installed on the road reserve and this would reduce the likelihood of rat-running. I note that this matter is more of an operational road network issue and is not one that I can recommend be implemented through this plan change. For those persons interested I have contacted the Council's infrastructure team and advised them of this matter.
- 11.15. Mr Smith also raised the issue of construction traffic management with particular regard to avoiding, where possible, the use of Mt Linton Road or Northburn Road. Mr Smith notes that the Carriageway Consultants response was to deal with this through the resource consent process and construction management plans. Mr Smith agrees, but considers the plan change could address this through a condition requiring that a

construction management traffic plan will be required at the resource consent stage, which restricts traffic to using Outlet Road and Northlake Drive. I consider that this is appropriate, particularly in the context of the increase in size sought to AA-D1 and the more intensive nature of construction activities that could result in that area from a supermarket and retirement village that could result in more of a prolonged, and light-commercial construction activity and traffic generation, rather than residential construction envisaged by the operative zoning configuration.

Summary

11.16. Overall, I refer to and rely on the Carriageway Consulting and Mr Smith's assessments and consider that the transportation effects will be acceptable.

11.17. I consider that traffic and dust issues raised by the submitters can be addressed through the outline development plan for land use activities and subdivision consent processes where advice notes can be included, and conditions can be imposed ensuring nuisance effects associated with construction activity can be kept to a minimum, including alerting contractors to use the key roading network where possible. I consider that the addition of the following matters of discretion to Rules 12.34.2.3 I and ii relating to outline development plan approvals would be helpful at (m) and (n)²⁶ respectively:

Temporary construction effects, construction related vehicle route selection, dust and erosion and sediment management.

11.18. I recommend the submissions citing construction related effects are addressed in part. If there is only scope to make the change to the ODP relating to AA D1 (i.e. not Rule 12.34.2.3.i because it does not specifically relate to AA D1, then at least the amendment to Rule 12.34.2.3.ii is recommended to be accepted.

11.19. For these reasons I recommend the submission of Exclusive Developments Ltd (11) and Jo and Mark Harry are accepted in part, and Mr Tuner's (12) submission is rejected.

12. ISSUE 5: INFRASTRUCTURE;

The Changes sought

12.1. No specific changes are sought to provisions relating to Infrastructure. The key matter at issue is whether the additional demand generated from the increase to AA D1 and

²⁶ NSZ Rules at Pages 12 - .363 and 364.

commercial and retail activities can be accommodated within the Council's existing or planned infrastructure.

- 12.2. The modifications are supported by the application's section 32 evaluation and assessment of effects on the environment, and an analysis of the effects on water, wastewater and stormwater by Patterson Pitts Group.

Submissions

- 12.3. Exclusive Developments Ltd (11) oppose the application citing water and wastewater constraints and pollution to the Clutha River arising from stormwater discharges.

Council's assessment of effects and appropriateness

- 12.4. The applicant's infrastructure assessment focuses on changes arising from the Plan Change request to be on an increase in residential density and a retirement village. The increased residential density is based on 832 residential units, noting that the existing yield is 777 residential units²⁷. However these activities could already occur or are feasible at this density depending on the uptake of residential activity within AA D1. The applicant's infrastructure assessment does not appear to assess whether there would be additional demand on water and wastewater arising from the additional 1,500m² gross floor area of retail, and potential for an increase to commercial activities within AA D1.
- 12.5. Mr Vail of Holmes Consulting has provided a review of the applicant's infrastructure assessment. Mr Holmes review is attached at **Appendix 5**.

Wastewater

- 12.6. Mr Vail has confirmed that the proposed wastewater site reticulation is adequate for the proposed residential yield and commercial area associated with the Plan Change. Mr Vail notes that the Council's²⁸ wastewater infrastructure downstream of the junction of Outlet Road with Aubrey Road is likely to require upgrade irrespective of the proposed Plan Change.
- 12.7. Mr Vail has identified several constraints in the Council's wastewater network²⁹, but also notes that these issues present irrespective of any additional demand generated from the plan change request. Staff from the Council's infrastructure team have

²⁷ At 5.

²⁸ At 4.

²⁹ At 6 where comment is made that a pump station is required at the north eastern boundary of the site, and at 7 where surcharging issues are presenting at the Hawea – Albert Town #2 Pump Station

confirmed that upgrades to the wastewater network are in the current Council Long Term Plan.

Water Supply

- 12.8. Mr Vail has identified that the water supply is adequate for 682 residential lots. However beyond this 682 lots upgrades are required. Mr Vail has also identified that modelling has not been undertaken beyond 682 residential lots and there are matters that could affect the networks ability to service the development. Identified factors are water pressure, timing of production and upgrades, and fire fighting rating of commercial activity.
- 12.9. Mr Vail considers that these issues should be able to be resolved. However, has requested that modelling is required to reflect the existing and proposed yields, so that so that a further assessment of required QLDC infrastructure upgrade works can be made. Mr Vail has also recommended that the applicant confirms there is adequate firefighting supply.

Stormwater

- 12.10. The applicant considers that stormwater design can be addressed through the outline development plan process.
- 12.11. Mr Vail notes that no specific stormwater details have been provided, except to note that the applicant considers that options of collecting and controlling stormwater and discharging to the Clutha River, or to dispose of onsite using stormwater infiltration methods. I note that the former method of discharging stormwater to the Clutha may not be likely to implement Northlake Special Zone Policy 6.4 'to utilise low impact design solutions that minimise adverse environmental effects resulting from stormwater runoff'.
- 12.12. Mr Vail accepts that stormwater details are provided these can be addressed at the time of the outline development plan and subdivision through the QLDC land Development and Subdivision Code of Practice, and provisions in the NSZ and the ODP's Subdivision, Development and Financial Contributions Chapter 15.
- 12.13. Overall, Mr Vail considers that the approach to stormwater is acceptable but that detailed review will be required at the time of a more detailed outline development plan or subdivision resource consent application.

Summary

- 12.14. I refer to and rely on Mr Vail's assessment. I also note that Mr Vail has also recommended additional information is provided, or would be helpful to be able to completely satisfied that the plan change can be accommodated within the Council's existing and planned water and wastewater network:
- a. Detailed modelling and appraisal of options for the upgrade of the QLDC wastewater network downstream of its junction with Outlet Road and Aubrey Road to ensure it has capacity for the existing and propose residential yields.
 - b. Updated hydraulic modelling of the water supply network to reflect the existing and proposed residential yields of 777 and 832 dwellings respectively and the existing the proposed commercial areas of 1,000m² and 2,500m² respectively. Modelling should clearly show the firefighting classifications and flows.
 - c. Review of, and confirmation by QLDC that, the Applicant's proposed use of a peaking factor of 4.6 (rather than QLDC's standard 6.6) for minimum water demand, based on measured data from the neighbouring Beacon Point area, is applicable to the Northlake development.
 - d. Further liaison between QLDC and the Applicant to confirm QLDC's programme of upgrade works to the water supply network and how this affects the staging of the development and associated water supply connections (particularly the new 250mm dia main to Beacon Point Reservoir).
- 12.15. I acknowledge that the applicant is not responsible for all the water supply demand, nor wastewater generated that is managed by the Council's infrastructure network, however I am mindful of the NPSUDC where I consider it places an obligation on Council's to ensure that land zoned for a specific use can be serviced.
- 12.16. As discussed above, Policy PA1 requires local authorities ensure that in the short term³⁰, development capacity must be feasible, zoned and serviced with development infrastructure. While within the medium term³¹ development capacity must be feasible, zoned and either:
- a. Serviced with development infrastructure; or
 - b. The funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the LGA 2002.
- 12.17. For these reasons I consider that it is important that the Council has sufficient certainty that if the plan change is accepted there is adequate infrastructure to support zoned land.

³⁰ Short term means within the next three years.

³¹ Medium term means between three and ten years.

- 12.18. On the basis of Mr Vail's review, I do not consider this to be a circumstance where the Plan Change request is refused due to uncertainty over the provision of infrastructure. However I do consider that sufficient certainty is required in order to not discount any deferred mechanism in the NSZ provisions to ensure that the rate of development does not overtake infrastructure, and the ability for the Council to implement Policy PA1 of the NPSUDC.
- 12.19. For the reasons set out above I recommend the submission of Exclusive Developments Ltd (11) who oppose the application citing water and wastewater constraints and pollution to the Clutha River arising from stormwater discharges is accepted in part.

13. OTHER ISSUES

Dust and Nuisance effects

- 13.1. Stephen Popperwell raises issues associated with dust nuisance from construction activities and questions compliance with contractors. These matters are dealt with in Part 11 above. I recommend the submission is accepted in part.

Include the plan change in the Proposed District Plan

- 13.2. Michael and Eyre McCauley (10) oppose the plan change on the basis that the change should be included in the District Plan Review, and form part of the Proposed District Plan. This matter is not a recommendation the hearings panel presiding over Plan Change 53 can make because whether or not the NSZ is included as part of the Proposed District Plan is a separate matter that would require decision making powers this hearings panel have not been delegated. I note that whether the Council should use this opportunity to include the NSZ in the Proposed District Plan was canvassed in the report to Council recommending the plan change be notified for submissions.
- 13.3. A reason for not including the NSZ in the Proposed District Plan is that the NSZ was made operative only relatively recently in 2016, and while the original PC 45 was subject to appeals to the Environment Court, the Council advanced the Proposed District Plan and notified it for submissions. For these reasons it was not considered sound resource management practice to include the NSZ in the Proposed District Plan.
- 13.4. Notwithstanding this, the assessment of the plan change is not constrained by whether the NSZ provisions are contained in the Operative District Plan and an analysis of the impacts of the plan change have been undertaken against both the ODP and PDP. For these reasons I recommend this submission is rejected.

Community Facilities Rule 15.2.16.3 (Subdivision, Development and Financial Contributions Chapter)

13.5. The Rule states:

15.2.16.3 Zone Subdivision Standard – Northlake Special Zone - Community Facilities

- (i) *This rule applies to subdivision of land situated north of Aubrey Road, Wanaka, which is zoned Northlake Special Zone (“Northlake”) (excluding Activity Area A) as shown on Planning Maps 18, 19 and 20 in addition to any other applicable subdivision rules.*
- (ii) *There shall be no restriction under this rule on the first stage(s) of subdivision which create a total of up to 50 individual residential lots within Northlake (excluding Activity Area A). This rule only applies to any subsequent subdivision that creates a total of more than 50 residential lots within Northlake.*
- (iii) *No resource consent shall be granted for any subdivision that will result in the cumulative total creation of more than 50 residential lots within Northlake unless the community facilities detailed in subclause (iv) below have been constructed and are operational and available to the public, or any such resource consent includes a condition requiring that the community facilities detailed in subclause (iv) below must be completed, operational and available to the public prior to the issuing of any s224c certificate in respect of such subdivision (excluding Activity Area A).*
- (iv) *For the purposes of this rule:*
 - (a) *Community facilities' means an indoor 20m – 25m lap pool, a fitness/gym facility, a children's play area, and at least one tennis court.*
 - (b) *Operational' includes operating on a commercial basis requiring payment of commercial user charges as determined by the commercial operator.*
 - (c) *Available to the public' means open and available for use by any member of the public willing to pay the relevant user charges for such facilities (excluding the play area which is likely to be free).*
 - (d) *The Council shall impose a condition on any resource consent enabling the construction and operation of the community facilities requiring them to be available to the public as detailed in this rule.*

13.6. The applicant seeks that the rule is deleted because as stated at Part 1.3.4 of the applicant's S32, the intent of the rule is to ensure particular 'community activities' are provided during early stages of subdivision of land in the zone. Those subdivision stages have occurred, and the facilities have either been provided or alternative facilities have been approved and completed, or are under construction.

13.7. The s32 also states that Council has interpreted this rule as applying to all subsequent subdivision activity within the zone; beyond the point at which the facilities have been provided. The applicant considers that this is inappropriate and unnecessarily cumbersome to administer.

- 13.8. Submitter Lindsey Turner (12) disagrees that a health centre is a satisfactory replacement for the initially proposed swimming pool.
- 13.9. Mr Turner would like to see the proposed indoor pool replaced with an outdoor pool complex similar to that in Albert Town and at Peninsula Bay and considers that this is what section purchasers were led to believe would be available and is a more suitable community facility and what was wanted. Mr Turner also considers that the tennis court should be two courts not one as per the original plan. He notes that one court will be in high demand even with the existing houses.
- 13.10. I consider it is difficult to make any recommendations to either retain or delete this rule because there is no clear objective or policy that is required to be achieved associated with it. NSZ Policy 1.8 makes provision for community activities:
- ‘To provide for community activities, including educational facilities, to serve the needs of the Northlake community and to be available for use by the wider Wanaka community.*
- 13.11. I do not consider this policy assists because it does not specify that the community activities are to be supplied by the developer, rather it sets out an expectation that community activities are likely to establish and at a scale that such activities are used by more than just the residents of Northlake. The policy also states community activity, rather than community facility, further reinforcing my doubts that this policy is of assistance.
- 13.12. Community activities as defined in the ODP cover a broad array of activities, that also serve an employment and revenue generating function, as provided below:
- COMMUNITY ACTIVITY** *Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.*
- 13.13. I have reviewed the Council decision and Environment Court decision³² on PC 45 Northlake, and with the exception various statements referring to the ‘commitment to community facilities’ and a 20-25m swimming pool that will benefit the wider community³³, I am unable to find a tangible, issue based resource management related reason for the rule, in terms of any compensation package proposed by the applicant. I understand community activities that support local neighbourhoods can have positive

³² Council PC 45 decisions ‘[Report and recommendations of independent commissioners Plan Change 45: Northlake. 17 June 2014](#), and, [2015] NZEnvC 139

³³ Council PC 45 decision at 50 and 74.

effects and add to the vitality of a place, even contribute to its identify. But having heard the evidence above, in terms of the location of Northlake relative to the Business areas in Wanaka, I could not support this rule being retained for the reasons of a justification that Northlake is isolated from the Wanaka town centre or other business areas and that community activities within Northlake are a necessity.

- 13.14. If the rule is related to compensation and is to be retained for compensation reasons, the policy framework should state this to guide administration and decision making. Without this I do not see any benefit in retaining the rule. Overall, I recommend that the applicants request is accepted and Mr Turner's (12) submission on this matter is rejected.

Fish and Meat Processing Rule 12.34.2.6

- 13.15. Rule 12.34.2.6 (i) prohibits a range of noxious activities in the NSZ. Currently the rule precludes the sale of fish and processing of meat. The plan change request seeks to modify the rule as follows:

Amendment to Part 12 – Rule 12.34.2.6 (i) – page 12-365

i. Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing (except if ancillary to any retail activity or restaurant), or any activity requiring an Offensive Trade Licence under the Health Act 1956.

- 13.16. Submitter Exclusive Developments Ltd (11) opposes the modification to enable fish and meat processing.
- 13.17. I recommend that the amendments requested are appropriate and that this activity be enabled providing that it is ancillary to a retail activity or restaurant, as is requested by the applicant, to enable fish and meat processing associated with a supermarket in Activity Area D1. I consider nuisance/noxious effects can be managed just like any other small urban supermarket would need to do, and I note that Ms Hampson does not oppose to this activity for retail effects reasons, providing the scale is appropriate.
- 13.18. For these reasons I recommend the rule is amended as sought by the applicant and the submission of Exclusive Developments Ltd (11) on this matter is rejected.

14. RECOMMENDED DECISION

- 14.1. For the reasons set out above, both individually and collectively I consider the substance of the plan change can be accepted, subject to the additional modifications set out in

Part 1 above and in the recommended revised NSZ Chapter in **Appendix 1**. A summary of the issues and recommendations is set out in part 1 of this report.

- 14.2. I consider the recommended revised NSZ Chapter will achieve the respective ODP and PDP objectives and Part 2 of the Act.



Craig Barr
Queenstown lakes District Council
3 May 2018

APPENDIX 1a

Recommended Revised NSZ Objectives & Policies

12.33 Northlake Special Zone - Issues, Objectives and Policies

The purpose of the Northlake Special Zone is to provide for a predominantly residential mixed use neighbourhood. The area will offer a range of housing choices and lot sizes ranging from predominantly low to medium density sections, with larger residential sections on the southern and northern edges. The zone enables development of the land resource in a manner that reflects the zone's landscape and amenity values.

The Northlake Special Zone includes a Structure Plan showing existing and proposed roads, the position of Activity Areas, Building Restriction Areas and Tree Protection Areas. Subsequent provisions refer to these terms. An important component of the Zone is the need to submit an Outline Development Plan as part of an application for consent to specified activities prior to development, to ensure the Zone is developed in an integrated manner.

12.33.1 Issues

- i Landscape and Amenity**
Northlake is located within a landscape which contributes to the amenity of the wider Wanaka area. It is important to recognise and achieve high quality amenity outcomes. The urban edge needs to be located to preserve the landscape values enjoyed from Lake Wanaka and the Clutha River.
- ii Community**
Development in Northlake shall occur in a manner that provides for the integration of activities important for the social wellbeing of the

community. There is potential to establish a small precinct with community and commercial activities that meet some daily needs and act as a focal point for the Northlake community.

- iii Ecology**
Years of pastoral farming have degraded natural values. However, through protecting remnants of mostly kanuka vegetation and encouraging tree planting, some values can be restored and enhanced. Development near the boundary of the Hikuwai Conservation Area shall be managed so as to reinforce and protect the values of that area.
- iv Open Space and Recreation**
Northlake presents opportunities to provide open spaces and trails that will contribute to the Wanaka community's social and economic wellbeing. Continued and increased opportunities to access Lake Wanaka and the outlet to the Clutha River can be secured as part of the development of the land.
- v Efficient Land Use**
It is important that residentially zoned land is used efficiently in order to promote housing affordability and relieve pressure to develop other more sensitive land in and around Wanaka.
- vii Infrastructure**
Development of the zone will require the provision of services including water supply, sewage disposal, stormwater disposal, telecommunications and electricity supply.

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.
- 1.3 To maintain and enable residential lot sizes in Activity Areas A and C4 consistent with the adjacent Rural Residential Zone.
- 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.
- ~~1.7 To provide for small scale neighbourhood retail activities to serve the needs of the local community within Activity Area D1 and to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.~~
- 1.78 To provide for community activities, including educational facilities, to serve the needs of the Northlake community and to be available for use by the wider Wanaka community.
- 1.89 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).

Objective 2 – Urban Design

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

Policies

- 2.1 To use a Structure Plan to establish:
- The location of Activity Areas
 - The primary roading network
 - Required walking and cycle connections
 - Areas where buildings are prevented from occurring due to landscape sensitivity
 - Areas where existing vegetation forms an important landscape or ecological feature and should be protected
- 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.
- 2.6 ~~To enable visitor accommodation, commercial, retail and community activities and retirement villages within Activity Area D1 including limited areas of small scale neighbourhood retail to service some daily needs of the local community, while maintaining compatibility with residential amenity and avoiding retail development of a scale that would undermine the Wanaka Town Centre and the commercial core of the Three Parks Special Zone.~~
Require the design of non-residential buildings to contribute positively to the visual quality, vitality, safety and interest of streets and public spaces by providing active and articulated building frontages, and avoid large expanses of blank walls fronting public spaces.
- 2.7 To enable educational facilities to service the needs of the Wanaka community, while maintaining compatibility with residential amenity.
- 2.8 Ensure the design and appearance of non-residential buildings is compatible with and complements the character of the wider neighbourhood utilising variation in form, articulation, colour and texture to add variety, moderate visual scale and provide visual interest from a range of distances.
- 2.9 Ensure that large format retail is developed in association with a variety of integrated, outward facing uses to provide reasonable activation of building facades.
- 2.10 Ensure the visual amenity of Activity Area D1 viewed from Outlet Road is maintained through appropriate building and landscape design.

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.

Objective 4 – Landscape and Ecology

Development that takes into account the landscape, visual amenity, and conservation values of the zone.

Policies

- 4.1 To identify areas where buildings are inappropriate, including ridgelines, hilltops and other visually prominent landforms, and to avoid buildings within those areas.
- 4.2 To maintain and enhance the nature conservation values of

remnants of indigenous habitat, and to enhance the natural character of the northeast margin of the zone.

- 4.3 To ensure that roads are designed and located to minimise the need for excessive cut and fill and to respect natural topographical contours.
- 4.4 To ensure that trees within the Tree Protection Areas are retained, and that any individual trees that are removed or felled within TPA3 or TPA4 are progressively replaced with non-wilding species so as to ensure development is reasonably difficult to see from the Deans Bank trail (northern side of the Clutha River), to retain a predominantly treed foreground when viewed from the Deans Bank trail, and to retain a predominantly treed background when viewed from Outlet Road.

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.
- 5.2. To ensure that community recreation areas are located on flatter areas within the zone.
- 5.3. To encourage the provision of public access to the Clutha River.
- 5.4. To require provision of community facilities at an early stage in the development of the zone.

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.
- 6.5. To provide for water storage facilities for the benefit of the wider Council network as well as for the zone.

Objective 7 – Non-Residential Activities

A range of activities that meet the day to day needs of the community at a limited scale that supplements the function of the Wanaka Town Centre and Three Parks Commercial Core.

Policies

- 7.1 Provide for a diverse range of activities within Activity Area D1 to meet the needs of the community, enable local employment opportunities and assist with enabling economic viability.
- 7.2 Avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.

- 7.3 Except as provided for in Policy 7.4, avoid individual retail and commercial activities exceeding 200m² gross floor area that would adversely affect the:
- a. retention and establishment of a mix of activities within Activity Area D1;
 - b. role and function of the Wanaka Town Centre and the Three Parks commercial zones that provide for large scale retailing;
and
 - c. safe and efficient operation of the transport network.
- 7.4 Provide for a single supermarket/food retail activity with a gross floor area limited to 1,250m² to ensure that the commercial function of Wanaka Town Centre and Three Parks is not adversely affected.

APPENDIX 1b

Recommended Revised NS Rules

12.34 Northlake Special Zone - Rules

12.34.1 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | | |
|-------|--|-----------------|
| (i) | Heritage Protection | - Refer Part 13 |
| (ii) | Transport | - Refer Part 14 |
| (iii) | Subdivision, Development and Financial Contributions | - Refer Part 15 |
| (iv) | Hazardous Substances | - Refer Part 16 |
| (v) | Utilities | - Refer Part 17 |
| (vi) | Signs | - Refer Part 18 |
| (vii) | Relocated Buildings and Temporary Activities | - Refer Part 19 |

12.34.2 Activities

12.34.2.1 Permitted Activities

- i. Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Restricted Discretionary, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.
- ii. Non-residential activities involving up to one full time equivalent person who permanently resides elsewhere than on the site and occupying no more than 40m² of the gross floor area of the buildings on a site.

12.34.2.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying, Restricted Discretionary or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has reserved control are listed with each Controlled Activity.

i. Buildings in Activity Area A

The addition, external alteration or construction of buildings within Activity Area A, with the exercise of Council's control limited to:

- (a) The location, external appearance and design of buildings;
- (b) Roof and wall colours;
- (c) Associated earthworks and landscaping.

ii. Buildings in Activity Areas C1 to C4

The addition, external alteration or construction of buildings within the Activity Areas C1 to C4, with the exercise of Council's control limited to:

- (a) The location, external appearance and design of buildings;
- (b) Roof and wall colours;
- (c) Infrastructure and servicing;
- (d) Associated earthworks and landscaping;
- (e) Access.

iii. Removal of trees from the Tree Protection Areas

The removal and/or felling of a tree which is within a Tree Protection Area shown on the Northlake Structure Plan and which is described in the Schedule "Protected Trees – Wanaka" in the Inventory of Protected Features in Appendix A3, with the Council's discretion

limited to:

- (a) the extent of tree removal in the context of retention of a predominantly treed area;
- (b) the timing, type and density of replacement trees;
- (c) the method of removal of trees;
- (d) retention and enhancement of indigenous ecological values.

12.34.2.3 Restricted Discretionary Activities

The following shall be **Restricted Discretionary Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has limited its discretion are listed with each **Restricted Discretionary Activity**.

i. Residential Activities (excluding buildings) in Activity Areas B1 to B5 and C1 to C4

Any application for consent under this rule shall include a proposed Outline Development Plan as part of the proposed conditions of consent in respect of all of the relevant Activity Area. The exercise of Council's discretion shall be limited to:

- (a) Indicative subdivision design, density of residential units, lot configuration and allotment sizes;
- (b) Roading pattern and vehicle access arrangements, including integration with existing development;
- (c) Proposed road and street designs, including landscaping;
- (d) Location and suitability of pedestrian and cycling connections and linkages to surrounding pedestrian and cycling networks;
- (e) Location and suitability of open space and recreational amenity spaces;
- (f) The proposed methods of servicing by infrastructure;
- (g) Proposed methods of low impact stormwater disposal;
- (h) Proposals to protect and enhance conservation values;
- (i) Measures to address any adverse effects resulting from any

- (j) contaminated sites;
- (j) The extent to which natural topography is respected, where practical;
- (k) Integration of the Outline Development Plan with other parts of the zone, or with other consents with Outline Development Plans that have been approved;
- (l) Species of trees (Note: required to be specified for the purposes of Rule 12.34.4.1.x).
- (m) Temporary construction effects, construction related vehicle route selection, dust and erosion and sediment management.

ii. Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages (all excluding buildings) in Activity Area D1

Any application for consent under this rule shall include a proposed Outline Development Plan as part of the proposed conditions of consent in respect of all of Activity Area D1. The exercise of Council's discretion shall be limited to:

- (a) Indicative subdivision design, density of residential units, lot configuration, maximum number of residential units proposed for any retirement village, and allotment sizes;
- (b) Location of any visitor accommodation, commercial, retail, retirement village and community activities;
- (c) Roading pattern and vehicle access arrangements, including integration with existing development;
- (d) Proposed road and street designs, including landscaping;
- (e) Location and suitability of pedestrian and cycling connections and linkages to surrounding pedestrian and cycling networks;
- (f) Location and suitability of open space and recreational amenity spaces;
- (g) The proposed methods of servicing by infrastructure;
- (h) Proposed methods of low impact stormwater disposal;
- (i) Proposals to protect and enhance conservation values;
- (j) Measures to address any adverse effects resulting from any

- contaminated sites;
- (k) The extent to which natural topography is respected, where practical;
 - l) Integration of the Outline Development Plan with other parts of the zone, or with other consents with Outline Development Plans;
 - (m) Design controls and implementation methods for managing outcomes on sites with internal setbacks of less than 1.5 m and / or lot sizes smaller than 400m²;
 - (n) Temporary construction effects, construction related vehicle route selection, dust and erosion and sediment management.

- (n) Species of trees (Note: required to be specified for the purposes of Rule 12.34.4.1.x).

iii. Residential Buildings

The addition, external alteration or construction of **buildings with more than three residential units**, with the exercise of Council's discretion limited to:

- (a) The location, external appearance and design of buildings;
- (b) Infrastructure and servicing;
- (c) Associated earthworks and landscaping; and
- (d) Access.

iv. Buildings for Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages within Activity Area D1

The addition, external alteration or construction of buildings for visitor accommodation, commercial, retail and community activities and retirement villages within Activity Area D1, with the exercise of Council's discretion limited to:

- (a) The location, external appearance and design of buildings;
- (b) Infrastructure and servicing;
- (c) Associated earthworks and landscaping;
- (d) Access;
- (e) The amount of vehicle parking, its location and layout;
- (f) Location of buildings on the site;
- (g) Hours of operation; and
- (h) Integration between the proposed building and other consents with Outline Development Plans relevant to the site.

12.34.2.4 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as **Non-Complying Activities or Prohibited Activities** and they comply with all the relevant **Zone Standards**.

- i. Any Activity which is not listed as a **Non-Complying Activity** or **Prohibited Activity** and which complies with all the Zone Standards but does not comply with one or more of the Site Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.
- ii. **Residential Activities (excluding buildings) in Activity Areas B1 to B5 and C1 to C4 and Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages (all excluding buildings) in Activity Area D1 where an Outline Development Plan is proposed for only part of Activity Areas B1 to B5, C1 to C4 and D1.**

12.34.2.5 Non Complying Activities

The following shall be **Non-Complying Activities**, provided that they are not listed as a **Prohibited Activity**:

- i. **Factory Farming**
- ii. **Forestry Activities**
- iii. **Mining Activities**
- iv. **Service Activities**
- v. **Industrial Activities**
- vi. **Airports**

Airports **other than** the use of land and water for emergency landings, rescues and fire fighting.

vii. **Building Restriction Area (including Tree Protection Area) – Activity Areas E1-E4**

Any building (including buildings ancillary to residential use) and any domestic curtilage activities, including gardens, paved areas, and parking (except for the purpose of vehicle access) in Activity Areas E1-E4.

viii. **The use or development of land within any of Activity Areas B1 to B5, C1 to C4 and D1 that is not in accordance with Rule 12.34.2.3.i or Rule 12.34.2.3.ii in respect of all of that Activity Area or under Rule 12.34.2.4.ii in respect of part of that Activity Area.**

ix. **Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages within Activity Areas A, B1 to B5 and C1 to C4.**

x. **Removal of trees from the Tree Protection Area**

The removal and/or felling of a tree which is within a Tree Protection Area shown on the Northlake Structure Plan and which is described in the Schedule "Protected Trees – Wanaka" in the Inventory of Protected Features in Appendix A3, other than as approved under Rule 12.34.2.2.iii,

xi. Any activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone** standards, shall be a **Non-Complying Activity**.

12.34.2.6 Prohibited Activities

The following shall be **Prohibited Activities**:

i. **Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any**

activity requiring an Offensive Trade Licence under the Health Act 1956.

ii. **Planting the following trees:**

- (a) Pinus radiata
- (b) Pinus muriata
- (c) Pinus contorta
- (d) Pinus ponderosa
- (e) Pinus sylvestris
- (f) Pinus nigra
- (g) Douglas Fir
- (h) All Eucalyptus varieties
- (i) Silver Birch
- (j) Hawthorn

12.34.3 Non-Notification of Applications

Any application for a resource consent for the following matters 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, unless the Council considers special circumstances exist in relation to any such application:

- i. All applications for **Restricted Discretionary Activities**, except that where the owners of land adjoining an area subject to a consent application with an Outline Development Plan may be affected by a proposed roading connection (or lack thereof) then notice may be served on those persons considered to be potentially adversely affected if those persons have not given their written approval.

Note:

- For the purposes of this rule, "adjoining" means land that shares a boundary with the part of the Northlake Special Zone to which the consent application's Outline Development Plan

- relates.
- If any application in respect of all or part of Activity Area B1 includes an Outline Development Plan which includes the use of Peak View Ridge for vehicle access, then the owners of land that gain access off Peak View Ridge shall be considered potentially adversely affected
- For the purposes of this rule, a consent application's Outline Development Plan includes a variation to a consent's Outline Development Plan.

ii. Applications for the exercise of the Council's discretion in respect of the following **Site Standards**:

- (a) Access;
- (b) Outdoor Living Space;
- (c) Earthworks

12.34.4 Standards

12.34.4.1 Site Standards

i. **Nature and Scale of Non-Residential Activities**

- (a) Within Activity Areas A, B1 – B5, and C1 – C4 no more than one full time equivalent person who permanently resides elsewhere than on the site may be employed in a non-residential activity.
- (b) Within Activity Areas A, B1 – B5, and C1 – C4 no more than 40m² of the gross floor area of the buildings on a site shall be used for non-residential activities.
- (d) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.
- (e) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

ii. **Setback from Roads**

- (a) The minimum setback from road boundaries of any building shall be 4.5m except within Activity Area D1;
- (b) The minimum setback from road boundaries of any building within Activity Area D1 shall be 3m, except for that part of Activity Area D1 that adjoins Outlet Road, north of Mt. Burke Street, where the minimum setback from Outlet Road shall be 7m.

iii. **Setbacks from Internal Boundaries**

- (a) In all areas aside from Activity Area D1, and except as provided for below, the minimum setback from internal boundaries for any building shall be:

Front Site

One setback of 4.5m and all other setbacks 2m.

Rear Sites

Two setbacks of 4.5m and all remaining setbacks to be 2m.

- (b) Within Activity Areas D1 the minimum setback from internal boundaries for any building shall be 1.5m unless otherwise authorized through a consent under Rule 12.34.2.3.i, Rule 12.34.2.3.ii or Rule 12.34.2.4.ii.
- (c) Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory 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 2m of an internal boundary.

- (d) Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
- (i) eaves up to 0.6m into the setback; and
 - (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window, intrusion is permitted on each setback of each building; and
 - (iii) porches and steps up to 0.6m into a setback; provided they measure no more than 2m 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 above ground level. Only one such porch or set of steps is permitted on each setback of each building; and
 - (iv) 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; and
 - (v) no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.
- (e) No setback is required from an internal boundary where buildings share a common wall on that boundary.
- (f) No setback is required from a rear lane within Activity Area D1.

iv. Continuous Building Length

Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16m; either:

- (a) The entire building(s) shall be set back an additional 0.5m for every 6m of additional length or part thereof from the minimum

yard setback (continuous façades) at the same distances from the boundary; or

- (b) That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

Refer Appendix 4

v. Outdoor Living Space

- (a) The minimum provision of outdoor living space for each residential unit at the ground floor level contained within the net area of the site shall be:
- (i) For residential activities within Activity Area D1, 40m² contained in one area with a minimum dimension of 4m; In addition, it is to be directly accessible from the principal living room, has a gradient not exceeding 1:20, is free of buildings, parking spaces, servicing and manoeuvring areas, and excludes any area with a dimension of less than 1m.
 - (ii) In all other Activity Areas 36m² contained in one area with a minimum dimension of 4.5m.
- (b) The minimum provision of outdoor living space for each residential unit above ground level shall be 8m² contained in one area with a minimum dimension of 2m.
- (c) The outdoor living space shall be readily accessible from a living area.
- (d) No outdoor living space shall be occupied by:
- (i) Any building, other than an outdoor swimming pool or accessory building of less than 8m² gross floor area; or
 - (ii) A driveway or parking space; or
 - (iii) Areas to be used for the storage of waste and recycling.

vi. Garages

In Activity Areas B1 – B5 and D1 garages and carports must be setback at least level with the front façade (i.e. the façade facing the street) of the residential unit.

vii. Walls and Fences

No walls or fences shall be located within a setback from roads, except that:

- (a) Fences within a road setback in Activity Areas C1 – C4 are allowed up to 1.2m high provided they are post and wire.
- (b) Fences within the setback of Outlet and Aubrey Roads and a minimum of 8m from the road boundary along the lot side boundaries are allowed up to 1.2m high provided they are post and wire.
- (c) Fences within setbacks from the boundaries of parks and

- (d) reserves, within 4m of the boundary of the Hikuwai Conservation Area, and within 2m of a Building Restriction Area, are allowed up to 1.2m high provided they are post and wire.

viii. Access

- (a) Each residential unit shall have legal access to a formed road.
- (b) Within Activity Area D1 no residential unit shall have direct access to Outlet Road.

ix. Earthworks

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.

- (a) Earthworks
 - (i) The total volume of earthworks does not exceed **200m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
 - (ii) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed 400m² in area within that site (within a 12 month period).
 - (iii) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed 20m³ (notwithstanding provision 17.2.2).
 - (iv) No earthworks shall:
 - a. expose any groundwater aquifer;
 - b. cause artificial drainage of any groundwater aquifer;
 - c. cause temporary ponding of any surface water.
- (b) Height of cut and fill and slope
 - (i) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the

toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.

- (ii) The maximum height of any cut shall not exceed 2.4m.
 - (iii) The maximum height of any fill shall not exceed 2m.
- (c) Environmental Protection Measures
 - (i) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
 - (ii) Any person carrying out earthworks shall:
 - a. Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - b. Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.
 - c. Implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - (d) Protection of archaeological sites and sites of cultural heritage
 - (i) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites, or in the Kai Tahu ki Otago Natural Resource Management Plan.
 - (ii) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to

or within Statutory Acknowledgment Areas.

- (iii) If koiwi (human skeletal remains), waahi taoka (resource or object of importance including greenstone/pounamu), waahi tapu (place or feature of special significance) or other artefact materials are discovered work shall stop, allowing for a site inspection by the appropriate Runaka and their advisors. These people will determine if the discovery is likely to be extensive and whether a thorough site investigation will be required. Materials discovered should be handled and removed by takata whenua who possess knowledge of tikanga (protocol) appropriate to their removal or preservation.

x. Landscaping and Planting

- (a) In Activity Area C1, 10% landscaping coverage of residential sites shall be achieved through the planting of trees species specified under Rule 12.34.2.3.i.

Note: For the purposes of this rule (a) above:

- (i) 'tree' shall be a species that will grow above 5.5m at maturity.
 - (ii) 'coverage' shall be trees planted at a maximum of 5m between centres of trees.
 - (iii) planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.
- (b) In Activity Area C1, where any residential site boundary adjoins the Building Restriction Area, planting within a four metre setback from that boundary shall achieve 100% coverage using kanuka, red tussock, coprosma, pittosporum and hebe species, with a minimum of two of these species.
 - (c) In Activity Area C4, where any residential site adjoins the Hikuwai Conservation Area or Aubrey Road, planting within a

four metre setback from that boundary shall achieve 100% coverage using kanuka, red tussock, coprosma, pittosporum and hebe species, with a minimum of two of these species.

Note: For the purposes of rules (b) and (c) above:

- (i) 'coverage' shall be achieved by planting at a maximum of 2m between plants
 - (ii) planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.
- (d) On residential sites and all sites within AA-D1 adjoining Outlet Road, tree planting within a 3.5 m setback from that road shall achieve 100% coverage.

Note: For the purposes of rule (d) above:

- (i) 'tree planting' shall consist of species that will be higher than 1.5 at maturity spaced at a maximum of 5m between centres of trees.
 - (ii) planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.
 - (iii) this rule shall not apply to Activity Area A.
- (e) Within the Tree Protection Areas, any tree that dies shall be replaced within 12 months by a non-wilding evergreen tree.

xi. Outlook Space

- (a) An outlook space must be provided from the face of a 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.

- (b) The minimum dimensions for a required outlook space are as follows:
- (i) principal living room: 6m in depth and 4m in width
 - (ii) principal bedroom: 3m in depth and 3m in width
 - (iii) all other habitable rooms: 1m in depth and 1m in width.
- (c) The depth of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. Where the outlook space applies to a balcony, it must be measured from the outside edge of the balcony.
- (d) The width of the outlook space 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.
- (e) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.
- (f) Outlook spaces may be within the site, over a public street, or other public open space.
- (g) Outlook spaces required from different rooms within the same dwelling may overlap.
- (h) Outlook spaces must:
- (i) be clear and unobstructed by buildings
 - (ii) not extend over adjacent sites or overlap with outlook spaces required by another dwelling.
- (i) An outlook space at ground floor level from a principal living room may be reduced to 4m deep if privacy to adjacent dwellings is provided by fencing at least 1.6m in height.

xii. Universal Access

- (a) Where an attached multi-unit development contains 10 or more dwellings, 20 per cent of those dwellings must comply with the following:
- (i) doorways must have a minimum clear opening width of 810mm
 - (ii) stairwells must have a minimum width of 900mm
 - (iii) corridors must have a minimum width of 1050mm
 - (iv) the principal means of access from the frontage, or the parking space serving the dwelling, to the principal entrance of the dwelling must have:
 - a minimum width of 1.2m
 - a maximum slope of 1:20
 - a maximum cross fall of 1:50.
- (b) Where the calculation of the dwellings required to be universally accessible results in a fractional dwelling, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one dwelling.
- (c) All dwellings required to be universally accessible must provide at least one parking space for people with a disability. The dimensions and accessible route requirements for such parking spaces are detailed in Section 5.5 of the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS 4121-2001).

xiii. Sustainable development

- (a) In new attached multi-unit developments containing five or more dwellings, each dwelling must be designed and

constructed to achieve:

- (i) a minimum 6-star level from New Zealand Green Building Council Homestar Tool (2013), or
 - (ii) certification under the Living Building Challenge
- (b) This control does not apply to:
- (i) extensions and alterations to existing buildings
 - (ii) converting an existing building to a dwelling
 - (iii) new developments containing four or fewer dwellings.

xiv. Separation between buildings within a site

- (a) Buildings must be separated where the habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of glazing.
- (b) The separation space required must be free of buildings for the depth, width and height set out below.
- (c) The depth of the separation space is measured at right angles to, and horizontal from, the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.
- (d) For the principal living room, the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room, or 15m, whichever is the

lesser.

- (e) For the principal bedroom, the depth of the separation space required is 6m.
- (f) For other habitable rooms, the depth of the separation space required is 3m.
- (g) The width of the separation space is 50 per cent of its depth and 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.
- (h) The height of the separation space is from the height of the floor or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.
- (i) Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

12.34.4.2 Zone Standards

i. Structure Plan

All activities and developments must be carried out in accordance with the Structure Plan, provided that this rule does not apply to an amendment of boundaries of up to 50m between Activity Areas B1 - B5 and D1.

ii. Outline Development Plan & Staging Plan

- (a) A consent application with an Outline Development Plan lodged under Rule 12.34.2.3.i or Rule 12.34.2.3.ii shall identify required walkway/ cycleway links and required roading links within 50m of their positions shown on the Structure Plan,

- (b) A consent application with an Outline Development Plan for Activity Area B1 lodged under Rule 12.34.2.3.i shall identify the required public walkway / cycleway to Aubrey Road shown on the Structure Plan together with the legal method to implement it.
- (c) A consent application with an Outline Development Plan lodged under Rule 12.34.2.3.i or Rule 12.34.2.3.ii shall be accompanied by a Staging Plan to indicate the proposed timeframes for development in the relevant parts of the Northlake Special Zone to enable infrastructure servicing works to be programmed. The first consent with an Outline Development Plan lodged shall be accompanied by a Staging Plan for the whole of the Northlake Special Zone and this is to be progressively revised as subsequent consents and Outline Development Plans are lodged over time.

Note: The purpose of this rule is to inform Council of when infrastructure works may need to be programmed. The Staging Plan is not intended to apply as a condition of consent.

iii. Density

The density of residential units within each Activity Area shall achieve limits set out in Table 1 plus or minus fifteen per cent (15%).

Table 1:

Activity Areas	Density (residential units per hectare)
A & C4	N/A
B1 – B5	10
C1 – C3	4.5
D1	15

Density shall be calculated for each Activity Area on an individual

basis on the gross area of land available for development and includes land vested or held as reserve, open space, access or roading but excludes the Building Restriction Area and Tree Protection Area and any land developed or intended to be developed for activities other than residential activities.

iv. Building Height

Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation.

(a) Flat sites

Where all elevations indicate a ground slope of less than 6 degrees (approximately 1:9.5), then the maximum height for buildings shall be:

- 8.0m for residential activities within Activity Areas A, B1 – B5, and C2 – C4;
- 5.5m in Activity Area C1;
- 10.0m for activities within Activity Area D1 (provided that buildings within 40m of the legal boundary of Outlet Road north of Mt. Burke Street shall be no more than 2 levels),

and in addition no part of any building shall protrude through a recession line inclined towards the site at an angle of 40° and commencing at 2.5m above ground level at any given point on the site boundary:

except:

- (i) Gable, hip, dormer and other similar projections may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m² with the apex no higher than a point 1m below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.
- (ii) The recession line shall not apply to buildings that share a common wall on an internal boundary and shall not

apply to Activity Area D1.

(b) Sloping site

Where any elevation indicates a ground slope of greater than 6 degrees (approximately 1:9.5) then the maximum height for buildings shall be 7.0m:

except:

- (i) No part of any accessory building located within the setback distances from internal boundaries shall protrude through recession lines inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point along each internal boundary.
- (ii) In Activity Area C1 building height shall be limited to one story and 5.5 m above ground level.

v. Building Coverage

The maximum building coverage for all activities on any site shall be:

- (a) 40% in Activity Areas A, B1 – B5, C1 – C4
- (b) 65% in Activity Area D1.

vi. Noise

- (a) Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
 - (i) Daytime (0800 to 2000 hrs) 50 dB $L_{Aeq(15\ min)}$
 - (ii) Night-time (2000 to 0800 hrs) 40 dB $L_{Aeq(15\ min)}$
 - (iii) Night-time (2000 to 0800 hrs) 70 dB L_{AFmax}
- (b) Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (c) The noise limits in (a) and (b) shall not apply to construction

sound which shall be assessed in accordance and comply with NZS 6803:1999.

- (d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

vii. Lighting, Glare and Controls on Building Materials

Any activity that does not comply with the following standards:

- (a) All fixed exterior lighting shall be directed away from adjacent sites and roads; and
- (b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.
- (c) External building materials shall either:
 - (i) be coated in colours which have a reflectance value of between 0 and 36%; or
 - (ii) consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper;

except that:

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

viii. Retail and Commercial Activities

- (a) No retail activity or commercial activity shall occur within the Northlake Special Zone except in Activity Area D1.

Activity Area D1

- (b) No individual retail activity or commercial activity shall have a gross floor area exceeding 200m²; except:
- i. One activity may have a maximum gross floor area of 1,250m² limited to a supermarket/food retail activity.
- (c) The total amount of retail gross floor area within the Northlake Special Zone (excluding a supermarket/food retail activity established pursuant to (b) (i)) shall not exceed 4000m² 1,250m².
- (d) The total amount of commercial activity gross floor area (excluding retail activities) shall not exceed 1,000m².

ix. Roof Design

In Activity Area C1 at least 80% of the surface area of roofs shall have a roof pitch that is between a 25 and 40 degree slope.

Note: For the purposes of this rule, 'surface area' shall be measured from directly above the building using a 2-dimensional plan.

x. Activity Areas E1 & E4

In Activity Area E1 and Activity Area E4 existing trees shall be retained and any additional enhancement planting, once established, shall also be maintained except that this rule does not apply to wilding tree species (particularly those spreading from the adjoining land outside the zone to the west) which shall be removed.

12.34.5 Assessment Matters

12.34.5.1 General

- (a) The following Assessment Matters are methods included in the District Plan in order to enable the Council to implement the Plan's policies and fulfill its functions and duties under the Act.
- (b) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant Assessment Matters set out in Rule 12.34.5.2 below.
- (c) In the case of Controlled, Restricted Discretionary and Discretionary Activities, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- (d) In the case of Controlled Activities, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.
- (e) Where an activity is a Discretionary Activity because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.

12.34.5.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but shall not be limited by, the following assessment matters:

i. Controlled Activity Consent – Buildings in Activity Area A

(Rule 12.34.2.2.i)

- (a) The extent to which the location of buildings and associated earthworks and landscaping breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.
- (b) The extent to which roof and wall colours are recessive and will not stand out against the surrounding background.

ii. Controlled Activity Consent – Buildings in Activity Areas C1 to C4 (Rule 12.34.2.2.ii)

- (a) The extent to which designs contribute to a coherent neighbourhood theme, utilising gabled roof forms and materials such as stone, shingles, natural timber, plaster and weather boards
- (b) The extent to which controls on the design and location of accessways and earthworks may be appropriate to mitigate the visual effects resulting from modifications to the landform
- (c) The extent to which roof and wall colours are in the range of dark greys, browns and blacks

iii. Restricted Discretionary Activity – Residential Activities in any of Activity Areas B1 to B5 and C1 to C4 (Rule 12.34.2.3.i) and Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages in Activity Area D1 (Rule 12.34.2.3.ii)

- (a) In regard to **indicative subdivision design**
 - (i) Whether the street blocks are designed to be walkable. Where practical within Activity Areas B1 – B5 in particular, block sizes larger than 1.5 ha and block lengths (between intersections, not including rear

service lanes) longer than 200m are discouraged.

- (ii) The extent to which the subdivision layout minimises, as far as practical, the number of rear sites that do not front the street.
 - (iii) The extent to which the subdivision design responds positively to the underlying topography and landscape characteristics.
 - (iv) Whether the street and lot configuration is likely to encourage house orientations that maximise solar gain. North-south street orientations and grid road designs that promote connectivity are encouraged to support such a lot configuration. designs that promote connectivity are encouraged to support such a lot configuration.
 - (v) Whether proposed open spaces and walkways are likely to feel safe, including through benefiting from passive surveillance from surrounding uses.
 - (vi) Whether the edges of the Activity Area are designed to relate to the adjoining land, and provide for potential road and pedestrian or cycle connections to adjoining land.
- (b) In regard to **roading pattern and vehicle access arrangements**
- (i) Whether the roading pattern realises opportunities to connect streets. Where practical, cul-de-sacs, except those that are short and straight, should be avoided.
 - (ii) The extent to which a grid road design with vehicle or pedestrian connections, particularly within Activity Areas B1 – B5 and D1 is utilised to promote connectivity and to avoid a conventional suburban design with unnecessarily meandering road forms. Curved roads that respond positively to landforms and topography are acceptable, provided these are well-connected.
 - (iii) The extent to which the roading pattern connects with existing development, including other consents with Outline Development Plans and road networks outside

- the zone.
- (iv) Whether road connections to and from Outlet Road and Aubrey Road are provided for generally as shown on the Structure Plan.
 - (v) Whether vehicle access arrangements to and from private properties minimise where practical the number of direct accesses onto Outlet Road. Where practical, access should be achieved from other roads,
 - (vi) Whether provision should be made for bus stop(s) (now or in the future).
- (c) In regard to **road and street designs**
- (i) Whether road and street design cross sections show key dimensions and features of roads and associated footpaths, rear lanes, cycleways (when relevant and appropriate), on-street parking and stormwater management infrastructure.
 - (ii) Whether road and street design cross sections are shown to be proposed for use in appropriate locations reflecting the likely role and function of the road or street.
 - (iii) Whether road and street designs will enable safe, efficient and pleasant use by vehicles, pedestrians and cyclists. Consideration should be given to matters such as width, footpath availability, traffic calming measures, and cycle lanes.
 - (iv) The extent to which road and street designs make a positive contribution to the amenity of the zone.
 - (v) Whether, where practical, in Activity Area C1-C4 the use of kerb and channel is avoided and grass swales utilised.
 - (vi) The extent to which the types of street trees and the density of planting proposed will aid in softening the visual effects of domestication of the landscape when viewed from outside of the zone and contribute to urban amenity and character.
- (d) In regard to **open space areas, pedestrian and cycle links**
- (i) The extent to which public access to places of public interest and enjoyment is created and enhanced.
 - (ii) Where terrain and site constraints do not enable connections between streets: safe, convenient and attractive walking and cycle connections should be provided if practical.
 - (iii) Provision of a range of public open spaces, including larger natural areas, and smaller urban parks and playgrounds.
 - (iv) The extent to which parks, reserves, walkways and cycleways are comprehensively designed and laid out so as to create connections between open spaces and provide alternative routes in which to navigate the zone without the use of roads.
- (e) In regard to **infrastructure**
- (i) The extent to which development can be serviced by existing infrastructure, or where upgrades are required, that these upgrades are planned and managed.
 - (ii) The extent to which development is staged to ensure cost effective provision of infrastructure and any required upgrades.
- (f) In regard to **approaches to stormwater disposal**
- (i) Whether, where practical, low impact design solutions are employed.
 - (ii) Whether, where possible, safe and practical proposals to integrate stormwater management facilities into an attractive public realm and/or conservation corridors are proposed.
- (g) In regard to **conservation values**
- (i) The extent to which remnant islands of kanuka and matagouri shrubland are protected.
- (h) In regard to **contaminated sites**
- (i) Whether any contaminated sites exist that would be a

- risk to human health or the environment and, if so, what measures have been taken to address these sites.
- (ii) Whether a Preliminary Site Investigation is required to ensure compliance with the National Environmental Standard for soil contaminants.
- (i) In regard to **controls on built form in Activity Area D1**
- (i) Whether controls are proposed that will ensure that buildings in close proximity to one another will achieve reasonable levels of amenity and privacy;
- (ii) Whether controls on built form will promote an attractive streetscape;
- (iii) Whether appropriate mechanisms, including consent conditions and/or private covenants, are proposed to ensure controls on built form will be adhered to by subsequent house builders and owners.
- (j) In regard to **Residential Activities in any of Activity Areas B1 to B5 and C1 to C4, where a consent with an Outline Development Plan has previously been granted under Rule 12.34.2.3.i**
- (i) The extent to which varied consent and Outline Development Plan takes into account, and enables integration with, existing Residential Activities already developed in accordance with the previously consent and Outline Development Plan.
- (k) In regard to **Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages in Activity Area D1, where a consent with an Outline Development Plan has previously been granted under Rule 12.34.2.3.ii**
- (i) The extent to which a varied consent and Outline Development Plan takes into account, and enables integration with, existing Residential, Visitor Accommodation, Commercial, Retail, and Community Activities and Retirement Villages already developed in accordance with the previously consent and Outline Development Plan.
- (ii) The extent to which those activities may be of a nature, scale or frequency that would undermine the integrity of the consent and Outline Development Plan previously granted under Rule 12.34.2.3.ii.
- iv. **Restricted Discretionary Activity – Buildings with more than three residential units within Activity Area D1 (Rule 12.34.2.3.iii)**
- (a) Whether the development positively contributes to the streetscape through the location and design of the built form, carparking, balconies, ground floor levels, accessways, the treatment of the public/ private interface, and landscaping.
- (b) Whether buildings are able to achieve a high level of connection with the street, including establishing local character and evoking visual interest from street users.
- (c) Whether the design creates a visual connection between land uses and the street, including through having windows that face the street.
- (d) Whether views from the street into sites are clearly drawn to land use activities and entrance points, with garages being a recessive visual feature.
- (e) Whether the visual effect of monotonous or repetitious facades created by same or similar unit types have been avoided or mitigated through articulation of building frontages.
- (f) Whether the design, colour and choice of building materials will contribute to a coherent theme for the street and neighbourhood.
- (g) Whether communal car parking is designed so that spaces are

broken up and easily identifiable with each unit and commercial-style continuous parking areas are avoided.

- (h) Whether there are suitable places to store cycles within residential units (such as garages) or secure and convenient cycle parking / storage is available for each unit.
- (i) Whether each unit is designed to minimise loss of privacy and nuisance effects between other units, such as by off- setting windows in close proximity to one another.
- (j) Whether waste and recycling material can be appropriately stored within the grounds of each area, or convenient, appropriately sized and designed communal areas for the storage of waste are available.
- (k) Whether the design of the building(s), open spaces, carparking, access, and landscaping successfully mitigates the adverse effects on adjoining properties in terms of:
 - (i) Noise, vibration and lighting from vehicles
 - (ii) Protecting privacy for residential neighbours.
- (l) Whether private and public space are clearly demarcated
- (m) Whether proposals to utilise innovative, cost effective building designs, methods and materials that may support the provision of affordable housing are not unreasonably precluded.

v. Restricted Discretionary Activity – Buildings for Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages within Activity Area D1 (Rule 12.34.2.3.iv)

- (a) Whether the design of the building(s), open spaces, carparking, access, and landscaping successfully mitigates the adverse effects on adjoining properties in terms of:

- (i) Noise, vibration and lighting from vehicles
- (ii) Protecting privacy for residential neighbours.

- (b) Whether buildings, taking account of their proposed location, function and visibility, will make an attractive contribution to the streetscape or landscape.
- (c) Whether the design, colour and choice of building materials will contribute to a coherent theme for the street and neighbourhood, in general accordance with the architectural style shown in the following images.





- (d) Whether the buildings would be attractive when viewed from elevated locations inhabited or frequented by people.
 - (e) Whether the building is setback from the road or not and the extent to which it is set back.
 - (f) Whether any area set aside for the storage of waste is adequately sized and designed to enable the separation, storage and collection of recyclable waste.
 - (g) The extent to which the outside storage of any goods, materials or equipment (including vehicles associated with the activity parked on the site overnight) would have an adverse effect on the residential amenity of neighbours or the streetscape.
 - (h) Whether any landscaping associated with buildings, for the purposes of mitigation or beautification, would:
 - (i) Result in adverse effects on neighbouring properties;
 - (ii) Be practical to maintain.
 - (i) Whether sufficient car and cycle parking is available or proposed either on site or through shared or common areas.
 - (j) Whether car parking is appropriately located and designed.
 - (k) Whether the building contributes to the creation of an active street frontage.
 - (l) Whether, for buildings which adjoin open spaces, an appropriate interface is achieved with that open space that makes the open space feel safe and attractive.
 - (m) The extent to which any proposed retail activities are limited to small scale retail activities intended to primarily service the local neighbourhood catchment, such as dairies, hairdresser, cafés/restaurants and food takeaway shops.
- vi. Site Standard – Nature and Scale of Non-Residential Activities (Rule 12.34.4.1.i)**
- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density suburban environment.
 - (b) The extent to which the character of the site will remain dominated by landscaping rather than by buildings and areas of hard surfacing.
 - (c) The extent to which the activity will result in the loss of residential activity on the site.
 - (d) The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.

- (e) Any adverse effects of the activity in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.
- (f) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
- (g) The ability to mitigate any adverse effects of the increased scale of activity.
- (h) The extent to which the activity will detract from the coherence and attractiveness of the site as viewed from adjoining roads and sites.
- (i) Any adverse effects of the activity on the outlook of people on adjoining sites, including the loss of residential character.
- (j) The extent to which the activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (k) The ability to mitigate any adverse effects of the activity on adjoining roads and sites.
- (l) The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (m) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income generating opportunities for residents or occupiers of the site.

vii. Site Standard – Setback from Roads (Rule 12.34.4.1.ii)

- (a) The provision of adequate space for landscaping in the vicinity of road boundaries, which will mitigate the effects of the building intrusion into the street scene;
- (b) The ability to provide adequate on-site parking and manoeuvring for vehicles;
- (c) The compatibility of proposed building with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries;
- (d) The proposed building size, form, proportions, roof line, style and external appearance that is similar to or in keeping with those of existing buildings on the site;
- (e) The provision of an equal or greater amount of open space on the site that contributes to the sense of space and openness as viewed from public places;
- (f) Significant (more than minor) public and pedestrian amenity values in terms of building appearance and function resulting from the setback infringement;
- (g) The extent and effect of shadowing on any adjacent property or public road; and
- (h) Any likely future increases in the usage of the road.

viii. Site Standard – Setbacks from Internal Boundaries (Rule 12.34.4.1.iii)

- (a) The ability to mitigate adverse effects of the proposal on adjoining sites.
- (b) The extent to which a lower building coverage may offset or reduce the need to infringe upon the setback.

- (c) The purpose of the building or part of the building located within the setback.
- (d) The extent to which topography is considered in regard to the layout of adjoining sites and effects on access to daylight and sunlight.

ix. Site Standard – Continuous Building Length (Rule 12.34.4.1.iv)

- (a) Any adverse effects of the continuous building length in terms of visual dominance by building(s) of the outlook from the street and adjoining sites, which is out of character with the local area.
- (b) The ability to mitigate any adverse effects of the continuous building length through increased separation distances, screening or use of other materials.

x. Site Standard – Outdoor Living Space (Rule 12.34.4.1.v)

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of residents to provide for the outdoor living needs of likely future residents of the site.
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.
- (c) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to sunlight and fresh air.
- (d) The extent to which provision is made elsewhere within the zone for communal open space amenity areas. Such spaces

should be easily accessed and well connected to surrounding activities, have good sunlight access and protection from prevailing winds.

xi. Site Standard – Garages (Rule 12.34.4.1.vi)

Whether the breach of standard would result in:

- i. Visual dominance of the frontage of a residential building by a garage when viewed from the street;
- ii. The obstruction of sight lines from the street to windows of living areas or the main entrance of the house;
- iii. The diminishing of the coherence of the design and built form of the street.

xii. Site Standard – Walls and Fences (Rule 12.34.4.1.vii)

(a) Whether the breach of the standard would result in:

- i. Public places (including streets and parks) appearing less safe or attractive; or
- ii. An outcome at odds with the character of the zone; or
- iii. The obstruction of sight lines from the street to windows of living areas or the main entrance to the house.

(b) Whether any measures have been taken to reduce potential adverse effects, for example through the use of permeable or transparent fencing materials.

xiii. Site Standard – Access (Rule 12.34.4.1.viii)

- (a) The extent to which alternative formed access can be assured to the activity in the long-term.
- (b) The extent to which the level and nature of the use will

make it unlikely that access by way of a formed road will ever be necessary.

xiv. Site Standard – Earthworks (Rule 12.34.4.1.ix)

- (a) Environmental Protection Measures
- (i) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
 - (ii) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
 - (iii) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
 - (iv) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
 - (v) Whether appropriate measures to control dust emissions are proposed.
 - (vi) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects. NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.
- (b) Effects on landscape and visual amenity values:
- (i) Whether the scale and location of any cut and fill will adversely affect:
 - the visual quality and amenity values of the landscape;
 - the natural landform of any ridgeline or visually prominent areas;
 - the visual amenity values of surrounding sites.
 - (ii) Whether the earthworks will take into account the sensitivity of the landscape.
 - (iii) The potential for cumulative effects on the natural form

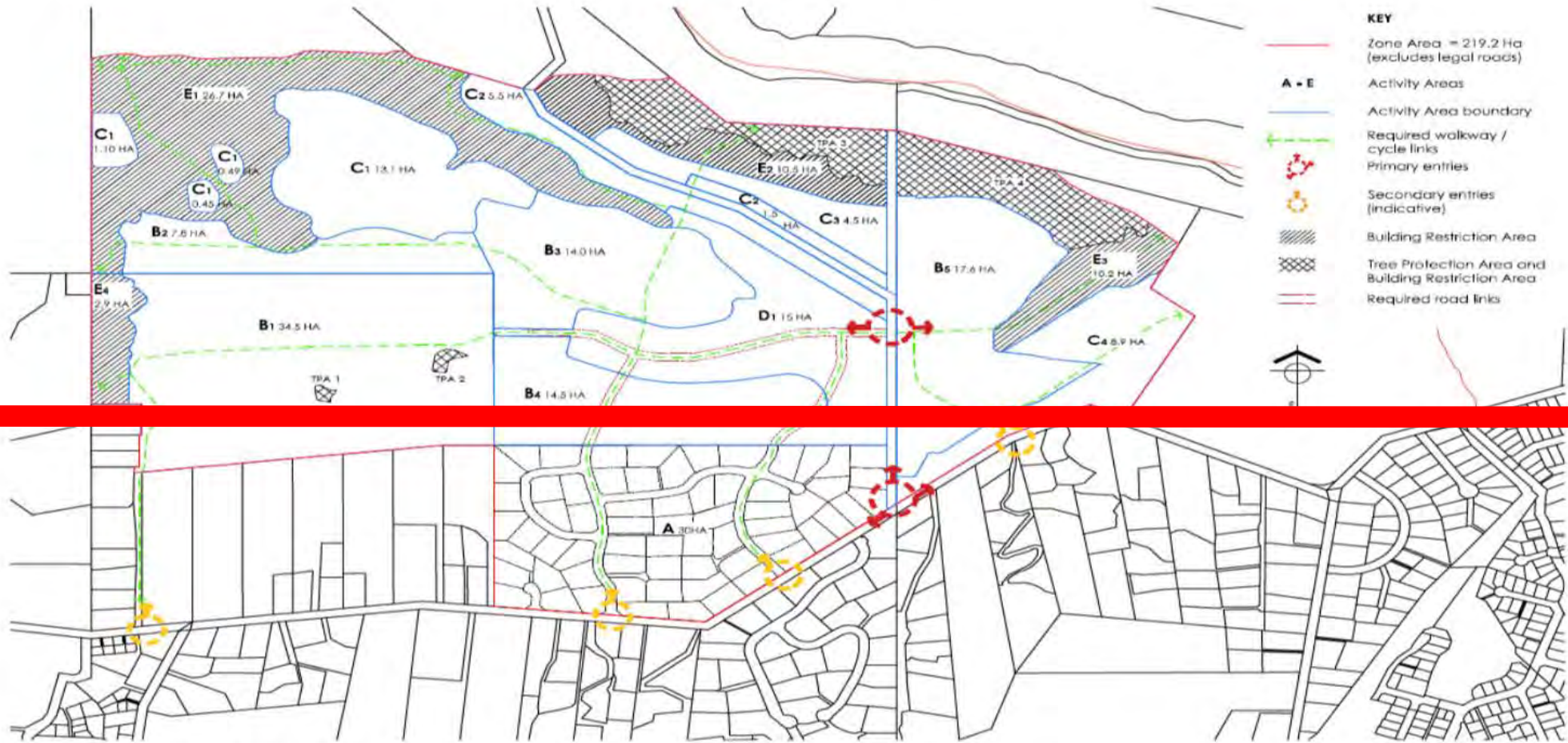
of existing landscapes.
(iv) The proposed rehabilitation of the site.

- (c) Effects on adjacent sites:
- (i) Whether the earthworks will adversely affect the stability of neighbouring sites.
 - (ii) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
 - (iii) Whether cut, fill and retaining are done in accordance with engineering standards.
- (d) General amenity values:
- (i) Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
 - (ii) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
 - (iii) Whether natural ground levels will be altered.
 - (iv) The extent to which the transportation of soil to or from the site will generate any negative effects on the safety or efficiency of the road network.
- (e) Impacts on sites of cultural heritage value:
- (i) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified.
 - (ii) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

xv. Site Standard – Landscaping and Planting (Rule 12.34.4.1.x)

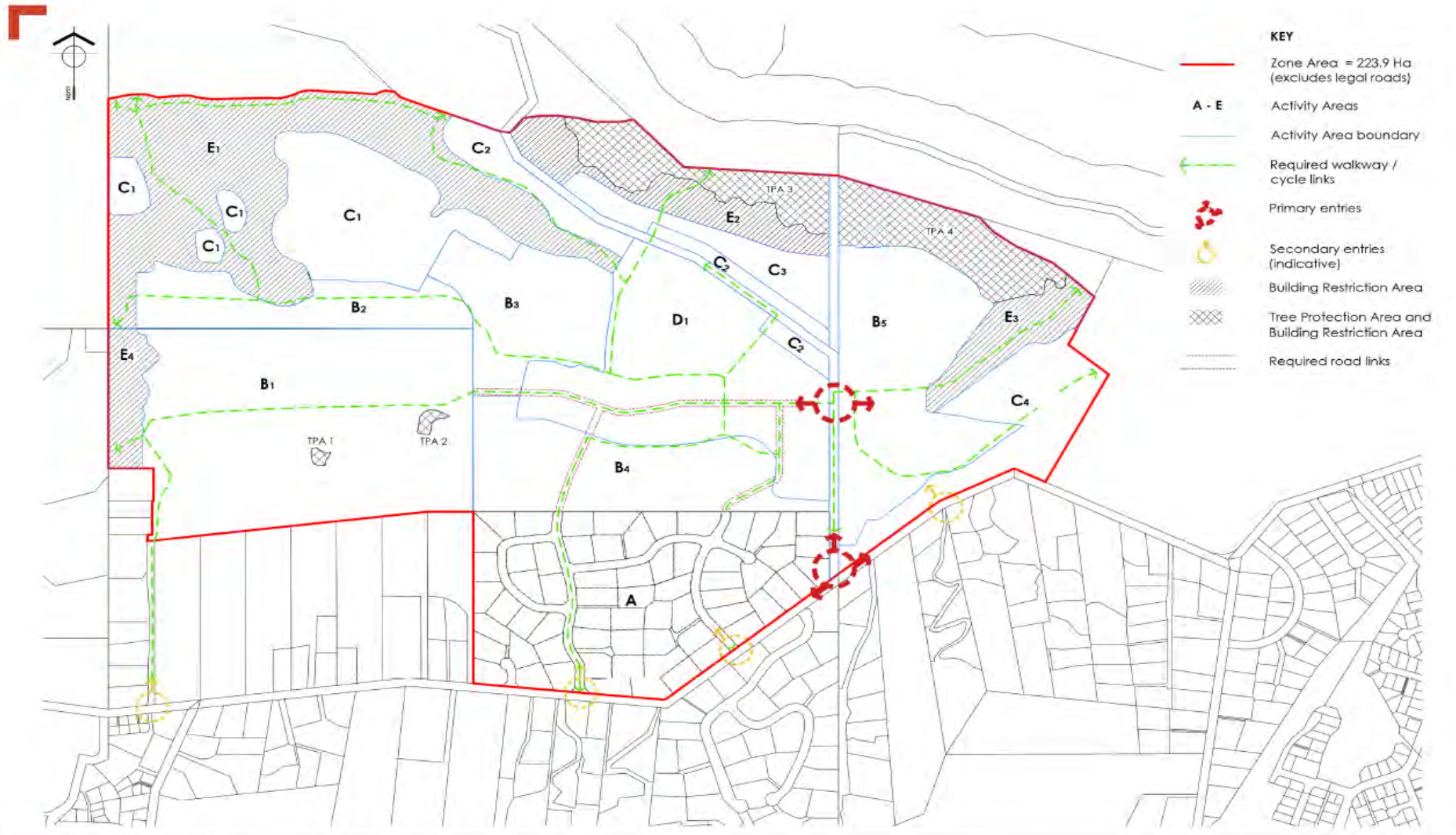
Whether and the extent to which landscaping and / or planting proposed in breach of the standard will achieve amenity outcomes ~~anticipated by the standards~~ from viewpoints outside of the site.

Northlake Structure Plan



NORTHLAKE STRUCTURE PLAN
 REFERENCE 1948-SK59 - SCALE = 1:6000 AT A3 - 30 Sep 2015

Existing Structure Plan to be replaced.



APPENDIX 1c

Recommended Revised Subdivision Rules

15.2 Subdivision, Development and Financial Contributions Rules

15.2.1 Statement

Control of the subdivision of land is one of the functions of a territorial authority. The subdivision of land cannot take place unless authorised by a rule in the Plan or a resource consent. The subdivision of land for purposes of land tenure can have effects on land use expectations and is the framework for the provision of services to future activities.

15.2.2 General Provisions

15.2.2.1 Definition of Subdivision of Land

Subdivision of land has the same meaning as in section 218 of the Act.

15.2.2.2 Relevant Sections of the Act

All applications are subject to Part VI and X of the Act, with particular reference to sections 104, 105, 106, 108, 219, 220 and 230-237G.

15.2.2.3 Legal Road Frontage

Section 321 of the Local Government Act 1974 shall apply to all subdivisions.

15.2.2.4 Regional Council Requirements

Attention is drawn to the need to obtain relevant consents from the **Otago Regional Council** relating to matters such as, water supply, stormwater and sewage disposal, earthworks, vegetation clearance and structures in the beds of lakes and rivers. It may also be necessary to obtain approval from other relevant agencies.

15.2.2.5 Transit New Zealand Requirements

Attention is drawn to the need to obtain a notice of consent from the Minister of Transport for all subdivisions on state highways which are declared Limited Access Roads. See Appendix 1A of the District Plan for sections of state highways which are LAR. Transit New Zealand should be consulted and a request made for a Minister's notice under section 93 of the Transit New Zealand Act 1989.

15.2.2.6 Non-Notification of Applications

- (i) 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.
- (ii) Prior to any application for resource consent being processed under Rule 15.2.10.2(i) on a non-notified basis pursuant to section 94(2) of the Resource Management Act 1991 written approval of the Otago Regional Council must be provided to the Queenstown Lakes District Council.
- (iii) Prior to any application for subdivision within 32m of the centreline of the Frankton – Cromwell A 110kV high voltage transmission line traversing the Shotover Country Special Zone being processed on a non-notified basis the written approval as an affected party is required from Transpower New Zealand Limited.

15.2.2.7 Joint Hearings

Any land use consent application arising from non-compliance with rules in this Plan as a result of a proposed subdivision shall be considered jointly with the subdivision consent application. In some circumstances consideration of a resource consent application may require a joint hearing with one or more additional consent authorities.

15.2.2.8 Application of Assessment Matters

- (i) The following are methods or matters included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (ii) In addition to the applicable provisions of the Act, the Council shall also apply the relevant *Assessment Matters* set out in the following rules.
- (iii) In the case of Controlled and Discretionary Subdivision Activities, where the exercise of the Council's control or discretion is restricted to specified matter(s), the assessment matters taken into account shall only be those relevant to that/those matter(s).
- (iv) In the case of *Controlled Subdivision Activities*, the assessment matters shall only apply in respect to *conditions* that may be imposed on a consent.
- (v) In the case of *Controlled Subdivision Activities*, the application would only be declined pursuant to section 106 of the Act (Natural Hazards).
- (vi) Where a subdivision is a *Discretionary Subdivision Activity* because it does not comply with one or more of the relevant Site Subdivision standards, but is also specified as a *Controlled Subdivision Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Subdivision Activity when considering the imposition of conditions on any consent to the Discretionary Subdivision Activity.

15.2.3 Subdivision Activities

15.2.3.1 Permitted Subdivision Activities

There shall be no **Permitted Subdivision Activities**.

15.2.3.2 Controlled Subdivision Activities

- (a) Subdivision in the Frankton Flats Special Zone (B) for the purpose of creating a single certificate of title for an Activity Area or part thereof. Any

title for part of an Activity Area must match the boundary of land ownership as of 7 July 2007 or as altered as a result of a designation by NZTA or the Council. Rules 15.2.4 to 15.2.17 do not apply to subdivision under this rule.

The matters over which the Council reserves control are:

- (i) Creation or cancellation of easements for any purpose

Assessment Matters:

- (ii) Refer to Rule 15.2.18.2.

- (b) Except as provided for in (a) above and where specified as a Discretionary or Non-Complying Activity in Rules 15.2.3.3 and 15.2.3.4, any subdivision or development in any zone which complies with all of the Site and Zone Standards shall be a **Controlled Activity**.

The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

- (i) Boundary adjustment in the Rural General Zone, provided that:
 - (a) Each of the lots must have a separate certificate of title; and
 - (b) Any approved residential building platform must be retained in its approved location; and
 - (c) No new residential building platforms shall be identified and approved as part of a boundary adjustment; and
 - (d) There must be no change in the number of residential building platforms or residential buildings per lot; and
 - (e) There must be no change in the number of non-residential buildings per lot; and
 - (f) The adjusted boundaries must not create non-compliance with any Part 5 Rural General Zone site and zone standards; and



- (g) No additional saleable lots shall be created; and
- (h) If one of the lots contains no building or residential building platform then no smaller lot shall be created without a building or residential building platform on it;
- in respect of:
- The location of the proposed boundaries, including their relationship to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;
 - Boundary treatment;
 - Easements for access and services.
- (ii) The subdivision of land for the purposes of creating an Open Space Zone and public access easements throughout that zone.
- (iii) In the Ballantyne Road Mixed Use Zone subdivision that is in accordance with an Outline Development Plan approved pursuant to Rule 12.24.3.2 i.
- (iv) Any rear site created in the Three Parks Zone following or combined with a comprehensive commercial development or multi unit development shall be a controlled activity

15.2.3.3 Discretionary Subdivision Activities

Except where specified as a Controlled Activity in Rule 15.2.3.2 above, and except where specified as a non-complying Activity in 15.2.3.4 below:

- (i) Any subdivision which complies with all the Zone Subdivision Standards but does not comply with any one or more Site Subdivision standards shall be a **Discretionary Subdivision Activity**, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.
- (ii) 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, shall be a **Discretionary Subdivision Activity**.

- (iii) Any subdivision of land in the Penrith Park Zone north of the Visual Amenity Line as shown on the Penrith Park Plan 'A' shall be a **Discretionary Subdivision Activity**.
- (iv) In the Rural Residential zone at the north of Lake Hayes, the further subdivision of any allotment, including balances that had previously been used to calculate the average allotment size under Rule 15.2.6.2(iv).
- (v) In the Gibbston Character Zone all subdivision and location of residential building platforms shall be a **Discretionary Activity**.
- (vi) In the Rural General Zone all subdivision and location of residential building platforms shall be a Discretionary Activity, except any subdivision of land zoned Rural General pursuant to Rule 15.2.3.3 (vii) (Kirimoko Block - Wanaka)
- (vii) Any subdivision complying with the principal roading layout depicted in the Kirimoko Structure Plan shown on Page 7-59 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties) shall be a Restricted Discretionary Activity.

The Council's discretion will be limited to the following:

- Any earthworks required to create any vehicle accesses of building platforms
 - The design of the subdivision including lot configuration and roading patterns
 - Creation and planting of road reserves
 - The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block contained within part 7 of this District Plan
 - The protection of native species as identified on the structure plan as green network
- (viii) Within the Shotover Country Special Zone, any subdivision within 32m either side of the centreline of the Frankton – Cromwell A 110kV high

voltage transmission line shall be a Restricted Discretionary Activity with the Council's discretion restricted to:

- b. Infrastructure;
- c. Viewshafts; and
- d. Open spaces.

- (a) The extent to which the subdivision design mitigates potential adverse effects on the transmission line, for example through the location of roads, reserves and open space under the line;
 - (b) The ability for maintenance and inspection of the transmission line, including ensuring access;
 - (c) The extent to which the design and development will minimise risk or injury and/or property damage from the transmission line;
 - (d) The extent to which potential adverse effects from the transmission line including visual impact are mitigated, for example through the location of building platforms and landscape design;
 - (e) The location of any building platforms;
 - (f) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001)
- (ix) **Subdivision in the Frankton Flats Special Zone (B).**
- (a) Any subdivision within Activity Areas C1 and C2 shall be a Restricted Discretionary Activity, with the Council's discretion restricted to:
 - (i) The matters listed in Rule 15.2.6 to 15.2.18;
 - (ii) The alignment of Road 5 (where Road 5 is included within Activity Areas C1 or C2);
 - (iii) The alignment of Road 14; and
 - (iv) The spatial layout of the subdivision and the Activity Area, including relationships to other Activity Areas, in relation to the location, capacity and form of:
 - a. Road, access ways and laneways;

- (b) Any subdivision within Activity Areas E1, E2 and D shall be a Restricted Discretionary Activity, with Council's discretion restricted to:

- (i) The matters listed in Rule 15.2.6 to 15.2.18.
- (ii) The alignment of Roads 4, 5 and 12.
- (iii) The location and number of vehicle crossing points along the EAR.

Information Requirements for spatial layout plan

Applications for subdivision in Activity Area C1 and C2 shall be accompanied by a spatial layout plan for the Activity Area showing:

- (a) roads and publicly accessible laneways and accessways
- (b) publicly accessible open spaces
- (c) location of indicative viewshafts
- (d) proposed landscape treatment of the above
- (e) three waters infrastructure.

Where relevant, applications may rely upon any spatial layout plan submitted in support of a prior application where that application has received consent.

Assessment Matters: Subdivision in AA C1 and C2

- (a) The assessment matters listed under Rule 15.2.6 to 15.2.18.
- (b) In considering the subdivision and the associated works the Council must be satisfied that these works, in relation to the matters set out in Policy 3.1 will contribute to, and not undermine:
 - i. A connected street network which can be progressively developed that:

- a. Enables convenient and safe traffic circulation, while managing traffic speeds and moderating driver behaviour.
 - b. Promotes walking and cycling through short blocks and regular intersections (block lengths in excess of 200m and culs-de-sac are discouraged). Any pedestrian and cycle only connections should be safe and convenient. Generally they should have a straight alignment and be edged by buildings that provide a sense of safety for users.
 - c. Provides for coherent landscape treatment of streets.
 - d. Incorporates water sensitive urban design elements (e.g. bio filtration, permeable paving etc).
 - e. Enables a built form (building footprints, mass and typologies) that meets the policies and site standards of the Activity Area.
- ii. An arrangement of publicly accessible open space areas that can meet future needs and supports the built environment policies of the Zone.
 - a. Within AA C1, a civic focal space, adjacent to the Mainstreet should be identified, with a form that is suitable for a range of public gatherings and use.
 - b. Within AA C2, the location and form of open space areas, including open space that can provide for the passive neighbourhood recreational open space needs of residents and visitors in the Zone, should be identified.
 - iii. Indicative viewshafts that will be maintained in an appropriate manner that retains their role as continuous viewshafts with straight alignments, including consistent controls on fencing, structures and vegetation within the viewshaft area.
 - iv. Sufficient provision is made to accommodate future infrastructure needs, taking into account demands from adjacent sites and Activity Areas, including:

- a. on-site soakage and overland flow paths for rainfall events that exceed the capacity of the piped network. In AA C1 these soakage areas may be pits and chambers overlain by hard surfaces, while in AA C2 there may be a mix of permeable areas and engineered soakage areas.
- b. Water and wastewater networks and space for other utilities.

Assessment Matters for subdivision in Activity Areas D, E1 and E2:

- a. The assessment matters in Rule 15.2.6 to 15.2.18
 - b. The identification of cycleway / pedestrian walkways, including a through-site link from Activity Area C2 through to E2 to the western side of the Eastern Access Road, and alignment with any pedestrian crossing over the Eastern Access Road.
 - c. The EAR shall be designed to a minimum standard classification of Primary Street: Arterial as defined in NZS 4404: 2004. The legal road reserve width will need to provide for landscaping and multi-use (pedestrian, cycle and vehicles).
 - d. Vehicle access points onto the EAR should be limited to one per 50m of frontage. Joint use of crossing points by lots is expected.
- (x) **Within the Northlake Special Zone** – 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.
 - (xi) **Within the Northlake Special Zone** any subdivision shall be a **Restricted Discretionary Activity** with the Council's discretion 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.
- (xii) **In the Queenstown town Centre Lakeview sub-zone** any subdivision which is not in general accordance with Figure 2: Lakeview sub-zone Structure Plan (and any departures from the Structure Plan provided for in site standard 10.6.5.1(xiii)).

Advice Note: Figure 2: Figure 2: Lakeview sub-zone Structure Plan is located in Section 10 Town Centres Rules.

- (xiii) **In the Ballantyne Road Low Density Residential Zone**, landscaping and earthworks within areas shown as '15 metre wide No Building Area' on Planning Map 23 and in **Figure 15.2 Ballantyne Road Low Density Residential Zone Structure Plan**, with discretion restricted with respect to the following matters:
- (a) Clarify the use of the space and for this to be designed/ planted accordingly;
 - (b) Identify the range of plant species proposed, including evergreen species where year-round screening of the development is required;
 - (c) Outline the long term ownership, management, and maintenance regime for the open spaces;
 - (d) The Council expects the mounding and planting to provide effective mitigation in respect of visual amenity and be in general accordance with **Figure 15. 3 Ballantyne Road Low Density Residential Zone Mounding Plan Cross Section**. To achieve this Council expects either:
 - a. combination of naturalistic mounding and predominantly evergreen planting;
 - b. minimum 15 metre strip of dense predominantly evergreen planting is required in order to provide effective mitigation.
 - c. Whether and to what extent the earthworks on the open space areas will, together with landscaping, contribute to effective screening of the future subdivision and development when viewed from public and private places, particularly when viewed from Riverbank Road.

- (xiv) Within the **R(HD) and R(HD_SH) Activity Areas of the Hanley Downs** area of the Jacks Point Resort Zone , all subdivision shall be a restricted discretionary activity, where the Council's discretion is restricted to:
- (a) The matters of discretion specified in Rules 15.2.6 to 15.2.18.
 - (b) Consistency with the Structure Plan, including the provision of Public Access Routes, Primary Road Access, Secondary Road Access and Key Road Connections.
 - (c) The provision of access to the State Highway through the intersection of Woolshed Road (Rule 12.2.5.1(iv)).
 - (d) Diversity of lot sizes and density.
- (xv) Within the R(HD) Activity Areas of the Jacks Point Resort Zone, the Council reserves discretion over those matters listed in (ix) above, and the following:
- (a) The development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area.
 - (b) Mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu.
 - (c) Road and street designs.
 - (d) The location and suitability of proposed open spaces
 - (e) Commitments to remove wilding trees
 - (f) Any appropriate legal mechanism required to secure control over future built development on sites smaller than 550m2 created pursuant to Rule 15.2.6.2(i)(b).

- (xvi) Within the R(HD-SH) Activity Areas of the Jacks Point Resort Zone the Council reserves discretion over those matters listed in (ix) above, and the following:
- (a) The visual effects of subdivision and development on landscape and amenity values as viewed from State Highway 6.
 - (b) The location of building platforms within Activity Area R(HD-SH) – 2 with respect to the mitigation of flood hazard risk.
 - (c) The provision of a flood hazard mitigation bund alongside Activity Area R(HD-SH) – 2.
 - (d) Whether State Highway mitigation approved under Rule 12.2.3.2ix(b) has been implemented.

15.2.3.4 Non-Complying Subdivision Activities

- (i) Any subdivision which does not comply with any one or more of the Zone Subdivision Standards shall be a **Non-Complying Subdivision Activity**.
- (ii) The further subdivision of any allotment, including balances, that had previously been used to calculate the average allotment size under Rule 15.2.6.3(ii).
- (iii) The subdivision of a residential flat from a residential unit.
- (iv) Any subdivision within an Open Space Zone, further to the subdivision pursuant to 15.2.3.2 (ii).
- (v) **Peninsula Bay**
 - (a) Any subdivision within the Low Density Residential Zone of Peninsula Bay prior to the establishment of the Open Space Zone and public access easements throughout the Open Space Zone pursuant to a subdivision approved under Rule 15.2.3.2.(ii).
 - (b) Any subdivision and development in the area covered by the Peninsula Bay North Structure Plan, as shown in Figure 15.5, that is not in accordance with that structure plan.

- (vi) **Kirimoko Block**
Any subdivision that is not in general accordance with the location of the principal roading and reserve network contained with the Kirimoko Structure Plan shown on Page 7-59 shall be a Non-complying Activity.
- (vii) Any subdivision of land zoned Low Density Residential Zone on the Kirimoko Block prior to a walkway being constructed to QLDC Standards from Aubrey Road to Peninsula Bay and an easement in gross for such a walkway being registered against all servient titles.
- (viii) Kirimoko Block – Wanaka: Any subdivision of land zoned Rural General proposed to create a lot entirely within the Rural General Zone, to be held in a separate certificate of title.
- (ix) Kirimoko Block – Wanaka: Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP 304817 (and any title derived therefrom) that creates more than one lot which has included in its legal boundary land zoned Rural General.
- (x) In the Ballantyne Road Mixed Use Zone subdivision shall be a **Non-complying** Activity when it is not in accordance with an Outline Development Plan approved pursuant to Rule 12.24.3.2 i

If none of these rules (vi – ix) are offended by the subdivision proposal then it is restricted discretionary in accordance with Rule 15.2.3.3 (vii)

- (xi) **The Three Parks Zone** - Any subdivision which is not in accordance with an approved Outline Development Plan or Comprehensive Development Plan.

Note: The intention of this rule is to ensure that an Outline Development Plan or Comprehensive Development Plan is submitted and approved prior to a subdivision consent being applied for.

- (xii) **The Three Parks Zone** – Any subdivision which is not in accordance with the Three Parks Structure Plan, unless a variation has been expressly approved as part of a subsequent, more detailed ODP or CDP, except that:



- i All, subzone boundaries, and key connection points shown as 'fixed' on the Three Parks Structure Plan may be moved up to 20 metres and all collector roads shown on the Three Parks Structure Plan may be moved up to 50 metres in any direction in order to enable more practical construction or improved layouts and/ or to allow for minor inaccuracies in the plan drafting; and
- ii All roads and other elements shown as 'indicative' on the Three Parks Structure Plan may be moved or varied provided they are generally in accordance with and achieve the Three Parks Structure Plan and the relevant objectives and policies.
- iii All Open Spaces shown on the Three Parks Structure Plan may be moved or varied provided they are generally in the same location; are of the same or greater scale; provide the same or an improved level of landscape mitigation (particularly in respect of ensuring a green buffer from SH 84); and provide the same or an improved level of functionality.

Note: For the avoidance of doubt, an Outline Development Plan or Comprehensive Development Plan which in any way obstructs or does not specifically provide for the roading connections to land or roads adjoining the zone, in the manner shown on the Three Parks Structure Plan will be processed as a non complying activity.

- (xiii) **The Three Parks Zone** – Any subdivision of the Open Space areas shown on the Three Parks Structure Plan or approved by an Outline Development Plan or Comprehensive Development Plan.
- (xiv) **The Three Parks Zone** – Any subdivision within the Deferred Urban subzone.
- (xv) **Industrial B Zone** – Any subdivision that is not in accordance with the relevant Structure Plan unless a variation has been expressly approved as part of a subsequent, more detailed Outline Development Plan, except that:
 - (a) Any fixed connection points shown on the relevant Structure Plan may be moved up to 20 metres

- (b) Any fixed roads shown on the relevant Structure Plan may be moved up to 50 metres in any direction in order to enable more practical construction or improved layouts and/ or to allow for minor inaccuracies in the plan drafting.
- (c) The boundaries of any fixed open spaces shown on the relevant Structure Plan may be moved up to 5 metres.
- (d) All indicative roads and any other elements shown as 'indicative' on the relevant Structure Plan may be moved or varied provided they are generally in accordance with and achieve the relevant Structure Plan and the relevant objectives and policies.
- (e) Where a boundary (or boundaries) has been expressly approved as part of a subsequent, more detailed ODP, then that subsequent boundary (or boundaries) shall take precedence over that shown in the relevant Structure Plan.

Note: An ODP that in any way obstructs or does not specifically provide for the roading connections to land or roads adjoining the zone, in the manner shown on the Structure Plan will be processed as a non complying activity.

- (xvi) **Industrial B Zone** - Any subdivision that is not in accordance with an approved Outline Development Plan (ODP).

Note: The intention of this rule is to ensure that an ODP is submitted and approved prior to a subdivision consent being applied for.

- (xvii) **Industrial B Zone** – Any subdivision of the open space areas shown on the Connell Terrace Precinct Structure Plan prior to 70% of the western boundary planting in combination with the mounding having reached a minimum combined height of 6 metres and a continuous screen in the horizontal plane.

- (xviii) In the Rural Living Activity Areas of the **Arrowtown South Special Zone** subdivision which results in lots that contain neither an existing or approved residential unit, nor a residential building platform (as identified on the Arrowtown South Structure Plan, or approved by rule 12.32.3.3 (i) shall be a non-complying activity except where the subdivision is for purposes of boundary adjustment, access formation or

to create lots to be managed by the body corporate responsible for landscape management and ecological restoration.

- (xvii) Industrial B Zone – Any subdivision of the open space areas, including for the creation of Road 3, shown on Figure 15.2. Ballantyne Road Low Density Residential Zone Structure Plan and Figure 15.4 **Ballantyne Road Industrial B Zone and Open Space Structure Plan** prior to 100 per cent of the planting in combination with the mounding having been implemented.
- (xix) Any subdivision of the land contained within Figure 15.2. **Ballantyne Road Low Density Residential Zone Structure Plan** prior to 100 per cent of the landscaping and earthworks within the area shown as the '15 metre wide No Building Area' having been implemented.

15.2.3.5 Prohibited Subdivision Activities

- (i) Subdivision within Activity Area 7a of the Mount Cardrona Station Special Zone

15.2.3.6 Assessment Matters for Resource Consents

- (i) The assessment matters to which the Council will have regard in relation to Controlled Subdivision Activities, and Discretionary Subdivision Activities where the exercise of the Council's discretion is limited to a particular matter(s), are specified in Subdivision Rules 15.2.6 to 15.2.21.
- (ii) In considering whether or not to grant consent or impose conditions in respect to Discretionary Subdivision Activities specified in Rule 15.2.3.3 above, where the exercise of the Council's discretion is not limited, the Council shall have regard to, but not be limited by, the following assessment matters:
 - (a) **Subdivision of Areas of Significant Indigenous Vegetation, Heritage Items and Archaeological Sites**
 - (i) The effect of the subdivision on the character of the conservation area, heritage item or archaeological site and its environs, its important values, the reasons for its listing, and the ability of the public to enjoy and appreciate its features, where appropriate.

- (ii) Whether the subdivision enables identification and protection of areas containing nature conservation values.
- (iii) Whether the lot size and dimensions are sufficient and appropriate to provide protection to the area, item or site.
- (iv) Whether the subdivision enables or enhances the retention of the essential character and values of the area, item or site, including any proposed preservation programme.
- (v) Whether the subdivision will allow development on, or use of, the site without adversely affecting the character and values of the area, item or site and its environs.
- (vi) Any need to restrict the location or bulk of future buildings on the lot.

(b) Subdivisions of Land in the Rural General, Rural Lifestyle, Gibbston Character, Bendemeer Zones the Rural Residential area at the north of Lake Hayes, and the Quail Rise Zone (Activity Area R2)

- (i) The extent to which subdivision, the location of Residential Building Platforms and proposed development maintains and enhances:
 - (a) rural character
 - (b) landscape values
 - (c) heritage values
 - (d) visual amenity
 - (e) life supporting capacity of soils, vegetation and water
 - (f) infrastructure, traffic access and safety
 - (g) public access to and along lakes and rivers
- (ii) The extent to which subdivision, the location of residential building platforms and proposed development may adversely affect adjoining land uses.
- (iii) The extent to which subdivision, the location of residential building platforms and proposed development may be serviced by a potable water supply, reticulated sewerage or on-site sewage disposal within the lot, telecommunications and electricity.



- (iv) The extent to which subdivision, the location of residential building platforms and proposed redevelopment may be adversely affected by natural hazards or exacerbate a natural hazard situation, particularly within the Rural Lifestyle Zone at Makarora.

Also refer to Part 15.2.10.1.

- (v) Consideration of the long term development of the entire property.
- (vi) Whether the subdivision will result in the loss of the life supporting capacity of soils.
- (vii) In the Bendemeer Special Zone the extent to which subdivision, the location of Residential Building Platforms and proposed development maintains and does not compromise the ice sculptured legibility of the land within the zone particularly when viewed from State Highway 6 to the south of the zone, Morven Ferry and Arrow Junction Roads and any other public places to the south, excluding the Crown Range Road.
- (viii) Subdivision and location of residential building platforms in R2 (Design Urban Edge) Activity Area of the Quail Rise Zone – Controlled Activity

In considering the subdivision design of the R2 (Design Urban Edge) Activity Area the Council shall consider:

- a. The location of residential building platforms in positions where future houses will not be visible from State Highway 6. In determining this the Council shall take into account the deferment of residential development within the R2 (Design Urban Edge) Activity Area for five years from the completion of the landscaping works in the G (Design Urban Edge) Activity Area to allow growth in the vegetation screening;
- b. Structure landscaping work within the R2 (Design Urban Edge) Activity Area to compliment the purpose of the G (Design Urban Edge) Activity Area landscaping work, including the protection of any existing trees proposed landscaping and earthworks;

- c. Street lighting designed to avoid any potential effects of street lighting when viewed from State Highway 6 by means of design, location and height of such street lighting;

- d. The need for covenants or consent notices on the resultant titles as follows:

- (i) Acknowledging that the purpose of landscaping work within the G (Design Urban Edge) and R2 (Design Urban Edge) Activity Area is to make buildings within the R2 (Design Urban Edge) Activity Area not visible from SH 6; and
- (ii) Prohibiting and future landowner from making complaints, request or resource consent applications to the Council for the topping or removal of vegetation from the G (Design Urban Edge) Activity Area.

- (ix) In considering the appropriateness of the form and density of development in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:

- a. whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly-held open space (ie. open space held in one title whether jointly or otherwise).
- b. whether and to what extent development is concentrated/clustered in areas with a high potential to absorb development while retaining areas which are more sensitive in their natural state.

- (x) In considering whether or not to grant consent or impose conditions in respect of subdivision and the location of residential building platforms in the Rural General Zone, the Council shall apply Rules 5.4.1 and 5.4.2.1 and shall have regard to, but not be limited to, the relevant assessment matters in Rules 5.4.2.2 and 5.4.2.3

(c) Gibbston Character Zone – Assessment Matters

A) Effects on Gibbston Valley's character

In considering whether the adverse effects (including potential effects of the eventual construction and use of buildings and associated spaces) on Gibbston Valley's character are avoided, remedied or mitigated, the following matters shall be taken into account:

- (i) where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and the extent to which the visual effects of the development proposed will compromise any open character of the adjacent Outstanding Natural Landscape or Feature;
- (ii) whether the scale and nature of the development will compromise the productive potential, amenity or character of the surrounding Gibbston Valley;
- (iii) whether the development will degrade the amenity or character of the surrounding Gibbston Valley by causing over-domestication of the landscape.

B) Visibility of development

In considering whether the development will result in a loss of the viticultural or arcadian pastoral character of the landscape the Council shall have regard to whether and the extent to which:

- (i) the proposed development is highly visible when viewed from any public roads and other public places which are frequented by the public, or is visible from SH6;
- (ii) development which is highly visible or visible pursuant to (i) above is appropriate within Gibbston Valley;
- (iii) the proposed development is likely to be visually prominent such that it dominates or detracts from views otherwise characterised by viticultural or cultural landscapes.
- (iv) there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from the existing natural topography;

(v) the subject site and wider visual amenity landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;

(vi) any residential building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;

(vii) any proposed roads, earthworks and landscaping will change the line of the landscape or affect the viticultural landscape particularly with respect to elements which are inconsistent with the existing natural topography;

(viii) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units.

C) Rural Amenities

In considering the potential effect of the proposed development on rural amenities, the following matters shall be taken into account:

(i) whether the proposed development maintains adequate and appropriate visual access to open space and views across Arcadian pastoral landscape from SH6 and other public places; and from adjacent land where views are sought to be maintained;

(ii) whether the proposed development compromises the ability to undertake viticultural activities on surrounding land;

(iii) whether the proposed development is likely to require infrastructure consistent with urban landscapes such as street lighting, curb and channelling and impervious surfaces other than roads, particularly in relation to SH6 frontages;

(iv) whether landscaping, including fencing and entrance ways, are consistent with traditional rural elements, particularly where they front SH6.

D) Form and Density of Development



In considering the appropriateness of the form and density of development the following matters shall be taken into account:

- (i) whether and to what extent there is the opportunity to utilise existing natural topography to ensure that the development is located where it is not highly visible when viewed from any public roads and other public places frequented by the public, or visible from SH6.
- (ii) whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly-held open space (ie. open space held in one title whether jointly or otherwise).
- (iii) whether and to what extent development is concentrated in areas with a high potential to absorb development while retaining areas which are more sensitive in their natural state;
- (iv) whether and to what extent the proposed development, if it is visible, does not introduce densities which reflect those characteristic of urban areas.

E) Cumulative Effects of Development on the Landscape

In considering whether and the extent to which the granting of the consent may give rise to adverse cumulative adverse effects on the viticultural or Arcadian pastoral character of the landscape with particular regard to the inappropriate domestication of the landscape, the following matters shall be taken into account:

- (i) the assessment matters detailed in (a) to (d) above;
- (ii) the nature and extent of existing development within the vicinity or locality;
- (iii) whether the proposed development is likely to lead to further degradation or domestication of the landscape such that the

existing development and/or land use represents a threshold with respect to the vicinity's ability to absorb further change;

- (iv) whether further development as proposed will visually compromise the existing viticultural and Arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects;
- (v) whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).

Note: For the purposes of this assessment matter the term "vicinity" generally means an area of land containing the site subject to the application plus adjoining or surrounding land (whether or not in the same ownership) contained within the same view or vista as viewed from:

- State Highway 6, or
- from any other public roads or public place frequented by the public and which is readily visible from that other public road or public place; or
- from adjacent or nearby residences.

The "vicinity or locality" to be assessed for cumulative effect will vary in size with the scale of the landscape i.e. when viewed from the road, this "vicinity", will generally be 1.1 kilometre in either direction.

(d) Northlake Special Zone – Assessment Matters

- (i) In considering whether to grant consent for subdivision in accordance with Rule 15.2.3.3(x) the Council shall have regard to, but not be limited by, the following assessment matter:
 - (a) The extent to which the proposed subdivision may preclude or adversely affect the integrated planning and development,

development and approval of any of Activity Areas B1 to B5, C1 to C4 and D1.

15.2.4 Developments

15.2.4.1 General Provisions

- (i) The following rules apply only to the Hydro Generation Sub-Zone.
- (ii) In considering any resource consent application in relation to financial contributions, Rule 15.2.5 shall apply.

15.2.4.2 Activities

The following shall be **Controlled Activities**. The matters in respect of which the Council has reserved control are listed with each activity.

- (i) Development within the Hydro Generation Zone. Council's control shall be limited to matters specified in 15.2.5.

15.2.4.3 Assessment Matters for Resource Consents

In considering whether or not to impose conditions in respect to developments in the Hydro Generation Zone, the Council shall have regard to, but not be limited by, the assessment matters for subdivision consent relating to water supply, stormwater disposal, sewage treatment and disposal, trade waste disposal, energy supply and telecommunications, property access, open space and recreation (as specified in the relevant subdivision standard) as though the application for the development was for a subdivision activity.

In addition, the Council may take into account any provision made as part of an application for a development to provide or include any of the items set out in Clause 15.2.4.2 (i) and (ii) above.

15.2.5 Financial Contributions

15.2.5.1 Purpose

The Local Government Act 2002 provides the Council with an avenue to recover growth related capital expenditure from subdivision and development via the imposition of development contributions. The Council has now formulated a development contribution policy as part of its Long Term Community Plan and actively imposes development contributions via this process.

The rules in this section of the plan are therefore limited to the imposition of a financial contribution as a condition of a resource consent for a development as follows:

- (a) In relation to a development within the Hydro Generation Zones.

The Council acknowledges that Millbrook Country Club has already paid financial contributions for water and sewerage for demand up to a peak of 5000 people. The 5000 people is made up of hotel guests, day staff, visitors and residents. Should demand exceed this then further development contributions will be levied under the Local Government Act 2002.

15.2.5.2 Financial Contributions for Open Space and Recreation - Developments

i Hydro Generation Activities

Purpose

A financial contribution may be included as a condition of a resource consent for any other development for the purposes of providing land and/or facilities for open space, recreation and public amenity within the Hydro Generation Zone.

Form

- (a) Payment of money
- (b) Land
- (c) Any combination of the above.

Maximum Contribution for Hydro Generation Activities



0.5% of the value of the development once that value exceeds \$5,000,000.00

Value of Development

The value of development shall be the cost of the development at the date on which the resource consent is granted, and shall include the cost of all improvements forming part of the development but not include the value of the site of the proposed development.

ii Credit

If, preceding the lodging of the application for a resource consent for any development, any payment in respect of the subdivision of the land comprising the site of the proposed development has been made to the Council for the purposes of providing land and/or facilities for open space and recreation, the amount of that payment shall be deducted from the maximum amount payable.

15.2.5.3 General Provisions - Financial Contributions for Open Space and Recreation (Hydro Generation Zone only)

- (i) These provisions shall apply to all financial contributions made for the purposes of open space and recreation on subdivision or development within the Hydro Generation Zone.
- (ii) All financial contributions shall be GST inclusive.
- (iii) Where the financial contribution is or includes a payment of money, the Council may specify in the condition:
 - (a) The amount to be paid by the consent holder or the method by which the amount of the payment shall be determined;
 - (b) How payment is to be made, including whether payment is to be made by instalments;
 - (c) When payment shall be made;

- (d) Whether the amount of the payment is to bear interest and if so, the rate of interest;
 - (e) If the amount of the payment is to be adjusted to take account of inflation and if so, how the amount is to be adjusted;
 - (f) Whether there are any penalties to be imposed for default in payment and if so, the amount of the penalty or formula by which the penalty is to be calculated.
- (iv) Whether financial contribution is or includes land, the value of the land shall be determined by the Council. In granting a consent the Council shall in its decision give reasons for its assessment of the value of the land.
 - (v) Whether financial contribution is or includes land, the Council may specify:
 - (a) The location and area of the land;
 - (b) When and how the land is to be transferred to or vested in the Council.
 - (vi) The Council may require a bond to be given for the performance of any condition requiring that a financial contribution be made. The value of the bond will be a maximum of 200% of the cost of the financial contribution, depending on the length of time the bond is to be in place and according to the nature of the proposal for which the bond is required to secure.

15.2.6 Lot Sizes, Averages and Dimensions

15.2.6.1 Controlled Subdivision Activities - Lot Sizes and Dimensions

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Subdivision Standards, is a

Controlled Subdivision Activity, with the Council reserving control in respect of the following:

- i Lot sizes and dimensions for subdivisions of land in the Town Centre, Corner Shopping Centre, Remarkables Park, Resort and Visitor Zones.
- ii Sizes and dimensions of lots for access, utilities, reserves and roads.
- iii There will be no minimum lot sizes or areas for hydro development activities and subdivision.

15.2.6.2 Site Subdivision Standards - Lot Sizes and Dimensions

Except where specified as a Non-Complying Subdivision Activity in Rule 15.2.3.4, any subdivision of land which complies with all of the Zone Subdivision Standards, but does not comply with any one or more of the following Site Subdivision Standards shall be a **Discretionary Subdivision Activity**, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

i Lot Sizes

- (a) No lots to be created by subdivision, including balance lots, shall have a net area less than the minimum specified for each zone in the Table below, except as provided for in 15.2.6.3 (c), (d), and (e) below.

Zone	Minimum Lot Area
Hydro Generation	20 hectares

- (b) The minimum lot size for subdivision within the Residential (Hanley Downs) Activity Area (R(HD) and R(HD-SH) of the Jacks Point Resort Zone shall be 550m².

ii Lot Dimensions

The dimensions of all lots created by subdivision in the following zones, other than lots for access, utilities, reserves and roads, shall be such that they can accommodate a square of the dimensions specified below:

Residential and Township Zones	15m x 15m
Rural-Residential Zone	30m x 30m

iii Certification of Allotments

Applications for certification of allotments on an existing Survey Plan pursuant to section 226(1)(e)(ii) of the Act are to be in accordance with the requirements of the District Plan. Allotments for certification are required to have all services to the boundary and roading as if the allotment were of a subdivision application. All title boundaries to be created by certification that are within proximity to structures must not create a non-complying structure in accordance with the Building Act 1991 or a non-complying activity in accordance with the District Plan.

iv Lot Averages

- (a) The total lots to be created by subdivision, including balance lots, shall not be less than the average specified for each zone:

Zone	Average
Rural Residential at the North end of Lake Hayes	8000m ²
Shotover Country Special Zone - Activity Areas 1a – 1e	750 m ²

- (b) For the purposes of calculating any average, the following three titles at the north of Lake Hayes shall include the area previously taken from those titles (at their southern end) as a Wildlife Management Reserve, as described below:

Legal Description of land owned	Land taken from these lots as Wildlife Management Reserve
Lot 1 DP 27445	Lot 4 DP 15096
Lot 1 DP 26803 Lot 2 DP 26803	Lot 5 DP 15096



- (c) The total lots to be created by subdivision, other than lots for access, utilities, reserves and roads, shall not be greater than the average specified for each zone

Zone	Average
Quail Rise Zone Activity Area R1	1500m ²

- (d) In the R(HD) and R(HD-SH) Activity Areas of the Hanley Downs area of the Jacks Point Resort Zone, subdivisions shall comply with the density requirements set-out in Rule 12.2.5.2xviii.

v Boundary Planting – Rural Residential sub-zone at Bobs Cove

Within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and
Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected.

vi Shotover Country Special Zone – Park and Ride Facility

Areas developed as part of any park and ride facility shall vest in Council as Local Purpose Reserve (car parking).

vii Hanley Downs Structure Plan

In that part of the Jacks Point Resort Zone covered by the Hanley Downs Structure Plan, subdivision shall be in general accordance with the Hanley Downs Structure Plan. For the purposes of interpreting this rule, the following shall apply:

- (a) A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and its intersection with State Highway 6, shall be acceptable

- (b) Trails and secondary roads may be otherwise located and follow different alignments provided that alignment enables a similar journey

- (c) Subdivision shall facilitate a road connection at all Key Road Connections shown on the Hanley Downs Structure Plan which will enable vehicular access to roads which connect with the Primary Road, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable.

- (d) Open Space Areas are shown indicatively, with their exact location and dimensions to be established through the subdivision process.

15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions

Any subdivision of land that does not comply with any one or more of the following Zone Standards shall be a **Non-Complying Subdivision Activity**.

i Lot Sizes

- (a) No lots to be created by subdivision, including balance lots, shall have a net area less than the minimum specified for each zone in the Table below, **except** as provided for in (c), (d) and (e) below.

Zone	Minimum Lot Area
Rural Residential (excluding Rural Residential sub-zone at Bob's Cove)	4000m ²
Rural Residential at Bob's Cove sub-zone	No minimum – Controlled Activity Provided the total lots to be created by subdivision (including the balance of the site within the zone) shall have an average of at least 4000m ²
In the Ferry Hill Rural Residential sub-zone	4000m ² – with up to a maximum of 17 rural residential allotments
Rural General	No minimum discretionary activity

Hydro Generation	No minimum – Controlled Activity
Gibbston Character	No Minimum – Discretionary Activity
Rural-Lifestyle	In all Rural Lifestyle Zones (except the Makarora Rural Lifestyle Zone): 1 ha provided that the total lots to be created by subdivision (including balance of the site within the zone) shall not have an average less than 2 hectares In the Makarora Rural Lifestyle Zone the total lots to be created by subdivision (including balance of the site within the zone) shall not have an average less than 2 hectares.
Resort (excluding the R(HD) and R(HD-SH) Activity Areas of the Jacks Point Resort Zone)	No Minimum – Controlled Activity
Rural Visitor	No Minimum – Controlled Activity
Remarkables Park	Activity Area 1 600m ² Activity Areas 2a-8 – No Minimum controlled activity
Low Density Residential	Arthurs Point 800m ² Queenstown Heights Area 1500m ² Wanaka 700m ² Elsewhere 600m ²
High Density Residential	450m ²
Residential Arrowtown (Historic)	800m ²
Frankton Flats Special Zone	No minimum – Controlled Activity
Deferred Rural Lifestyle A and B	No minimum, but each of the two parts of the zone identified on the planning map shall contain no more than two allotments.
Deferred Rural Lifestyle (Buffer)	The land in this zone shall be held in a single allotment
Frankton Flats Special Zone (B) – Activity Area D	3000m ²
Frankton Flats Special Zone (B) – Activity Areas A, C1, C2, E1, E2	No minimum
Northlake Special Zone	Activity Areas A & C4 4000m ²

	Activity Area C1	1200m ²
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Note: In the Deferred Rural Lifestyle zones, deferment will be lifted at the point when a separate allotment for the Rural Lifestyle (Buffer) zone has been created. During the deferment, the rules of the Rural General zone shall apply, except that the creation of the allotment to form the buffer zone shown on the planning maps is a controlled activity.

Zone	Minimum Lot Area
The Townships:	
Kingston	800m ²
Glenorchy	800m ²
Lake Hawea	800m ²
Luggate	800m ²
Kinloch	800m ²
Makarora	1000m ²
Albert Town	800m ²
Riverside Stage 6 Subzone A	<ul style="list-style-type: none"> 50-55% of lots will be developed to a minimum area of 400m² Average lot size: 600m² Maximum lot size: 800m²
Riverside Stage 6 Subzone B	<ul style="list-style-type: none"> Average lot size: 800m² (minimum 700m², maximum 1000m²)
Riverside Stage 6 Subzone C	<ul style="list-style-type: none"> Minimum 1,000m², maximum 2000m²
Penrith Park	Activity Area 1 3000m ² Activity Area 2 1000m ²
Bendemeer	Activity Area 1 1500m ² Activity Area 2 2000m ² Activity Area 3 2500m ² Activity Area 4 3000m ² Activity Area 5 4000m ² Activity Area 6 6000m ² Activity Area 7 7000m ² Activity Area 8 50000m ² Activity Area 9 17500m ² Activity Area 10 7500m ²

	Activity Area 11 20 hectares
Queenstown Town Centre – including: <ul style="list-style-type: none"> • The Lakeview sub-zone; • The Isle Street sub-zones (West and East) 	No Minimum – Controlled Activity

Zone	Minimum Lot Area
Arrowtown South Special Zone	Activity Area - Residential 600m ²
	Activity Area – Rural Living 1,500 m ² provided that the total lots to be created by subdivision for building platforms within the Arrowtown South Special Zone shall not have an average less than 4,000m ²
	Activity Area - Open Space No Minimum

Note: Also refer to Rules 12.32.3.2 (i), (ii) and (iii)

Zone	Minimum Lot Area
Quail Rise	Activity Area G,R, R1, R2 and R2 (Design Urban Edge) and R2 (A)-(D) – no minimum Activity Area RR 4000m ²
Wanaka Town Centre	No Minimum – Controlled Activity
Arrowtown Town Centre	No Minimum – Controlled Activity
Business	200m ²
Industrial	200m ²

Zone	Minimum Lot Area
Three Parks	
LDR (Three Parks)	No minimum – controlled activity
MDR subzone (Three Parks)	No minimum – controlled activity
Commercial Core (Three	No minimum – controlled activity

Parks) –	
Business (Three Parks) –	1000 m ² ; Except that the minimum lot size shall be 200m ² where the subdivision is part of a complying combined land use/ subdivision consent application or where each lot to be created, and the original lot, all contain at least one business unit.
Tourism and Community Facilities subzone (Three Parks)	2000 m ² <i>The purpose of this rule is to encourage comprehensive, large lot developments.</i>
Shotover Country Special Zone	Activity Area 1a - 1e 500 m ² Activity Area 2a 300 m ² Activity Area 2b and 2c 450 m ² Activity Area 3 450 m ² Activity Area 4 2500 m ² Activity Area 5a - 5e No minimum

No minimum allotment size shall apply in the Low and High Density Residential Zones and the Shotover Country Special Zone where each allotment to be created, and the original allotment, all contain at least one residential unit.

Zone	Minimum Lot Area
Ballantyne Road Mixed Use Zone	Activity Area C – 3000m ² Activity Area D – 1000m ² All other Activity Areas - No minimum lot size. All subdivision shall be in accordance with an Outline Development Plan approved pursuant to Rule 12.24.3.2 i.

Subdivisions in all Activity Areas must result in lots capable of accommodating buildings and uses in accordance with the permitted and controlled activity rules and site and zone standards for the particular zone in which the site(s) is located, and the requirements of Section 14 – Transport.

The following minimum and maximum allotment sizes shall apply within the Kingston Village Special Zone:

Zone	Minimum Lot Area
Kingston Village Special Zone	Activity Area 1a: Minimum 350m ² maximum 500m ²
	Activity Area 1b: Minimum 450m ² Maximum 700m ²
	Activity Area 1c: Minimum 700m ²
	Activity Area 2, 3 and 4: No minimum

Within the Kingston Village Special Zone all subdivision will be undertaken in general accordance with the Kingston Village Special Zone Structure Plan.

- (i) No minimum allotment size shall apply in Activity Area 1(a) of the Kingston Village Special Zone where the subdivision is lodged concurrently with and is for the purposes of comprehensive housing or a retirement village undertaken pursuant to discretionary activity 12.28.3.3(vi)
- (ii) Bulk Title
Within the Kingston Village Special Zone, the maximum lot size shall not apply where:
- the proposed lot size is greater than 1000m²; and
 - the subdivision application identifies how it will achieve the lot sizes and framework of the Kingston Village Special Zone Structure Plan, in particular, how the above minimum and maximum lot sizes can be achieved at a later stage (i.e. the next subdivision); and
 - The road layout of the Road Layout Plan within the Kingston Village Special Zone Subdivision Guidelines (2010) is achieved.

Zone	Minimum Lot Area
Mount Cardrona Station Special Zone	Activity Area 1 - No minimum
	Activity Area 2a - 200m ²
	Activity Area 2b - 250m ²
	Activity Area 3 - 500m ²
	Activity Area 4 - 1000m ²
	Activity Area 5a and 5b- No minimum
	Activity Area 6 - No minimum
Activity Area 7 - No minimum	

Except:

In the Mount Cardrona Station Special Zone:

- (i) No minimum allotment size shall apply in Activity Area 2a and 2b where each allotment to be created and the original allotment all contain at least one residential unit. This exclusion shall not apply where any of the lots to be created contains only a secondary unit.
NB: For the purposes of this Rule, the term residential unit does not include secondary unit.
- (ii) Activity Area 3, 3a and 3b shall have a minimum allotment size of 500m², except where a comprehensive subdivision plan creating more than 5 allotments is lodged, in which case the average allotment size shall be 500m², with a minimum of 400m².

Zone	Minimum Lot Area
Industrial B Zone	1000 m ² ; Except that the minimum lot size shall be 200m ² where the subdivision is part of a complying combined land use/ subdivision consent application or where each lot to be created, and the original lot, all contain at least one business unit.

(b) Boundary Adjustments

Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:

- the building platform is retained.
- no additional separately saleable lots are created.
- the areas of the resultant lots comply with the minimum lot size requirement for the zone.



Note: This standard does not apply to the Rural General zone. Refer to Rule (bb) below.

(bb) Boundary Adjustments - Rural General Zone

The standards for lot sizes for allotments created by boundary adjustment in the Rural General Zone are:

- (i) each of the existing lots must have a separate Certificate of Title.
- (ii) Any approved residential building platform must be retained in its approved location; and
- (iii) No new residential building platforms shall be identified and approved as part of the boundary adjustment; and
- (iv) There must be no change in the number of residential building platforms or residential buildings per lot; and
- (v) There must be no change in the number of non-residential buildings per lot; and
- (vi) The adjusted boundaries must not create non-compliance with any Part 5 Rural General Zone site and zone standards;
- (vii) No additional saleable lots shall be created.

(c) The standards for lot sizes for allotments created by boundary adjustment in the Rural General Zone are:

- (i) each of the existing lots must have a separate Certificate of Title.
- (ii) Any approved residential building platform must be retained in its approved location; and
- (iii) No new residential building platforms shall be identified and approved as part of the boundary adjustment; and
- (iv) There must be no change in the number of residential building platforms or residential buildings per lot; and

(v) There must be no change in the number of non-residential buildings per lot; and

(vi) The adjusted boundaries must not create non-compliance with any Part 5 Rural General Zone site and zone standards;

(vii) No additional saleable lots shall be created.

(d) Access, Utilities, Roads and Reserves

Notwithstanding 15.2.6.2 and 15.2.6.3 i(a) above, there shall be no specified minimum lot sizes or dimensions in any zone for lots for access, utilities, roads and reserves.

(e) Savings as to Previous Approvals (Existing Use Rights)

Notwithstanding 15.2.6.2 and 15.2.6.3 i(a) above:

there shall be no minimum lot sizes or dimensions in any zone, for vacant shares of fee simple titles over which there is/are existing cross leases or company leases or for unit titles where a proposed unit development plan has been granted subdivision consent, provided all relevant rules applicable within the zone are complied with by the building(s) erected or to be erected on the respective cross lease, company lease or unit title; where a certificate of compliance has been issued for a building and that certificate has not lapsed, and where a lot is to be created after the erection of that building, or the subdivision and building consents are issued in conjunction, the minimum area of the lot shall be the area of the site of the building as approved by the certificate of compliance.

(f) Areas of Significant Indigenous Vegetation, Heritage Items and Archaeological Sites

Notwithstanding 15.2.6.2 and 15.2.6.3 i(a) above, there shall be no specified minimum lot sizes or dimensions in any zone for lots containing Areas of Outstanding Natural Conservation Value listed in Appendix 5 or Heritage Items or Archaeological Sites listed in Appendix 3, provided:

- (i) the area of the land contained within the lot shall only be that area sufficient for the protection of the listed area, site or item;
- (ii) any balance area of land, which does not conform with the requirements of 15.2.6.2 and 15.2.6.3 i(a) above, shall be amalgamated with land in an adjoining Certificate of Title;
- (iii) a certificate is provided to the Council from the Department of Conservation in the case of areas in Appendix 5 or the New Zealand Historic Places Trust in the case of sites or items in Appendix 3, certifying that the area, site or item is worthy of protection.

(g) Riverside Stage 6 – Albert Town

Any subdivision of the Riverside Stage 6 site at Albert Town shall include consent notice on each resultant certificate of title that requires:

- (i) adherence to the built form guidelines;
- (ii) adherence to insulation requirements; and
- (iii) restrictions on the use of solid fuel burners;
- (iv) for any habitable room within 80m of the State Highway 6 carriageway either:
 - adherence to building standard AS/NZS2107:2000, and provision of a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level; or
 - adherence to the requirements set out in the Noise Insulation Construction Schedule, table 1 in part 15.2.6.3(i)(g)

as contained within the Riverside Stage 6 Outline Development Master Plan approved pursuant to Rule 9.2.5.2(viii).

For the purpose of providing secondary rear access lanes the minimum width of any secondary rear access lane shall be 5m (min) and 6m (max).

Any subdivision of the Riverside Stage 6 site at Albert Town shall include a covenant on each resultant certificate of title within Subzone 'C' that prevents the further subdivision of these allotments.

Table 1: Noise insulation construction schedule

Building element	Minimum construction requirement	
External walls of habitable rooms	Stud walls: Exterior cladding	20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 50mm)*
	Cavity infill:	Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³) required in cavity for all external walls. Minimum 90mm wall cavity.
	Interior lining:	One layer of 12mm gypsum plasterboard. Where exterior walls have continuous cladding with a mass of greater than 25kg/m ² (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plaster board.
	Combined superficial density:	Minimum of not less than 25kg/m ² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 10kg/m ² on each side of structural elements.
	Mass walls	190mm concrete block, strapped and lined internally with 10mm gypsum plaster board, or 150mm concrete wall.
Glazed Areas of Habitable Rooms	Glazed areas up to 10% of floor area:	6mm glazing single float
	Glazed areas between 10% and 35% of floor area:	6mm laminated glazing
	Glazed areas greater than 35% of floor area:	Require a specialist acoustic report to show conformance with the insulation rule.
	Frames to be aluminium with compression seals	

Skillion Roof	Cladding:	0.5mm profiled steel or 6mm corrugated fibre cement, or membrane over 15mm thick ply, or concrete or clay tiles.
	Sarking: Frame:	17mm plywood (no gaps) Minimum 100mm gap with fibrous acoustic blanket (batts or similar of a mass of 9kg/m ³)
	Ceiling:	Two layers of 10mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³) Combined mass of cladding and lining of not less than 25kg/m ² with no less than 10kg.m ² on each side of structural elements.
	Combined superficial density:	
Pitched Roof (all roofs other than skillion roofs)	Cladding:	0.5mm profiled steel or tiles, or membrane over 15mm thick ply.
	Frame:	Timber truss with 100mm fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³) required for all ceilings. 12mm gypsum plaster board.
	Ceiling: Combined superficial density:	Combined mass with cladding and lining of not less than 25kg/m ²
Floor areas open to outside	Cladding:	Under-floor areas of non-concrete slab type floors exposed to external sound will require a cladding layer lining the underside of floor joists of not less than 12mm ply.
	Combined superficial density:	Floors to attain a combined mass not less than 25kg/m ² for the floor layer and any external cladding (excluding floor joists or bearers)
External Door to Habitable Rooms	Solid core door (min 25kg/m ²) with compression seals (where the door is exposed to exterior noise).	

Notes:

- * The table refers to common specifications for timber size. Nominal specifications may in some cases be slightly less than the common specifications stated in the schedule for timber size.
- In determining insulation performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the joining capping and guttering detail used in normal construction.

(h) Mount Cardrona Station Special Zone

- (i) A covenant shall be registered on the title of each allotment within the Zone in favour of the Council that requires that any building shall be assessed by the Mount Cardrona Station Design Review Board, and that the building shall be constructed in accordance with the terms of the Design Review Board's approval for that building.

Note:

The Design Review Board shall comprise of at least four members agreed by the Council and the developer and shall include persons qualified in the following professions:

- landscape architect
- architect
- resource management planner
- urban designer

When assessing the design of any building the Design Review Board shall be guided by the Mount Cardrona Station Design Guidelines dated September 2008.

- (ii) No allotments shall be created that transect the boundary between Activity Areas 1, 1a, 1b, 2a, 2b, 3, 3a, 3b, 4, 5a or 5b and the adjacent Activity Area 6, 6a, 7 or 7a except those allotments created for the purposes of roads, access lots including driveways and walkways, reserves and or utilities.
- (iii) All subdivision shall be in general accordance with Structure Plan A - Mount Cardrona Station Structure Plan.



(iv) Any subdivision consent creating an allotment or allotments within the MCSSZ shall include a condition or conditions providing for the following:

- (a) All land shall be cleared of exotic weed species and animal pests, and maintained in that state. This shall require the submission of a Weed Management Plan.
- (b) Clause (a) above shall be complied with on a continuing basis by the subdividing owner and subsequent owners and shall be the subject of consent notices to be registered under the Land Transfer Act 1952.
- (c) This clause may be applied in stages as subdivision through the Zone proceeds.

(v) Prior to certification under section 224(c) of the Act in respect of the 200th residential lot within the MCSSZ, at least 350m² of gross floor area suitable for use for commercial purposes shall be constructed within Activity Area 1a.

(i) Frankton Flats Special Zone (B)

- (i) Subdivisions must be in accordance with the Structure Plan.
- (ii) All subdivision shall ensure that those Required Roads that will provide access to and within the subdivision are created in accordance with the Structure Plan.

For the purposes of this rule “created” means:

- (a) That the road will be shown as a separate allotment on the subdivision plan and either vest in the Council or will be retained in private ownership with public access secured by an appropriate legal agreement between the Council and the owners of the road; and
- (b) Formed in accordance with the conditions of Council consent.
- (iii) Subdivisions in Activity Areas E1 and E2 must result in an arrangement of lots, unit titles, cross leases and company leases

capable of accommodating buildings and uses in accordance with the permitted and controlled activity rules and Site and Zone standards for the particular Activity Area in which the site(s) is located and the requirements of Section 14 – Transport.

ii Lot Averages

(a) The total lots to be created by subdivision(s), including balance lots, shall not be less than the average specified for each zone:

Zone	Average
Rural Residential at Bob's Cove sub-zone	4000m ²
Rural Lifestyle	2ha

(b) For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, in the Rural Lifestyle Zone is deemed to be 4 hectares.

iii Building Platforms - Rural-General, Rural-Lifestyle, Gibbston Character, Bendemeer (Activity Areas 1-8 only).

(a) In the Rural Lifestyle and Bendemeer

every allotment created shall have **one** Residential Building Platform approved at the time of subdivision of not less than 70 m² in area and not greater than 1000 m² in area.

(b) In the Rural General (and Gibbston Character) Zones

Every allotment created shall have **one** Residential Building Platform approved at the time of the subdivision of not less than 70m² in area and not greater than 1000m² in area, **excluding lots created for the following purposes:**

- (i) access lots, including driveways and walkways;
- (ii) land subject to restrictive covenant, consent notice or other legal instrument that:
 - (a) prohibits buildings in the future; or
 - (b) protects nature conservation values; or
 - (c) maintains and enhances open space;

(iii) esplanade strips or reserves;

(iv) utilities;

(v) boundary adjustments.

(vi) any allotment created pursuant to a subdivision under Rule 15.2.3.3 (vii)

iv Development Areas and Undomesticated Areas within the Rural Residential sub-zone at Bob's Cove

- (a) Within the Rural Residential sub-zone at Bob's Cove, at least 75% of the zone shall be set aside as undomesticated area, and shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council;
- (b) At least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.
- (c) The remainder of the area shall be deemed to be the 'development area' and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council;
- (d) The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and

This area shall be established and maintained in indigenous vegetation by the subdividing owner and subsequent owners of any individual allotment on a continuing basis. Such areas shall be shown on the Subdivision Plan and given effect to by consent notice registered against the title of the lots.

- (e) Any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15 metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.

v Building Platforms - Quail Rise Zone R2 (Design Urban Edge) and R2(D) Activity Areas

Every allotment created for residential purposes shall have one Residential Building Platform approved at the time of subdivision. That Residential Building Platform shall be no greater than 30% of the net site area.

vi The Ferry Hill Rural Residential Sub-Zone

- (a) Notwithstanding 15.2.6.3i(a) above, any subdivision of the Ferry Hill Rural Residential sub-zone shall be in accordance with the subdivision design as identified in Figure 15.1 the Concept Development Plan for the Ferry Hill Rural Residential sub-zone.
- (b) Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall be retained for Landscape Amenity Purposes and shall be held in undivided shares by the owners of Lots 1-8 and Lots 11-15 as shown on Figure 15.1 the Concept Development Plan.
- (c) Any application for subdivision consent shall:
- (i) Provide for the creation of the landscape allotments(s) referred to in (b) above;
 - (ii) Be accompanied by details of the legal entity responsible for the future maintenance and administration of the allotments referred to in (b) above;
 - (iii) Be accompanied by a Landscape Plan which shows the species, number, and location of all plantings to be established,

and shall include details of the proposed timeframes for all such plantings and a maintenance programme.

The landscape Plan shall ensure:

- That the escarpment within Lots 18 and 19 as shown on Figure 15.1 the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner which enhances naturalness; and
- That residential development is subject to screening along Tucker Beach Road,

- (d) Plantings at the foot of, on, and above the escarpment within Lots 18 and 19 as shown on Figure 15.1 the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.

Plantings elsewhere may include Lombardy poplar, willow, larch, maple as well as indigenous species.

- (e) The on-going maintenance of plantings established in terms of (c) above shall be subject to a condition of resource consent, and given effect to by way of consent notice that is to be registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.
- (f) Any subdivision shall be subject to a condition of resource consent that no buildings shall be located outside the building platforms shown on Figure 15.1 the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. The condition shall be subject to a consent notice that is registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.
- (g) Any subdivision of Lots 1 and 2DP 26910 shall be subject to a condition of resource consent that no residential units shall be located and no subdivision shall occur on those parts of Lots 1 and 2 DP 26910 zoned Rural General as shown as “NO BUILD ZONE” on Paterson Pitts Partners Ltd Building Platform Locations Plan No Q.4700.04-3C, which plan is reproduced as Figure 15.1 of the District Plan. The condition shall be subject to a consent notice that

is to be registered and deemed to be a covenant pursuant to section 221(4) of the Act.

vii The creation of rear sites in the Three Parks Zone

- (a) In any subzone other than the MDR subzone, no more than 10% of all sites shown on a subdivision scheme plan may be “rear sites”; and
- (b) In the MDR subzone, there shall be no rear sites shown on a subdivision scheme plan; provided that
- (c) Any rear sites resulting from the subdivision of an existing building shall not be deemed to be ‘rear sites’ for the purpose of either standard 15.2.6.3 (vii)(a) or 15.2.6.3 (vii)(b).

Note: Refer Section D for a definition of ‘rear site’.

viii The creation of rear sites in the Industrial B Zone

No more than 10% of all sites shown on a subdivision scheme plan may be “rear sites”; except that

- (a) Any rear sites resulting from the subdivision of an existing building shall not be deemed to be ‘rear sites’ for the purpose of standard 15.2.6.3.

Note: Refer Section D for a definition of ‘rear site’.

ix In the Industrial B Zone, any application for subdivision within the fixed open space areas identified on the Connell Terrace Precinct Structure Plan prior to 70% of the western boundary planting in combination with the mounding having reached a minimum combined height of 6 metres and a continuous screen in the horizontal plane

x Within the Connell Terrace Precinct of the Industrial B Zone, any application for subdivision of the Special Use Area A from the adjoining open space area.

xi Within the Northlake Special Zone Activity Area E1 shall be held in not more than one allotment.

xii Subdivision within the Ballantyne Road Low Density Residential Zone

- a) Any subdivision of land contained within **Figure 15.2 Ballantyne Road Low Density Residential Zone Structure Plan** shall be subject to the following conditions of resource consent for those titles that extend along the south eastern boundary and which include or adjoin the '15 metre wide No Build Area' identified on Planning Map 23 and Figure 15.2 Ballantyne Road Low Density Residential Zone Structure Plan:
- i. All buildings shall be subject to a 5.5 metre maximum height limit taken from existing ground level.
 - ii. No buildings are permitted within the '15 metre wide No Build Area' identified on the Structure Plan.
 - iii. All planting and mounding established within the '15 metre wide No Build Area' identified on Figure 15.2. Ballantyne Road Low Density Residential Zone Structure Plan shall be maintained by the landowner of each lot once a Code of Compliance certificate is issued under the Building Act for each dwelling on site.
- b) The conditions set out in a) (i) to (iii) shall be subject to the consent notice that is registered on the respective titles and is deemed to be a covenant pursuant to section 221(4) of the Act.

xiii Subdivision within the Peninsula Bay North Low Density Residential Zone. As shown in Figure 15.5 Peninsula Bay North Structure Plan.

- (a) Subdivision and development shall be undertaken in general accordance with the Peninsula Bay North Structure Plan shown in Figure 15.5.
- (b) The maximum area of residential allotments shall be 4700m², excluding the access lot.
- (c) There shall be a maximum of four residential allotments, excluding the access lot.
- (d) There shall not be more than one Residential Unit on each residential allotment, excluding the access lot upon which no buildings shall be constructed.

- (e) Buildings and structures shall not exceed the following heights above ground level as at 14 August 2017, as shown in the following locations on the Peninsula Bay North Structure Plan:
 - i. 5.5 metres on area 1 (ground level RL330.35 + building height of 5.5 metres = total RL 335.85);
 - ii. 5 metres on area 2 (ground level RL 330.65 + building height of 5 metres = total RL 335.65) and area 3 (ground level RL 330.45 + building height of 5 metres = total RL 335.45);
 - iii. 4.5 metres on area 4 (ground level RL 329.95 + building height of 4.5 metres = total RL 334.45).
- (f) No buildings shall be visible from Lake Wanaka.
- (g) All existing Kanuka shown on the Peninsula Bay North Structure Plan shall be retained.
- (h) Any boundaries that adjoin the Open Space Zone shall be fenced with a macrocarpa post and single rail fence, which shall be maintained and kept in good order. There shall be no other fencing along the boundary of the Open Space Zone with the exception of rabbit proof netting, including wire to facilitate the rabbit proof netting.
- (i) Within Area 4 as shown on the Peninsula Bay North Structure Plan:
 - i. all exterior surfaces of buildings shall be coloured in the range of greens, browns and greys and shall not have a reflectance value greater than 36%;
 - ii. exotic vegetation species shall be maintained to not exceed a height of more than 2m.
- (j) In addition to being addressed at the time of subdivision, the conditions set out in xiii (d) to (i) above shall be contained in a consent notice registered on the resultant computer freehold registers of the four residential allotments. The consent notice shall also state the following:
 - i. There shall be no further subdivision of any of the four residential allotments.

15.2.6.4 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to lot sizes and dimensions, the Council shall have regard to, but not be limited by, the following assessment matters:

i Lot Size and Dimensions

- (a) Whether the lot is of sufficient area and dimensions to effectively fulfil the intended purpose or land use, having regard to the relevant standards for land uses in the zone;
- (b) Whether the lot is of sufficient size, given the nature of the intended development and site factors and characteristics, for on-site disposal of sewage, stormwater or other wastes to avoid adverse environmental effects beyond the boundaries of the lot.
- (c) Whether the proposed lot is of a suitable slope to enable its safe and effective use for its anticipated purpose or land use, having regard to the relevant standards for land uses in the Zone.
- (d) The relationship of the proposed lots and their compatibility with the pattern of the adjoining subdivision and land use activities, and access.
- (e) Whether the lot is to be amalgamated and included in the same Certificate of Title with an adjoining parcel of land.
- (f) Whether there is the opportunity to enable the protection or restoration of a listed or non-listed heritage item or site which is considered to be of sufficient merit for its preservation or protection to be promoted in the context of a particular development.
- (g) In the Rural Residential zone at the north of Lake Hayes, whether and to what extent there is the opportunity to protect or restore wetland areas in order to assist in reducing the volume of nutrients entering Mill Creek and Lake Hayes.
- (h) Within the Shotover Country Special Zone, whether and the extent to which the lot size:
 - (i) Can be achieved without undermining or adversely affecting desirable urban outcomes promoted by the relevant Outline Development Plan.
 - (ii) Will achieve greater efficiency in the development and use of the land resource.
 - (iii) Will assist in achieving affordable or community housing.
 - (iv) Can be adequately serviced without adverse effect on infrastructural capacity.
 - (v) Will achieve residential amenities such as privacy and good solar orientation.
- (i) With regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.
- (j) Subdivisions of Land in the Arrowtown South Special Zone

Subdivision in the Arrowtown South Special Zone shall be assessed against the applicable assessment matters set out in Section 12 of the District Plan.
- (k) Within the Northlake Special Zone, whether and the extent to which the lot size:
 - (i) Can be achieved without undermining or adversely affecting desirable outcomes promoted by any relevant consent with an Outline Development Plan.
 - (ii) Will achieve greater efficiency in the development and use of the land resource.
 - (iii) Will assist in achieving affordable or community housing.
 - (iv) Can be adequately serviced without adverse effect on infrastructural capacity.
 - (v) Will achieve residential amenities such as privacy and good solar orientation.

(l) In the **R(HD) and R(HD-SH) Activity Areas of the** Hanley Downs area of the Jacks Point Zone, where subdivision of land within any Residential (Hanley Downs) Activity Area (R(HD) and R(HD-SH)) results in allotments less than 550m² in area –

- i. The extent to which such sites are configured:
 - a. with good street frontage
 - b. to enable sunlight to existing and future residential units
 - c. to achieve an appropriate level of privacy between residential units.
- ii. The extent to which parking, access and landscaping are configured in a manner which:
 - a. minimises the dominance of parking areas (including garages) and driveways at the street edge
 - b. provides for efficient use of the land
 - c. maximises pedestrian and vehicular safety
 - d. addresses nuisance effects such as from vehicle lights.
- iii. The extent to which:
 - (a) Public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
 - (b) Design parameters are to be secured through an appropriate legal mechanism, with respect to:
 - i. height
 - ii. building mass
 - iii. window sizes and locations
 - iv. building setbacks
 - v. fence heights, locations and transparency
 - vi. building materials and
 - vii. landscaping

in order to address:

- i. Solar access
 - ii. Coherence with the character of the neighbourhood or other parts of Jacks Point
 - iii. Quality of private open space
 - iv. Privacy
 - v. Controls to avoid bland, monotonous or excessively repetitious built forms
 - vi. Passive surveillance of public spaces
 - vii. The visual impression of buildings when viewed from the street
 - viii. Waste management arrangements
 - ix. Potential effects on the cost of building
- (c) A design review process is necessary or appropriate and, if proposed, the robustness of this process.

15.2.7 Subdivision Design

15.2.7.1 Controlled Subdivision Activities - Subdivision Design

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Subdivision Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of the following matters:

- The location of pedestrian access;
- The location of building platforms;
- The provision and/or use of open stormwater channels and wetland areas;



- Orientation of lots to optimise solar gain for buildings and developments;
- The effect of potential development within the subdivision on views from surrounding properties;
- The design, dimensions and location of, and access to, lots in Residential or Rural-Residential Zones, which adjoin Rural Zones;
- The scale and nature of earthworks and the disposal of excess material.
- The concentration or clustering of built form in the Makarora Rural Lifestyle Zone to areas with high potential to absorb development while retaining areas which are more sensitive in their natural state.

In addition to the above, the following matters with respect to the Kingston Village Special Zone

- The consistency of the subdivision plan with the Kingston Village Special Zone Structure Plan.

In the Deferred Rural Lifestyle (A) and (B) and Deferred Rural Lifestyle (Buffer) zones, the Council reserves control over the following matters:

- lot boundaries;
- planting and fencing;
- the visibility of development from public places;
- the provision of services;
- the maintenance of visual access across Arcadian pastoral landscapes from public places;
- the relationship of buildings to the roading pattern of the area.

The purpose of these additional controls is:

- the protection of the natural quality of the landscape;
- the avoidance of arbitrary lines and patterns in the landscape;
- the reduction of the visibility of developments;
- the retention of more sensitive areas of the landscape in a natural or pastoral state;

- the protection of views from public places.

Within the Mount Cardrona Station Special Zone, the Council reserves control over the following matters:

- Whether the subdivision design is in general accordance with Structure Plan A- Mount Cardrona Station Structure Plan.
- Whether the subdivision has been approved by the Design Review Board and is consistent with the Mount Cardrona Station Design Guidelines (2008).
- Location and form of pedestrian access.
- Provision for stormwater management.
- Orientation of lots to maximise solar gain.
- The scale and nature of earthworks and the disposal of excess material.
- Design of roads to provide a rural character and pedestrian friendly environment.
- The allotment created can be adequately accessed and serviced (including for bulk reticulation) to provide for the maximum capacity of that allotment for subdivision and/or land use.

15.2.7.2 Site Subdivision Standards – Subdivision Design

Except where specified as a Non-Complying Subdivision Activity in Rule 15.2.3.4, any subdivision of land which complies with all the Zone Subdivision Standards, but does not comply with one or more of the following Site Standards shall be a **Discretionary Subdivision Activity**, with the exercise of the Council's discretion being limited to the matter(s) subject to that standard(s).

15.2.7.3 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to subdivision design, the Council shall have regard to, but not be limited by, the following assessment matters:

- (i) The relationship and size of the lots in terms of their solar advantage including the alignment and layout of the lot, the location of building platform, relationship to adjoining lots.

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- (ii) The provision for, and safety and practicality of, pedestrian access including unsealed walking tracks, the relationship of these to reserves (existing or proposed); access to the lakes and rivers, and the opportunities for enhancing a rural walkways network in the Wakatipu Basin.
 - (iii) The provision for, safety and practicality of, using open stormwater channels and wetland areas.
 - (iv) The relationship and orientation of lots, particularly in respect of land in adjoining zones, and the ability to create an attractive and interesting edge between development in the Residential and Rural-Residential Zones and adjoining Rural Zones and at the edges of the urban parts of Hanley Downs;
 - (v) The degree to which any likely development of the lots, taking into account the earthworks proposed for the subdivision, will adversely affect the opportunities for views from properties in the vicinity, or will result in domination of surrounding properties by buildings on the lot(s).
 - (vi) The effects of the scale and nature of the earthworks proposed for the subdivision, the methods proposed for the disposal of excess soil or vegetation, and the need for any conditions to avoid or mitigate any adverse effects, including effects at the disposal site.
 - (vii) The effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance.
 - (viii) In the Jacks Point Zone, within any Residential (State Highway) Activity Area R(SH), the council shall consider the extent to which subdivision, the location of building platforms and proposed development and landscaping.
 - (a) Ensures that buildings and other structures are not readily visible from State Highway 6;
 - (b) Maintains and enhances the important landscape values associated with the southern entrance to Queenstown.
 - (c) Maintains and enhances the landscape and visual amenity values of the Jacks Point Zone and surrounding environment, particularly when viewed from State Highway 6; and
 - (d) Maintains and enhances any significant view corridors from State Highway 6 through and beyond the Jacks Point Zone.
 - (ix) In the Bob's Cove rural Residential Zone (excluding the Bob's Cove Sub-zone) the need to provide for street lighting in the proposed subdivision. If street lighting is required in the proposed subdivision to satisfy the councils standards, then in order to maintain the rural character of the zone, the street lighting shall be low in height from the ground, of reduced lux spill and preferably pointing down.
 - (x) In considering the appropriateness of the form and density of development in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:
 - (a) whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly-held open space (ie. open space held in one title whether jointly or otherwise).
 - (b) whether and to what extent development is concentrated/clustered in areas with a high potential to absorb development while retaining areas which are more sensitive in their natural state.
- In addition to the above, the following matters with respect to the Kingston Village Special Zone:
- (xi) The consistency of the subdivision with the Structure Plan for Kingston, including:
 - (a) Consistency with the Road Layout Plan and Stormwater Management Plan contained within the Kingston Village Special Zone Subdivision Guidelines (2010);
 - (b) Providing open space and recreation areas as the development progresses;
 - (c) Achieving the range of section sizes, concentrating highest density within Activity Area 1a;

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- (d) Providing for rear access lanes;
 - (e) Avoiding sections that result in garages and backs of houses facing the street;
 - (f) Achieving section layout that provides maximum solar access for future dwellings;
 - (g) Landscaping of the street and open spaces that reflects the character of the existing Kingston Township;
 - (h) Avoidance of cul-de-sacs unless they are short and completely visible from its intersection with a through street.
- (xii) In addition to the above, within the Mount Cardrona Station Special Zone the extent to which:
- (a) The subdivision design is in general accordance with Structure Plan A - Mount Cardrona Station Structure Plan.
 - (b) The subdivision is consistent with the Mount Cardrona Station Design Guidelines (2008) and the recommendations of the Design Review Board.
 - (c) The objectives and principles of SNZ: HB 44:2001 have been achieved.
 - (d) The development is staged in a logical manner, ensuring that adverse effects on amenity values of the site and its surrounds are as far as possible retained throughout the construction phase.
 - (e) Roads are designed in accordance with the Roothing Schedule contained in the Mount Cardrona Station Design Guidelines (2008) and contribute to a 'rural' character, avoiding kerb and channelling and wide road widths, and creating a pedestrian friendly environment.
 - (f) Road widths and other traffic calming measures are utilised within the Village Precinct to enable the creation of a pedestrian friendly environment.
 - (g) Ford crossings within Activity Area 6 are encouraged in order to maintain a rural character.
 - (h) Pedestrian footpaths and trails to be in accordance with the Mount Cardrona Station Design Guidelines (2008) and any relevant engineering standards.
- (xiii) In addition to the above, within the Residential (Hanley Downs) Activity Area (R(HD) and R(HD-SH)) of the Jacks Point Resort Zone, the extent to which:
- (a) Street blocks are designed and sized to be walkable.
 - (b) Subdivision layout, in so far as is practical, minimises the numbers of rear sites.
 - (c) Street and lot configuration is likely to encourage building designs with visual connections from habitable rooms to the street.
 - (d) Within R(HD)-A to E connectivity is promoted with unnecessarily meandering roads avoided.
 - (e) Where employed, cul-de-sacs should be short and straight if practical.
 - (f) A range of housing choice may be promoted through some diversity in section sizes.
 - (g) Small lot and medium density housing located in a manner which readily provides for access to public accessible open space
 - (h) The Primary Access Route shown on the Structure Plan is designed in a way to facilitate future public transport
 - (i) Appropriate road designs are employed to accommodate all users, including cyclists and pedestrians, accounting for safety, amenity and efficiency. Road cross sections may need to be submitted to allow this matter to be assessed.
 - (j) Proposed open spaces and walkways are likely to feel safe, including through benefiting from passive surveillance from surrounding uses.
 - (k) Public open spaces are provided in locations that maximise benefits to the wider community.
 - (l) Safety and amenity values have been appropriately accounted for in relationships between open spaces, roads and developable lots. This includes attention to passive surveillance of open spaces.
 - (m) In order to ensure buildings are not highly visible from State Highway 6, landscaping such as planting or mounding is proposed.
 - (n) Proposed landscaping utilises native species or species in keeping with the historical character of the site.
 - (o) Landscape planting and street materials in the open spaces between the Hanley Downs Residential Activity Area and the

balance of Jacks Point promotes a coherent or graduated transition in character

- (p) Public safety and convenience is not unduly compromised and best practice in street lighting is utilized to mitigate the effects of light spill
- (q) In order to ensure buildings are not highly visible from State Highway 6:
 - a. specific height or colour controls for buildings are necessary for parts of the zone.
 - b. conditions are necessary to prescribe that development not occur until landscaping has been undertaken, existing vegetative screening secured and/or a succession plan for existing vegetation put in place.
- (r) Detailed design has occurred at the interface with development that exists in the Jacks Point Resort Zone outside the Hanley Downs area.

15.2.8 Property Access

15.2.8.1 Controlled Subdivision Activities - Property Access

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Subdivision Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of the following:

- The location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways, their safety and efficiency.
- The number, location, provision and gradients of access from roads to lots for vehicles, cycles and pedestrians, their safety and efficiency.

- The standards of construction and formation of roads, private access, service lanes, pedestrian access, accessways and cycle ways.
- The provision and vesting of corner splays or rounding at road intersections.
- The naming of roads and private access.
- The provision for and standard of street lighting.
- Any provisions for tree planting within roads.
- Any requirements for widening, formation or upgrading of existing roads.
- Any provisions relating to access for future subdivision on adjoining land.

In addition to the above, in the Kingston Village Special Zone;

- Consistency of the road layout and design with the Road Layout Plan and associated cross sections contained within the Kingston Village Special Zone Subdivision Guidelines (2010).
- The provision of rear access lanes, which shall be between 4m and 5m in width.
- The provision of walkways and cycleways in association with the provision of open swales.
- Management of access across the Kingston Flyer Railway line between the existing Kingston Township and the Kingston Village Special Zone.
- Within the Shotover Country Special Zone, whether and the extent to which methods are proposed to:
 - (a) Establish a vehicle link between Stalker Road and Howards Drive
 - (b) Enable public transport

- (c) Integrate facilities for cycle and pedestrian access
- (d) Provide on-street parking
- (e) Direct light spill from street lighting downwards
- (f) Align vehicle access in accordance within the Structure Plan, with a maximum variation allowed of 30 metres from the centreline of primary roads and 20 metres from the centreline of secondary roads.
- (g) Provide intersection points located within 20 metres of that shown on the Structure Plan.
- (h) Ensure that adequate and appropriate bus stops are provided for when the roading network is designed and constructed.
- (i) Mitigate the landscape and visual impacts of road construction down terrace slopes.
- (j) Maintain the functionality of roadside swales at the time shared roads or individual driveways are being constructed, including the extent to which a consent notice is necessary to ensure future owners are made aware of this obligation (where vehicle crossing places are not being formed at the time of subdivision).
- (k) Provide for appropriate installation, maintenance and uniform design (including materials) of temporary and permanent vehicle crossing places.

15.2.8.2 Site Subdivision Standards - Landscaping and Recreational Access

- (i) This Rule shall only apply to subdivision of land situated south of State Highway 6 ("Ladies Mile") and southwest of Lake Hayes which is zoned Low Density Residential or Rural Residential as shown on Planning Map 30.
- (ii) The landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be

granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.

- (iii) No separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas adjoining the land subject to the application for subdivision consent.

15.2.8.2A Zone Subdivision Standards – Northlake Special Zone – Access onto Aubrey Road

- (i) No additional vehicle access shall be created from Activity Area A onto Aubrey Road.

15.2.8.3 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to property access, the Council shall have regard to, but not be limited by, the following assessment matters:

- (i) The safety and efficiency of the roading network and the proposed roading pattern, having regard to the roading hierarchy, standards of design, construction for roads and private access.
- (ii) The effect of any new intersections or accesses created by the subdivision on traffic safety and efficiency, including the availability of adequate, unobstructed sight distances from intersections and adequate spacing between intersections.
- (iii) The provisions of the Council's Code of Practice for Subdivision in respect of the design and construction of roads and private access, with the exception of the Mount Cardrona Station Special Zone, where roads and private access shall be designed and constructed in accordance with the Roothing Schedule contained within the Mount Cardrona Station Design Guidelines (2008).
- (iv) The account taken of safe, pleasant and efficient pedestrian movement, provision of space for cyclists, amenity values of the street and

- opportunities for tree planting in the open space of the road way to enhance the character and amenity of the neighbourhood.
- (v) The need to provide pedestrian accessway facilities in circumstances where the roading network does not provide sufficient or direct access or easy walking access to facilities in the vicinity.
- (vi) The need to provide cycle ways in circumstances where the roading network does not enable sufficient or direct cycle routes through the locality.
- (vii) The need to provide alternative access for car parking and vehicle loading in the Business, Town Centre, Corner Shopping Centre or Industrial Zones by way of vested service lanes at the rear of properties.
- (viii) Any impact of roading and access on lakes and rivers, ecosystems, drainage patterns and the amenities of adjoining properties.
- (ix) The need to provide for appropriate standards of street lighting or private access lighting having regard to the classification of the road or the access.
- (x) The need to provide distinctive names for roads and private vehicular access. The name to be agreed by the Council.
- (xi) Any need to make provision for future roads to serve surrounding land or for road links that need to pass through the subdivision.
- (xii) In the Ferry Hill Rural Residential sub-zone the extent to which:
- the number of accesses to roads is minimised
 - the location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access.
- (xiii) Within the Mount Cardrona Station Special Zone, the extent to which:
- (a) Roading location and design is in general accordance with the Structure Plan A - Mount Cardrona Station Structure Plan.
- (b) Roading is designed in a manner reflecting a rural environment, avoiding the use of kerb and channelling, and instead using techniques such as planted swales.
- (ix) Within the Northlake Special Zone:
- (a) The extent to which additional development will adversely affect the operation of the Outlet Road/Aubrey Road intersection (including walkway/cycleway crossing paths).
- (b) The number and design of vehicle accesses from Activity Area C4 onto Aubrey Road.
- 15.2.8.4 Zone Subdivision Standards – Shotover Country Special Zone – Access onto State Highway 6**
- (i) This rule applies to subdivision of land situated south of State Highway 6 which is zoned Shotover Country Special Zone as shown on Planning Map 30 ("Shotover Country") in addition to any other applicable subdivision rules.
- (ii) Subject to subclause (iii) below, there shall be no restriction under this rule on the subdivision or subdivisions of land within Shotover Country which, when taken cumulatively, results in up to 450 lots being made available for residential development and use.
- iii) No resource consent shall be granted for subdivision or subdivisions of land within Shotover Country which, when taken cumulatively, results in more than 450 lots ("SH6 Roundabout Trigger Land") being made available for residential development and use unless:
- (a) The SH6 Roundabout Works have been completed and are available for public use; or
- (b) Any such resource consent includes a condition requiring that the SH6 Roundabout Works must be completed prior to the issuing of a s224 certificate for any SH6 Roundabout Trigger Land.

15.2.9 Esplanade Provision

15.2.9.1 Exemptions from Provision of Esplanade Reserves or Strips

i Minor Adjustments

Where a proposed subdivision is either:

- (a) a boundary adjustment in accordance with Rules 15.2.6.2 i or 15.2.6.3 i(a); or
- (b) a minor adjustment to an existing cross lease or unit title due to an alteration to the size of the lot by alterations to the building outline, the addition of an accessory building, or the relocation of accessory buildings; then section 230 of the Act shall not apply to the subdivision consent.

ii Road Designations, Utilities and Reserves

Where a proposed subdivision arises solely due to land being acquired or a lot being created for a road designation, utility or reserve, then section 230 of the Act shall not apply to the subdivision consent.

15.2.9.2 Controlled Subdivision Activities - Esplanade Provision

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Subdivision Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of the following:

- i The provision of easements to provide access to and from a lake or river.
- ii The location of the boundaries of esplanade reserves, esplanade strips and/or access strips.

- iii The terms and conditions of instruments creating esplanade strips or access strips.

15.2.9.3 Site Subdivision Standards - Esplanade Provision

Except where specified as a Non-Complying Subdivision Activity in Rule 15.2.3.4, any subdivision of land which complies with all of the Zone Subdivision Standards, but does not comply with any one or more of the following Site Subdivision Standards shall be a **Discretionary Subdivision Activity**, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

i Esplanade Reserves

When considering creation of an esplanade reserve or strip the Council will consider the following criteria.

Whether the area:

- (a) has high actual or potential value as habitat for or associated with native species (section 6(c) Resource Management Act 1991);
- (b) comprises significant indigenous vegetation;
- (c) is considered to comprise an integral part of an outstanding natural feature or landscape;
- (d) must be protected, as a reserve, in order to safeguard the life supporting capacity of the adjacent lake and river (which must be of high conservation value for its habitat and/or landscape/natural character values);
- (e) is important for public access/recreation.

15.2.9.4 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to esplanade provision, the Council shall have regard to, but not be limited by, the following assessment matters:

- (i) The purposes for the creation of esplanade reserves or strips set out in section 229 and section 237 of the Act.
- (ii) The appropriateness of creating an esplanade reserve or strip in relation to security or public safety concerns.
- (iii) The extent of the public's ability to obtain access to and along the margin of the water body.
- (iv) The extent that recreational use will be assisted or hindered.
- (v) The compatibility of the proposed reserve or strip with physical characteristics of the land.
- (vi) The extent to which the natural character and visual quality of the area will be preserved.
- (vii) The extent to which natural hazards will be mitigated.
- (viii) The future use and purpose of any existing building that would otherwise encroach on, or be within, a reserve or strip.
- (ix) The need for and practicality of easements being created to provide public access to lakes and rivers, where appropriate, through consultation and negotiation with the landowner.
- (x) The safety of any access point to the esplanade reserve, esplanade strip or access strip from arterial roads.
- (xi) The provisions of relevant foreshore management plans and in the case of the Rural Residential zone at the North end of Lake Hayes, the Lake Hayes Management Strategy (1995) and any amendments thereto.

15.2.10 Natural and Other Hazards

15.2.10.1 Controlled Subdivision Activities - Natural and Other Hazards

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone,

which complies with all of the Site and Zone Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of:

- (i) The effect of the following natural and other hazards on the land within the subdivision;
 - (a) Erosion
 - (b) Flooding and Inundation
 - (c) Landslip
 - (d) Rockfall
 - (e) Alluvion
 - (f) Avulsion
 - (g) Unconsolidated Fill
 - (h) Soil Contamination
 - (i) Subsidence.
- (ii) The effect of the subdivision on the impact of the following natural and other hazards on the site or on other land in the vicinity.

15.2.10.2 Site Subdivision Standard – Natural and Other Hazards

Except where specified as a Non-Complying Subdivision Activity in Rule 15.2.3.4, any subdivision of land (including the identification of any building platforms) which complies with all of the Zone Subdivision Standards, but does not comply with any one or more of the following Site Subdivision Standards shall be a Discretionary Subdivision Activity, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

- (i) Natural Hazards within the Makarora Rural Lifestyle Zone



No building platform shall be identified within any area identified on the QLDC Hazards Register as being an area subject to any natural hazards including erosion, flooding and inundation, landslip, rockfall, alluvion, avulsion or subsidence. Council's control shall be limited the assessment matters detailed in 15.2.10.3 below.

(ii) Natural Hazards in the R2(D) Activity Area of the Quail Rise Zone

No building platform shall be identified within any R2(D) Activity Area of the Quail Rise Zone being an area subject to natural hazards including uncertified fill, erosion and possible debris flow from Ferry Hill to the north west. Council's control shall be limited to the relevant assessment matters detailed in 15.2.10.3 below.

(iii) Within the R(HD-SH) – 2 Activity Area of the Jacks Point Resort Zone, any subdivision activity shall provide for flood hazard mitigation through the formation of a bund (flood bank) alongside the boundary with the State Highway, as shown on the Structure Plan.

15.2.10.3 Zone Subdivision Standard - Natural and Other Hazards

Any subdivision of land that does not comply with any one or more of the following Zone Standards shall be a Non-Complying Subdivision Activity:

- (i) No subdivision of any part of Activity Area 1f of the Shotover Country Special Zone shall occur until fill works have been constructed in accordance with the plans contained in Appendix 3 to the Shotover Country Special Zone. The fill works shall be:
 - (a) located within the Fill Area shown on the Fill Area Plan in Appendix 3 to the Shotover Country Special Zone.
 - (b) constructed to achieve a height throughout the Fill Area no lower than the Minimum Required Ground Level shown on the Fill Area Plan and the Fill Area Cross Sections Plan in Appendix 3 to the Shotover Country Special Zone, assuming that the ground levels detailed in the Fill Area Plan are extrapolated across the Fill Area to achieve a plane surface.

- (ii) No works of any nature shall interfere with, damage or otherwise adversely affect the fill works constructed under subclause (i) of this rule so that those fill works shall be maintained permanently. A consent notice or other legal mechanism shall be registered against any title containing land located within the Fill Area referred to in subclause (i) of this rule to be maintained permanently.

- (iii) No subdivision of any part of Activity Area 1f shall occur until the outer batter (facing the Shotover River) of the fill works required to be implemented under subclause (i) of this rule has been topsoiled and planted to achieve a permanent vegetative cover.

- (iv) No works of any nature (excluding mowing or other plant maintenance works) shall interfere with, damage or otherwise adversely affect the vegetative cover on the outer batter implemented under subclause (iii) of this rule so that that vegetative cover shall be maintained permanently. A consent notice or other legal mechanism shall be registered against any title containing any part of the outer batter referred to in subclause (iii) of this rule requiring the vegetative cover on that part of the outer batter implemented under subclause (iii) of this rule to be maintained permanently.

15.2.10.4 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to natural and other hazards, the Council shall have regard to, but not be limited by, the following:

- (i) The likelihood of the lots and infrastructure in the subdivision, and any anticipated use or development of the lots, being subject to the effects of any natural or other hazard, the degree to which the hazard could result in damage, destruction and/or loss of life, and the need to avoid or mitigate any potential damage or danger from the hazard.
- (ii) Any potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities as a result of the effects of natural or other hazards.

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- (iii) Any need for conditions to avoid or mitigate potential damage or danger from the hazard, such as the provision of works, location and type of services, minimum floor heights and locations for buildings, and location and quantity of fill or earthworks.
 - (iv) Whether a lot should be restricted from development on parts or all of the site, as a result of the effects of natural or other hazards.
 - (v) Whether a minimum floor height should be specified for buildings in situations where inundation is likely and damage to structures could occur, but the land may not be suitable for filling.
 - (vi) In relation to flooding and inundation from any source, the Council shall have regard to the following:
 - (a) The effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - (b) Any proposed boundary drainage to protect surrounding properties;
 - (c) Any effect of such filling or boundary drainage on the natural character or hydrological functions of wetlands;
 - (d) The adequacy of existing outfalls and any need for upgrading;
 - (e) Any need for retention basins to regulate the rate and volume of surface run-off.
 - (vii) In relation to erosion, falling debris, slope instability or slippage:
 - (a) The need for certification by a Registered Engineer that each lot is suitable for the erection of buildings designed in accordance with NZS 3604;
 - (b) Any need for registration of consent notices on the Certificate of Title;
 - (c) Any need for conditions relating to physical works to limit the instability potential.
 - (viii) In relation to landfill and subsidence, the need for the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title of the lots in the subdivision.
 - (ix) In relation to contaminated sites, the need for conditions to avoid, mitigate or remedy the effects of the land contamination, including removal to approved disposal points.
 - (x) In relation to any land filling or excavation, the following factors:
 - (a) The effects on the infrastructure of surrounding properties;
 - (b) The effects on the natural pattern of surface drainage;
 - (c) The effects on stormwater drainage systems;
 - (d) The type of and placement of fill material;
 - (e) Mitigation, or avoidance, of adverse effects caused by dust or siltation affecting neighbouring properties;
 - (f) Remedies necessary during emergencies.

15.2.11 Water Supply

15.2.11.1 Controlled Subdivision Activities - Water Supply

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of the following:

- The availability, quantity, quality and security of the supply of water to the lots being created;
- Water supplies for fire fighting purposes;

- The standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
- Within the Mount Cardrona Station Special Zone, the initiatives proposed to reduce water demand and water use.

15.2.11.2 Discretionary Activity - Water Supply

Water supply to lots outside the special rating areas will be a discretionary activity with the Council's discretion limited to lot size, location, soil quality, the source of the water and the location of adjacent effluent disposal points.

15.2.11.3 Zone Subdivision Standards - Water Supply

Any subdivision of land which does not comply with any one or more of the following Zone Standards shall be a **Non-Complying Subdivision Activity**.

- (i) All lots, other than lots for access, roads, utilities and reserves, shall be provided with a connection to a reticulated water supply laid to the boundary of the net area of the lot, as follows:
 - (a) To a Council or community owned and operated reticulated water supply:
 - i All Residential, Industrial, Business, Town Centre Corner Shopping Centre, Remarkables Park and Airport Mixed Use Zone;
 - ii Township Zones at Lake Hawea, Albert Town, Luggate, Glenorchy and Kingston;
 - iii Rural-Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes.
 - iv Rural Visitor Zone at Arthurs Point;
 - v Resort Zone, Millbrook and Waterfall Park.
 - vi Kingston Village Special Zone

- (ii) Where any reticulation for any of the above water supplies crosses private land, it shall be accessible by way of easement to the nearest point of supply.
- (iii) Where no communal owned and operated water supply exists, all lots other than lots for access, roads, utilities and reserves, shall be provided with a potable water supply of at least 1000 litres per day per lot.
 - (a) Except within the Mount Cardrona Station Special Zone where:
 - i every allotment, other than allotments for access, roads, reserves, open space or utilities, shall be connected to the one reticulated restricted potable water supply.
 - ii the reticulated restricted potable water supply shall be capable of meeting fire fighting requirements, including provision for 24 hour storage at average levels of demand; and
 - iii where bulk water meters are not provided every allotment connected to the reticulated restricted water supply shall be provided with a water meter at the frontage to the allotment to measure the consumption of water on that allotment.
 - iv A consent notice shall be placed on each certificate of title restricting the use of reticulated restricted water supply for potable use; any water used for irrigation must be sourced from a separate supply (for example rain water or recycled greywater).

15.2.11.4 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to water supply the Council shall have regard to, but not be limited by, the following:

- (i) The need to ensure the availability of a secure supply of potable water of adequate quantity to provide for the needs of the anticipated land uses on all of the lots within the subdivision.

- (ii) The suitability of the proposed water supply for the needs of the land uses anticipated.
- (iii) The provisions of the Council's Code of Practice for Subdivision in respect of the construction and installation of the water supply system.
- (iv) The suitability of the proposed water supply for fire fighting purposes having regard to the density and nature of development anticipated and the availability of a public reticulated water supply system.
- (v) Any need for a local purpose reserve to be set aside and vested in the Council as a site for a public water supply utility.
- (vi) The requirements of any Regional Rules or the need to obtain water permits from the Otago Regional Council.
- (vii) Any need to make provision for future water supply systems to serve surrounding land.
- (viii) In addition to the above, within the Kingston Village Special Zone, the ability to stage subdivision and development in order to ensure water supply can be provided efficiently and effectively.
- (ix) Within the Mount Cardrona Station Special Zone, the extent to which:
 - Initiatives to reduce water use, including education of future landowners and restrictions on irrigation, have been proposed.
 - Techniques to reuse and recycle water, including the recycling of greywater, have been proposed.
 - The collection of rainwater and its use for household water supply and irrigation is provided.

15.2.12 Stormwater Disposal

15.2.12.1 Controlled Subdivision Activities - Stormwater Disposal

Except where specified as Discretionary or Non-Complying Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Standards, is a **Controlled Subdivision Activity**, with the Council reserving control of the following matters:

- The capacity of existing and proposed stormwater systems;
- The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
- The location, scale and construction of stormwater infrastructure;
- The effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including the control of water-borne contaminants, litter and sediments, and the control of peak flow;

In addition to the above, within the Kingston Village Special Zone:

- The use of open swales throughout the Kingston Village Special Zone, in accordance with the Structure Plan and the Stormwater Management Plan contained within the Kingston Village Special Zone Subdivision Guidelines (2010).

15.2.12.2 Zone Subdivision Standard – Stormwater

Any subdivision of land which does not comply with one or more of the following Zone Standards shall be a **Non-Complying Subdivision Activity**.

A catchment stormwater management plan for the Shotover Country Zone shall be lodged for approval by the Council within 12 months after the zone becomes operative and shall be approved by Council prior to any development in the zone. For the purposes of this Rule the required catchment stormwater management plan:

- (a) Shall include:
 - (i) identification of the catchment area boundary;

- (ii) anticipated stormwater runoff volume at maximum development potential;
- (iii) indicative secondary overflow paths for a 100 year ARI event or a 1% AEP event;
- (iv) proposed stormwater management options which are to be adopted at the time of subdivision, such as piping, open swales, etc;
- (v) proposed stormwater treatment and disposal options, including treatment facility options for roading, public carparking areas and commercial carparking areas;
- (vi) flexibility to enable alternative options to be explored prior to obtaining engineering approval required for subsequent subdivision consents;
- (b) Shall not be required to include:
 - (i) detailed engineering design;
 - (ii) investigation into individual lot onsite stormwater disposal;
- (c) Shall be approved by the Council subject to a condition that the consent applicant obtain any required discharge permit from the Otago Regional Council.

15.2.12.3 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to stormwater disposal, the Council shall have regard to, but not be limited by the following:

- (i) The adequacy of the proposed means of collecting and disposing of stormwater from the roof of all existing or potential buildings and hard surfacing, in terms of the avoidance or mitigation of adverse effects on the site, other properties in the vicinity, or the receiving environment, whether land or water;

- (ii) The appropriateness of requiring a piped connection from each lot to a public stormwater reticulation system, or of requiring piped outfalls to be provided to each lot to be connected to a public reticulation system at a later date;
- (iii) Any adverse effects of the proposed subdivision on drainage on, or from, adjoining properties and mitigation measures proposed to control any adverse affects;
- (iv) The provisions of the Council's Code of Practice in respect to the construction and installation of the stormwater disposal system;
- (v) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containing of contamination from roads and paved areas and of siltation;
- (vi) The practicality of retaining open natural lake or river systems for stormwater disposal in preference to piped or canal systems and any impacts of stormwater disposal on existing lakes and rivers;
- (vii) The requirements of any Regional Rules or the need to obtain discharge permits from the Otago Regional Council;
- (viii) Any need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility for stormwater disposal purposes;
- (ix) Any need for conditions relating to ongoing maintenance of stormwater infrastructure;
- (x) Any need to make provision for future stormwater disposal systems to serve surrounding land

In addition to the above, within the Kingston Village Special Zone:

- (xi) Consistency with the Stormwater Management Plan contained within the Kingston Village Special Zone Subdivision Guidelines (2010).
- (xii) The ability to stage development to ensure the efficient and effective management of stormwater systems during development.

(xiii) Within the Mount Cardrona Station Special Zone, the extent to which:

- Natural flow paths have been used in the design of stormwater management systems.
- Techniques have been adopted to ensure that
 - (i) The rate of stormwater discharge remains equal to or less than that of pre-development; and
 - (ii) The quality of water in that discharge remains equal to or better than that of pre-development.

In addition to the above, within the Shotover Country Special Zone:

- (xiv) Any potential adverse effects of future accesses (from the road carriageway into a lot) on the efficiency and effectiveness of stormwater swales.
- (xv) An evaluation of long term maintenance costs of low impact design stormwater disposal solutions compared to standard kerb and channel solutions

15.2.13 Sewage Treatment and Disposal

15.2.13.1 Controlled Subdivision Activities - Sewage Treatment and Disposal

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of the following:

- The method of sewage treatment and disposal;
- The capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;

- The location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system;
- Easements over private land for access to the nearest public or community owned point or disposal.

15.2.13.2 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to sewage treatment and disposal, the Council shall have regard to, but not be limited by, the following:

- (i) The capacity, availability, and accessibility of the Council's reticulated sewage treatment and disposal system to serve the proposed subdivision;
- (ii) Where a Council reticulated system is not available, or a connection is impractical, the adequacy of proposals and solutions for treating and disposing of sewage;
- (iii) The provisions of the Council's Code of Practice in respect to the construction and installation of the sewage treatment and disposal system;
- (iv) The requirements of any Regional Rules or the need to obtain a discharge permit from the Otago Regional Council;
- (v) Any need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility for sewage treatment and disposal purposes;
- (vi) Any need to make provision for future sewage reticulation, treatment and disposal to serve surrounding land.
- (vii) In addition to the above, within the Kinston Village Special Zone;

the ability to stage subdivision and development in order to ensure efficient and effective provision of a reticulated sewage treatment and disposal system that serves the proposed subdivision, the Kingston Village Special Zone, and the existing Kingston Township.

(viii) In the case of the Mount Cardrona Station Special Zone:

- The need to adopt sustainable solutions to sewage treatment and disposal.
- Whether alternative methods based on sustainable design solutions have been considered.

15.2.14 Trade Waste Disposal

15.2.14.1 Controlled Subdivision Activity - Trade Waste Disposal

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in the Business, Industrial, Town Centre and Corner Shopping Centre Zones, which complies with all of the Site and Zone Subdivision Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of trade waste disposal.

15.2.14.2 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to trade waste disposal, the Council shall have regard to, but not be limited by, the following:

- (i) Whether any proposal to create lots for any business or other activity generating trade wastes will have the potential to discharge wastes to a disposal system;
- (ii) Whether the volume or type of trade waste generates a need for appropriate pre-treatment and/or disposal systems to be provided;
- (iii) Any consents required for discharge of contaminants from the Otago Regional Council in conjunction with the subdivision consent;
- (iv) The provisions of the Council's Code of Practice for Subdivision in respect of the installation of trade waste sewers;

- (v) Any need for conditions relating to ongoing maintenance of trade waste disposal infrastructure.

15.2.15 Energy Supply and Telecommunications

15.2.15.1 Controlled Subdivision Activity - Energy Supply and Telecommunications

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of:

- The adequacy and installation of any electrical supply system, gas supply systems and telecommunications system;
- Connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.
- Within the Mount Cardrona Station Special Zone, the provision for alternative energy sources.

Notes:

- (1) *In the event that a gas network operator ceases the supply of gas, all installations shall be removed from the bulk supply site and pipelines securely sealed.*
- (2) *Where a gas supply is proposed as an alternative form of energy, the necessary land use consent for a bulk gas supply tank on a separate lot, shall be obtained.*
- (3) *A consent notice may be registered on the Certificate of Title to a bulk gas supply site requiring that in the event the operator ceases supply the bulk supply site be amalgamated with an adjoining lot, unless it is a fully complying lot for the respective zone.*

15.2.15.2 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to energy supply and telecommunications, the Council shall have regard to, but not be limited by, the following:

- (i) Where the subdivision involves construction of new roads or formed private access, the installation of an extended reticulation system, at the subdividers' cost, having regard to the Council's Code of Practice;
- (ii) The adequacy and proximity of the proposed reticulated system to be installed by the subdivider;
- (iii) Any need for a lot as a site for a public utility for electricity or gas supply or telecommunications;
- (iv) Alternative systems available and acceptable where other systems are not available or practical;
- (v) Adequacy and proximity to reticulated services.
- (vi) Within the Mount Cardrona Station Special Zone, the extent to which:
 - Subdivision design and layout assists in lot layout and configuration that achieves good solar gain for each dwelling.
 - Adequate energy supply is provided to the site, but opportunities to reduce energy use throughout the site and use alternative energy sources are encouraged.

15.2.16 Open Space and Recreation

15.2.16.1 Controlled Subdivision Activities - Open Space and Recreation

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone which complies with all of the Zone and Site Standards, is a **Controlled Subdivision Activity** with the Council reserving control in respect of the provision of land and/or facilities for open space and recreation.

15.2.16.2 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to open space and recreation, the Council shall have regard to, but not be limited by, the following:

- (i) The extent to which the provision for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision, diversity and environmental effects of open spaces and recreational facilities;
- (ii) Within the Shotover Country Special Zone, whether and the extent to which methods have been proposed to establish trails through the development generally as shown on the Structure Plan which connect to existing and planned trail links to Lake Hayes Estate and Old School Road
- (iii) Within the Shotover Country Special Zone, whether and extent to which reserves to be provided assist to achieve appropriate provision of local and neighbourhood reserves throughout the zone.
- (iv) Within the Arrowtown South Special Zone, whether subdivision of the Private Open Space – Pastoral Activity Area which results in parts of that Activity Area being held within the ownership of adjoining lots in a Rural Living Activity Areas or Residential Activity Area is accompanied by management proposals that promote the consistent or complimentary use of land so as to avoid, remedy or mitigate the adverse visual effects that may result from fragmented ownership and varying land management approaches.

~~15.2.16.3 Zone Subdivision Standard – Northlake Special Zone – Community Facilities~~

- ~~(i) This rule applies to subdivision of land situated north of Aubrey Road, Wanaka, which is zoned Northlake Special Zone (“Northlake”) (excluding Activity Area A) as shown on Planning Maps 18, 19 and 20 in addition to any other applicable subdivision rules.~~
- ~~(ii) There shall be no restriction under this rule on the first stage(s) of subdivision which create a total of up to 50 individual residential lots within Northlake (excluding Activity Area A). This rule only applies to any~~

~~subsequent subdivision that creates a total of more than 50 residential lots within Northlake.~~

~~(iii) No resource consent shall be granted for any subdivision that will result in the cumulative total creation of more than 50 residential lots within Northlake unless the community facilities detailed in subclause (iv) below have been constructed and are operational and available to the public, or any such resource consent includes a condition requiring that the community facilities detailed in subclause (iv) below must be completed, operational and available to the public prior to the issuing of any s224c certificate in respect of such subdivision (excluding Activity Area A).~~

~~(iv) For the purposes of this rule:~~

~~(a) Community facilities' means an indoor 20m — 25m lap pool, a fitness/gym facility, a children's play area, and at least one tennis court.~~

~~(b) Operational' includes operating on a commercial basis requiring payment of commercial user charges as determined by the commercial operator.~~

~~(c) Available to the public' means open and available for use by any member of the public willing to pay the relevant user charges for such facilities (excluding the play area which is likely to be free).~~

~~(d) The Council shall impose a condition on any resource consent enabling the construction and operation of the community facilities requiring them to be available to the public as detailed in this rule.~~

15.2.17 Protection of Vegetation and Landscape

15.2.17.1 Controlled Subdivision Activities - Vegetation and Landscape

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of:

- The protection of vegetation and landscape features;
- Provision for street scape planting within the road and public spaces;
- The preservation and enhancement of the indigenous vegetation, within the 'Forest Hill' Rural Residential zone, and the removal and control of wilding pines.
- Within the R(HD) and R(HD-SH) Activity Areas of the Hanley Downs area of the Jacks Point Resort Zone, measures to provide for the establishment and management of open space, including native vegetation, within the open space areas shown on the Hanley Downs Structure Plan.

15.2.17.2 Site Standard – Vegetation

- (i) Within the Shotover Country Special Zone, a consent notice or other legal mechanism shall be registered against the relevant certificate(s) of title to ensure that future landowners are made aware of the following obligations and restrictions:
 - (a) With respect to any site containing land within a Terrace Buffer Area identified on the Structure Plan, the requirement to establish and maintain landscape planting in accordance with Rule 12.30.5.1.vii.
 - (b) With respect to any site containing land within the Wetland Setback identified on the Structure Plan, Rule 12.30.5.2.xiii provides that no buildings shall be constructed within the Wetland Setback.
 - (c) Indigenous vegetation established within Area 5b shall not be removed.
 - (d) With respect to any site containing land within the Riverside Protection Area, the requirement to keep that land free of certain plant pest species in accordance with Rule 12.30.5.2.xii.
 - (e) With respect to any site containing land within Activity Area 5b (Open Space - Escarpment), the requirement to keep that land free

of certain plant pest species and to select plants from a specified plant list in accordance with Rule 12.30.5.2.xi.

- (f) With respect to any site within Activity Area 5d (Wetland), the requirement to keep that land free of certain plant pest species and to select plants from a specified plant list in accordance with Rule 12.30.5.2.xi.

15.2.17.3 Zone Subdivision Standard – Vegetation

Any subdivision of land within the Shotover Country Special Zone that does not comply with any one or more of the following Zone Standards shall be a **Non-Complying Subdivision Activity**:

- (i) Prior to any subdivision (excluding boundary adjustments) of any land containing part of Activity Area 5b, the Riverside Protection Area and/or 5d, all plant pests shall be removed from the relevant part of Activity Area 5b, the Riverside Protection Area and/or 5d, being gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia, Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago except crack willow along the edge of the Shotover River.
- (ii) Prior to subdivision (excluding boundary adjustments) where the site to be subdivided includes part of Activity Area 5b, planting shall take place within the relevant part of Activity Area 5b which:
- (a) Comprises the species detailed in Appendix 1 – Plant List, Part 1: Terrace Escarpment/Grey Shrubland Areas (Activity Area 5b); and
- (b) Will achieve 25% site coverage (canopy closure) once the planting reaches maturity.
- (iii) Prior to any subdivision within the zone (excluding boundary adjustments), methods shall be implemented to exclude stock from Activity Area 5d.
- (iv) A consent notice or other legal mechanism shall be registered against the relevant certificate(s) of title to any applicable lot to achieve the following ongoing obligations:

- (a) Any planting required to be implemented under this rule shall be maintained for a period of 5 years during which time any plant which dies, is removed, or becomes diseased shall be replaced by the subdivider responsible for creating the relevant lot and by the lot owner.
- (vi) Prior to any subdivision within the zone (excluding boundary adjustments):
- (a) A qualified heritage consultant shall detail steps required to stabilise the Hicks Cottage in Activity Area 4, in order to prevent further deterioration pending long term restoration; and
- (b) Those steps shall be implemented.

15.2.17.4 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to the protection of vegetation and landscape the Council shall have regard to, but not be limited by the following:

- (i) Whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means of protection;
- (ii) Where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes;
- (iii) Whether the subdivision design will detract from or enhance the significant landscape and visual values of the District including loss, retention or enhancement of native vegetative cover;
- (iv) The extent of any earthworks or roading within the subdivision and the need for additional planting or landscaping;

- (v) Any need to provide continual protection for vegetation and or landscape features within the subdivision, including protection of Heritage Trees listed in Appendix 5.
 - (vi) The preservation and enhancement of the indigenous vegetation, over 70 per cent of the net site area within the "Forest Hill" Rural Residential zone, and the removal and control of wilding pines within the zone. For the purpose of this matter net area shall exclude access to sites and the building restriction area within the zone.
 - (vii) Within the Bob's Cove sub-zone, whether and the extent to which:
 - (a) Consent notices have been entered into to ensure the effective and permanent protection of the open space and areas of indigenous vegetation; and
 - (b) Methods have been proposed to prevent stock from browsing and otherwise damaging areas of indigenous vegetation by fencing.
 - (viii) The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone.
 - (ix) The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road.
 - (x) Within the R(HD) - E Activity Area of the Hanley Downs area of the Jacks Point Resort Zone, whether and the extent to which any subdivision adjacent to or including the wetland shown as W on the Hanley Downs Structure Plan makes provision via a Biodiversity Management and Restoration Plan or otherwise for:
 1. Methods to control the further spread of willows within the wetland;
 2. A programme of progressive limbing and potentially the removal of crack and grey willows from the margins, particularly from the shallow northern end;
3. A programme to kill in-situ willows within the shallow open water to facilitate the natural expansion of Carex sedgeland and Raupo beds and maintenance of open water;
 4. Methods to protect the wetland from further unmitigated loss or drainage if disturbed by development; and
 5. Reinstating indigenous diversity along the margins of the wetland in order to:
 - a) Bolster feeding and breeding habitats through ensuring and securing in perpetuity an appropriately designed buffer (of at least 20 metres) around the wetland; providing for small clearings enabling a view of the water; providing screening of residential activity; providing a variation in wetland habitat and open roosting and foraging areas;
 - b) Reinstating diversity lost from the terrestrial and aquatic communities associated with the wetland
 - c) Avoiding or minimising the discharge of contaminants into the wetland through appropriately designed storm water treatment and buffer planting.

15.2.18 Easements

15.2.18.1 Controlled Subdivision Activity – Easements

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Standards, is a **Controlled Subdivision Activity** with the Council reserving control in respect of the creation or cancellation of easements for any purpose.

Mount Cardrona Station Special Zone– matters over which control is reserved:

- The provision of public access through Activity Areas 6, 6a, 7 and 7a of the Mount Cardrona Station Special Zone in general accordance with the Mount Cardrona Station Walkways Plan (Structure Plan C).

15.2.18.2 Assessment Matters for Resource Consent

In considering whether or not to grant consent or impose conditions in respect to easements the Council shall have regard to, but not be limited by the following:

- (i) The need for easements:
 - (a) where a service or access is required by the Council;
 - (b) for stormwater passing through esplanade reserves where drainage will be to the wetland, lake or river;
 - (c) to meet network utility operator requirements;
 - (d) in respect of other parties in favour of nominated lots or adjoining Certificates of Title;
 - (e) for private ways and other private access;
 - (f) for stormwater treatment and disposal, sewage treatment and disposal, water supply, electricity reticulation, gas reticulation, telecommunications;
 - (g) for party walls and floors/ceilings;
 - (h) for reticulation servicing with sufficient width to permit maintenance, repair or replacement;
 - (i) for walkways and cycle ways, including access to water bodies.
 - (ii) The need for the cancellation of easements.
 - (i) for the provision of public access throughout the Open Space Zone within Peninsula Bay.
 - (j) within the Mount Cardrona Station Special Zone the extent to which:
 - (i) public access easements through Activity Area 7 provide access to the historic water races, while ensuring their protection.

- (ii) access easements provide potential linkages between the site and surrounding walkways, enabling connection between Mount Cardrona Station and the existing Cardrona village.

- (iii) access easements and easements in gross are in general accordance with the Mount Cardrona Station Walkways Plan (Structure Plan C).

15.2.19

On any boundary adjustment in the Rural General Zone which meets the zone standards the matters in respect of which the Council has reserved control are:

- the location of the proposed boundaries, including their relationship to approved residential building platforms, existing buildings, and existing vegetation patterns and existing or proposed accesses;
- boundary treatment;
- easements for access and services.

15.2.20 Affordable Residential Lots

15.2.20.1 Zone Subdivision Standard – Northlake Special Zone

- (i) The development of Activity Area D1 shall result in 20 affordable lots. For the purpose of this rule:
 - (a) 'affordable lots' means a residential lot, capable of accommodating a 3 bedroom residential unit, which is marketed for sale at a maximum price of \$160,000.00 adjusted annually to account for inflation in accordance with the Consumer Price Index from an initial date of 1 January 2014.
 - (b) A residential lot used for retirement village purposes shall not be deemed to meet this requirement.



- (c) A legal method must be implemented which will ensure that each of the required 20 affordable lots are delivered to the market. That legal method must include a three month option in favour of the Queenstown Lakes Community Housing Trust whereby the Trust may purchase the lot or nominate the purchaser of the lot.

15.2.21 Earthworks

15.2.21.1 Controlled Subdivision Activity – Earthworks

Earthworks associated with any subdivision of land in any zone except for any of the Special Zones that are listed in Section 12 of the District Plan other than the Rural Visitor Zone and any of the Ski Area Sub-Zones are a **Controlled Activity** with the Council reserving control in respect to the matters listed in Rule 22.3.2.2(a)(i)-(ix) in Section 22.

15.2.21.2 Assessment Matters for Resource Consent

In considering whether or not to impose conditions in respect of Earthworks associated with any subdivision the Council may consider the Resource Consents - Assessment Matters 22.4i-viii in Section 22.

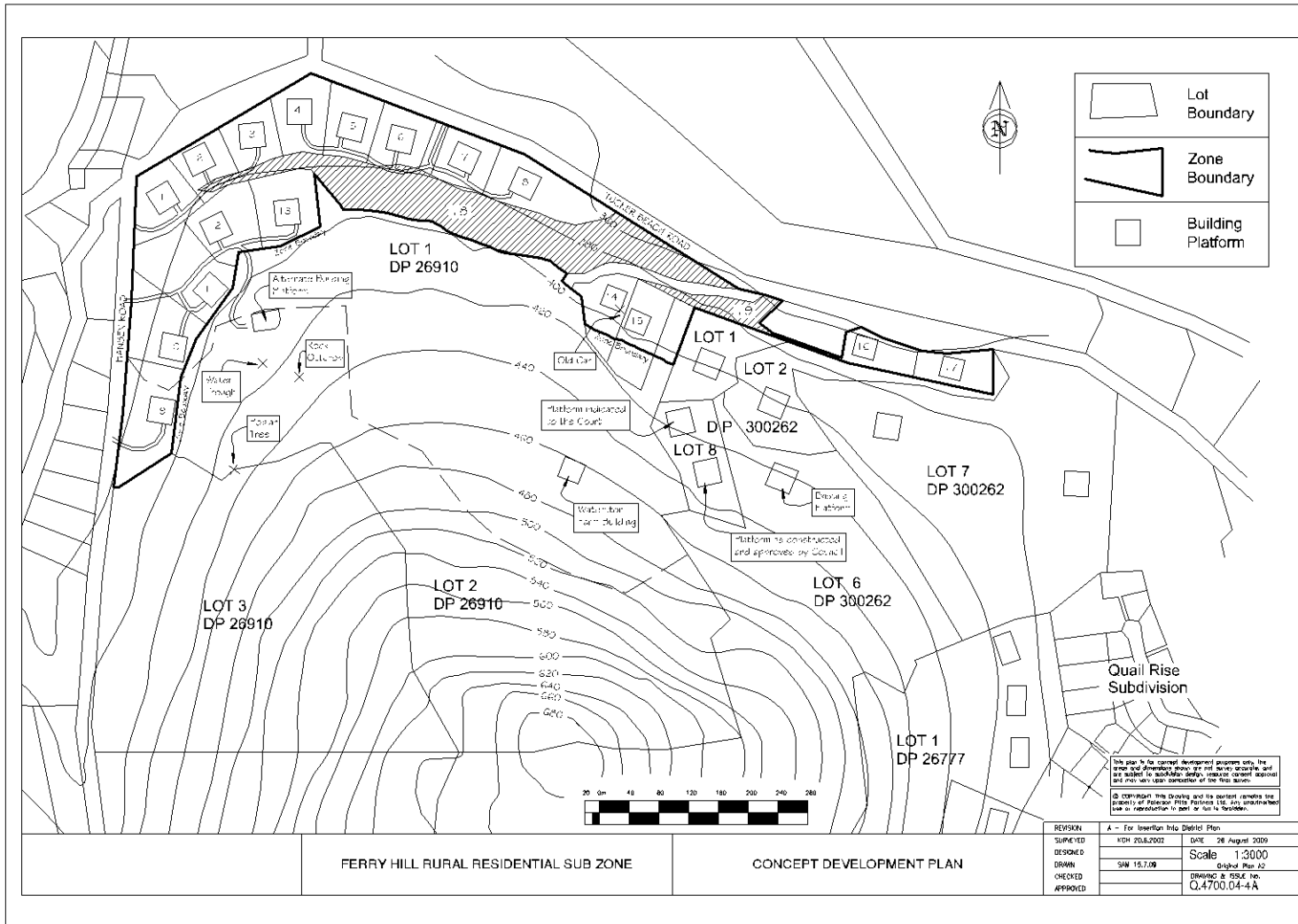


Figure 15.1 Concept Development Plan for the Ferry Hill Rural Residential sub-zone

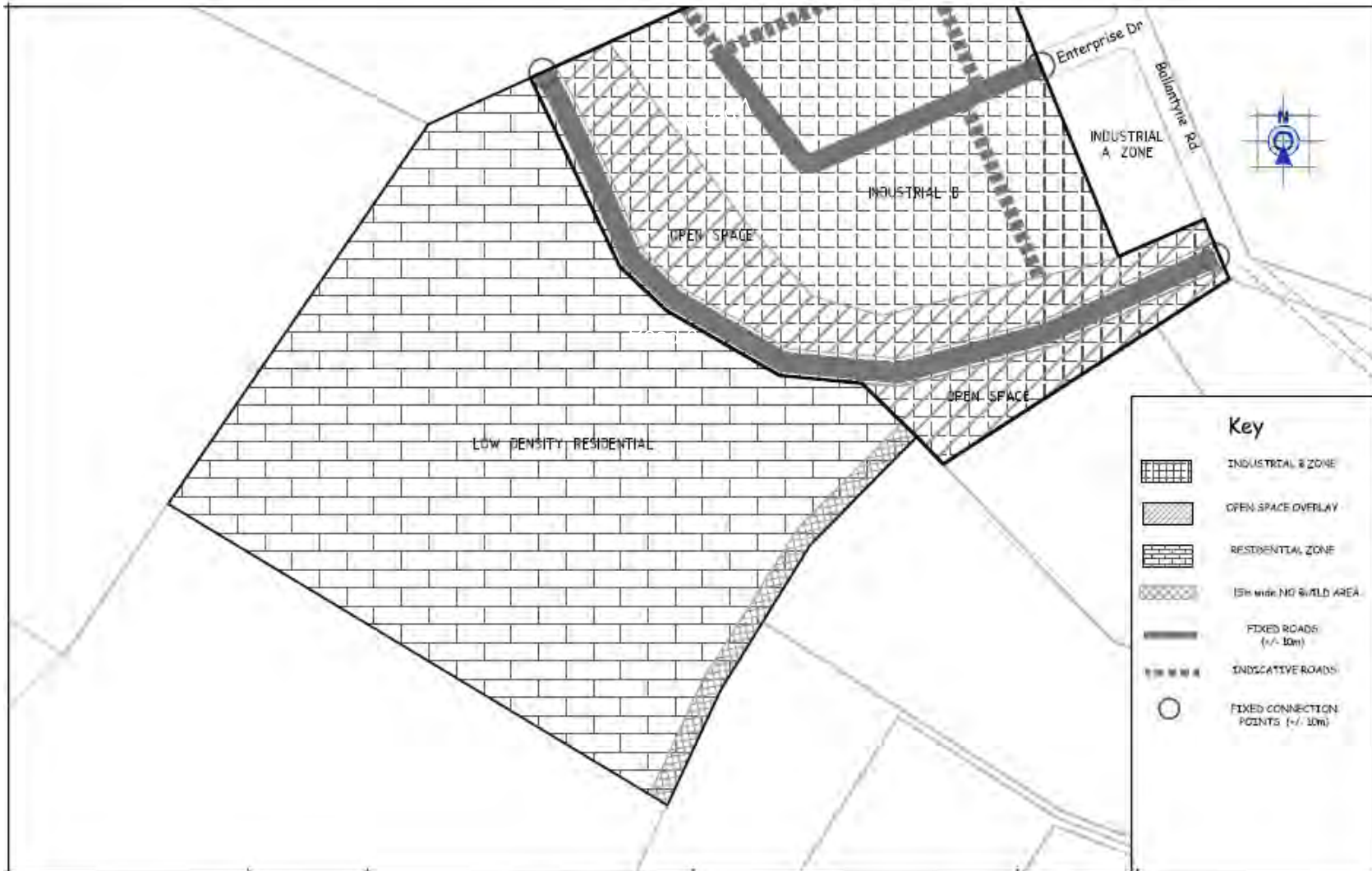


Figure 15.2. Ballantyne Road Low Density Residential Zone Structure Plan

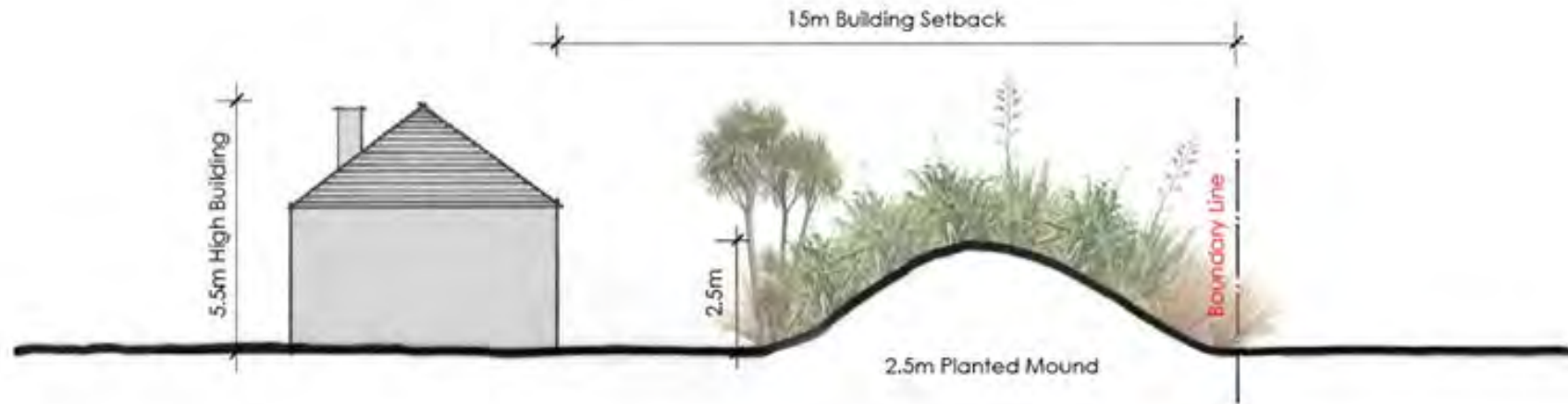


Figure 15. 3. Ballantyne Road Low Density Residential Zone Mounding Plan Cross Section

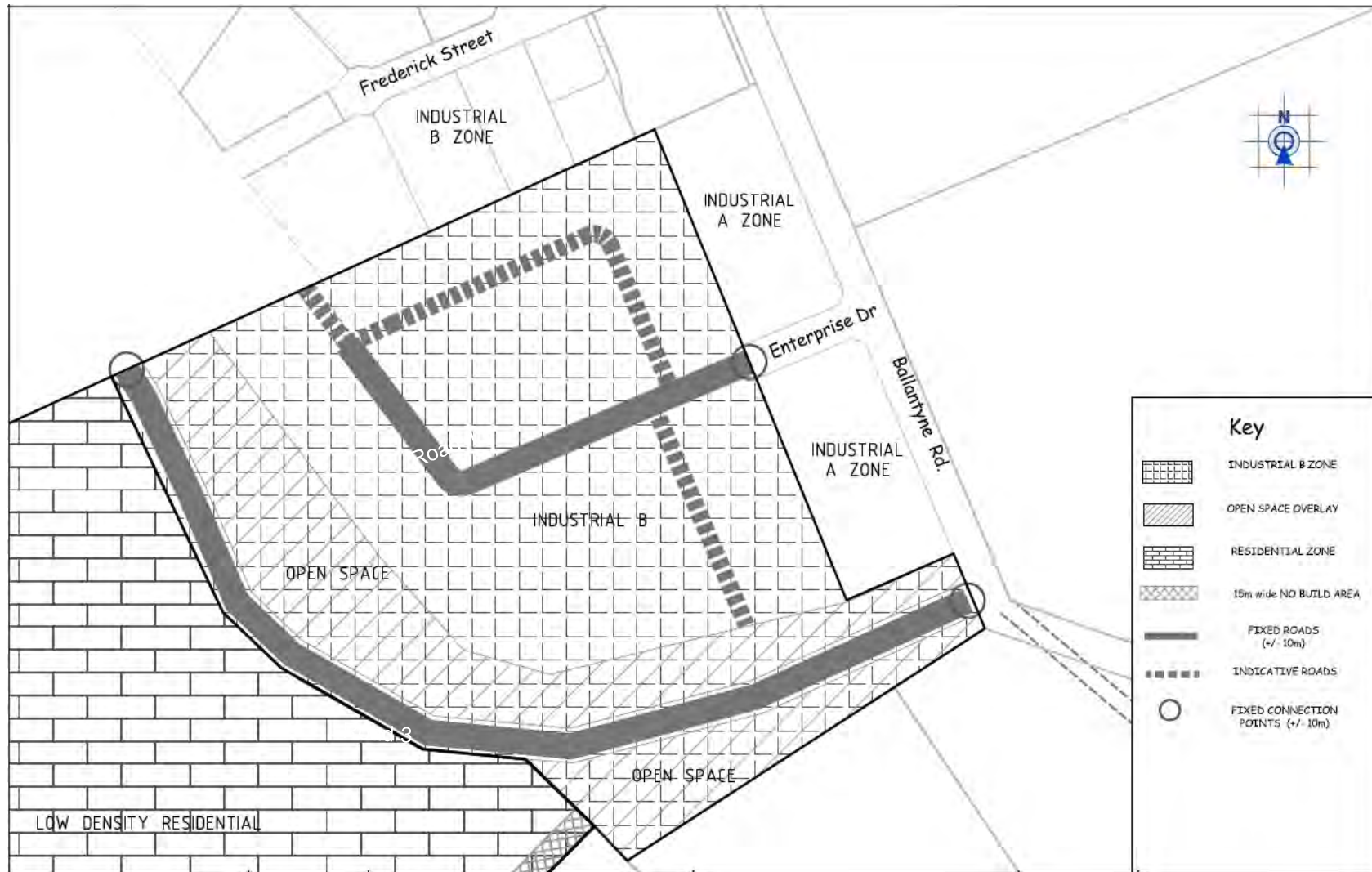


Figure 15.4 Ballantyne Road Industrial B Zone and Open Space Structure Plan

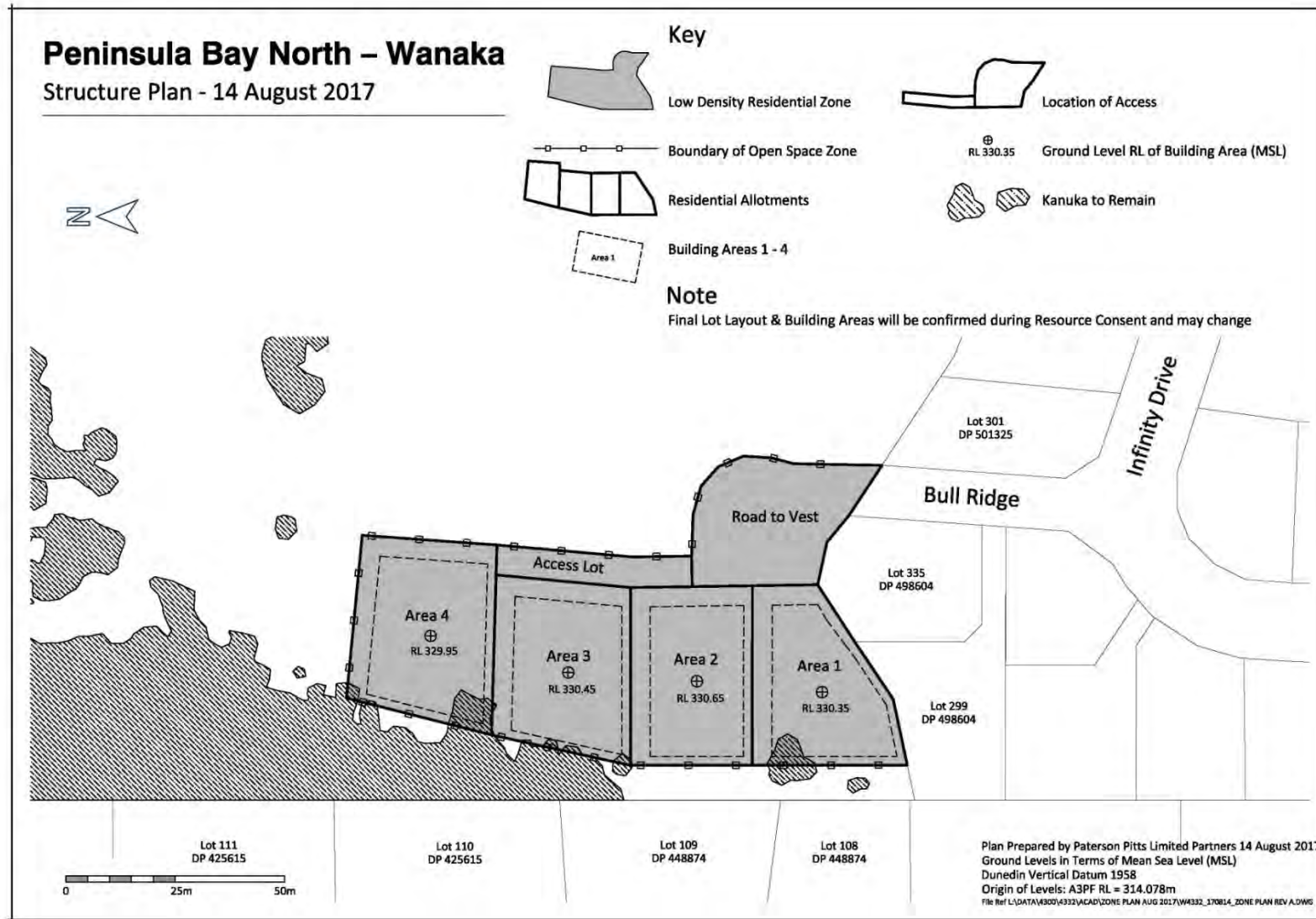


Figure 15.5 Peninsula Bay North Structure Plan

APPENDIX 1d

Recommended Chapter 18 Sign Rules

18.2 Signs - Rules

18.2.1 Structure of the Rules

Three Activity Tables 'Commercial Areas', 'Residential Areas' and 'Other Areas' group the District Plan zones. Each Activity Table contains rules relevant to the listed zones, and establishes the activity status for signs in each zone. In addition, Activity Table 4 contains District Wide rules that apply to all signs.

Signs must not breach standards in Activity Tables 1 – 4, if they are to be considered a Permitted Activity under Rule 18.2.3.

Freestanding signs, sandwich boards, flat board signs, under verandah signs, flags and banners may be double sided, with only one side being counted towards the sign area. All other signs will be assessed on a single sided basis.

18.2.2 Activities

18.2.3 Permitted Activities

Any activity which is listed as a **Permitted** Activity (PER) in Activity Tables 1 – 4 or is not listed as a Controlled Activity (CON), Discretionary Activity (DIS) or Prohibited Activity (PRO) in Activity Tables 1- 4.

18.2.4 Controlled Activities

Any activity which is listed as a **Controlled** Activity (CON) in Activity Tables 1 -4

The exercise of Council's control shall be limited to:

- Colour and materials
- Design and content
- Location
- Access and safety
- Compliance with any relevant design guidelines

18.2.5 Discretionary Activities

Any activity which is listed as a **Discretionary** Activity (DIS) in Activity Tables 1 – 4, or signage that is not specifically covered in Activity Tables 1 - 4.

Any activity that does not comply with a Permitted or Controlled Activity.

18.2.6 Prohibited Activities

Any activity which is listed as **Prohibited** (PRO) in any of Activity Tables 1 – 4.

18.2.7 Non-Notification

Any application for resource consent for the following matters shall not require the written approval of other persons and shall not be notified or limited-notified:

- Controlled Activities

ACTIVITY TABLE 1 – COMMERCIAL AREAS

		Commercial Precincts within the Township Zone	Town Centre Zone (including Town Centre Transition Sub-Zone)	Frankton Flats Special Zone A and Special Zone B Areas C1, D, E1 – E2	Queenstown Airport Mixed Use Zone	Corner Shopping Centre Zone and Northlake Special Zone – Activity Area D1	Business & Industrial Zone	Three Parks Zone (Business & Commercial Core Sub-Zones)	Remarkables Park Zone (Activity Areas 3, 5 and 8)	Ballantyne Road Mixed Use Zone (Activity Areas B and C)	Kingston Village Special Zone (Activity Area 2)
1.	Identification of Signage Platforms that comply with the size requirements for 3-6 below.	CON	CON	CON	CON	CON	CON	CON	CON	CON	CON
2.	All new and replacement signs located within an approved Signage Platform.	PER	PER	PER	PER	PER	PER	PER	PER	PER	PER
3.	Arcade Directory Signs that do not exceed 3m ² in area limited to one per arcade.	PER	PER	PER	PER	PER	PER	PER	PER	PER	PER
4.	Upstairs Entrance Signs that do not exceed 1.5m ² in area per building.	PER	PER	PER	PER	PER	PER	PER	PER	PER	PER
5.	<p>All signs located within the Ground Floor Area of a building which do not cumulatively exceed a total area of 15% of the Ground Floor Area provided that:</p> <p>(i) Where a building contains more than one commercial tenancy on the ground floor each commercial tenancy shall not display signs larger than 15% of the Ground Floor Area that tenancy occupies, and,</p> <p>(ii) Signs attached to glazing shall not exceed 50% coverage of that glazing. This applies to individual or partitioned glazed areas located within the Ground Floor Area. Signs not attached to glazing, or sited anywhere within the enclosed interior of a building, and visible or not, are not subject to this rule.</p> <p>Note: Arcade Directory and Upstairs Entrance Signs are not included within the Ground Floor Area signage allowance.</p>	CON	CON	PER	PER	CON	PER	PER	PER	PER	CON

ACTIVITY TABLE 4 – DISTRICT WIDE

1.	<p>Flags – provided that:</p> <ul style="list-style-type: none"> a) There is only 1 per site depicting corporate colours or logo of the business provided it does not exceed 1.8m x 0.9m in size; and, b) Any number of flags depicting national colours and logos provided that each flag does not exceed 1.8m x 0.9m in dimension; and, c) Only one flag of each nationality is erected. 	PER
2.	<p>Temporary Event Signs provided that:</p> <ul style="list-style-type: none"> a) They are established no more than two months prior to the date of the event; and, b) They have an area no greater than 2m², or 3m² if a Banner; and, c) Are removed within 24 hours of completion of the event; and, d) Are limited to two signs fronting any State Highway and two signs fronting other roads. 	PER
3.	<p>Signs in Reserves provided that:</p> <ul style="list-style-type: none"> a) They have an area no greater than 1m²; and b) Only relate to businesses operating in the reserve; and c) They are located where the business operates from; and d) They are limited to one sign per business. 	PER
4.	<p>Real Estate Signs (including Auction Signs) provided that:</p> <ul style="list-style-type: none"> a) They are located on the site to which they relate; and, b) They have an area no greater than 1.62m²; and, c) No more than 1 sign per agency is erected; and, d) The sign is removed within 14 days of an unconditional agreement for sale and purchase being made by the vendor provided that any Auction Sign is to be removed within 7 days of the auction whether the site is sold or not. 	PER
4A.	<p>Land Development Sign provided that:</p> <ul style="list-style-type: none"> a) There is only one sign per site; and b) It is located on the site of the development to which it relates; and c) It has a maximum area of 8.64m²; and d) It relates to a land development that involves a minimum of 6 allotments or units; and e) The sign is removed within 7 days of unconditional agreements for sale and purchase being made by the vendor with respect to all allotments or units in the development. 	PER
5.	<p>Temporary Sale Signs provided that they are erected or displayed for no more than 14 days, provided that there are no more than 4 occurrences per site, per year.</p>	PER
6.	<p>Construction Signs provided that:</p> <ul style="list-style-type: none"> a) There are no more than four signs per site; and b) They each have an area no greater than 1.62m²; and c) They are erected for no more than 30 days prior to works commencing; and d) They are removed within 14 days of completion of the work; and e) Safety and hazard signs are exempt. 	PER
7.	<p>Any sign which does not comply with the requirements of 1 - 6 above (including 4A).</p>	DIS

8.	Free Standing Signs a) That exceed 3.5m in height; and/or b) That are less than 2.5m above the footpath; and/or c) That extend more than 1 metre over any footpath d) That have an area greater than 2m ²	DIS
9.	Sandwich or Flat Board Signs a) That have an area greater than 1m ² ; and/or b) That are not located on private land.	DIS
10.	Under Verandah Signs that are less than 2.5m above the footpath.	DIS
11.	Signs on Wharves and Jetties (including on buildings established on wharves and jetties).	DIS
12.	Off-Site Signs.	DIS
12A	Hoardings.	NON
13.	Signs exceeding 150cd/m ² of illumination.	DIS
14.	Flashing, moving, animated signs and signs that create an optical illusion.	PRO
15.	Roof Signs.	PRO
16.	Signs displaying sexually explicit, lewd or otherwise offensive content.	PRO
17.	Any sign-written trailer, vehicle or permanently moored vessel or sign attached to any trailer, vehicle or permanently moored vessel which is parked or moored on or is visible from any road or public place for the sole purpose of advertising.	PRO
18.	Signs imitating any traffic direction and safety sign as required by New Zealand Transport Agency.	PRO
19	Signs required by acts of Parliament, legislation or statutory requirements.	PER
20	Electioneering Signs a) That have an area no greater than 3m ² ; and, b) That are displayed no more than 2 months prior to the election/referendum date; and, c) That are removed before the election/referendum day.	PER
21.	Signs on any Category 1, 2 or 3 item in the Inventory of Protected Features	DIS

NOTE – For assistance refer to Interpretative Diagrams at the end of the Chapter

18.3 Signs - Assessment Matters

18.3.1 Assessment Matters

In considering whether or not to grant consent or impose conditions on a resource consent, the Council shall have regard to, but not be limited by, the following assessment matters.

(i) Controlled Activity – Signs in All Zones

Whether the proposed sign or signage platform:

Colour and materials

- (a) Incorporates colours and materials that complement the external appearance of the building and/or surrounding buildings.
- (b) Incorporates colours and materials that are sympathetic to the surrounding landscape.

Design and content

- (c) Design, including lighting, is consistent with and sympathetic to the surrounding environment.
- (d) Whether there are any effects on heritage buildings, or on buildings and structures in heritage precincts, and whether any conservation advice has been obtained.
- (e) When considering signage platforms, the extent that the signage platforms have been considered within the overall design of the building and specifically the architectural features of the building.

Location

- (f) Has been located to integrate with the design of the building and does not obscure the architectural features of the building.
- (g) The requirements of multiple tenants within a building have been provided for.

Access and safety

- (h) Adversely affects public pedestrian access through inappropriate location, design or type of sign.

Compliance with the design guidelines

- (i) The level of compliance with any relevant specific zone design guidelines

Arrowtown Town Centre Zone

In addition to (a) – (i) above for any sign or signage platform in the Arrowtown Town Centre Zone:

- (j) Whether sign design and placement respects historic buildings and the character of the Arrowtown Town Centre Zone having regard to the following guidelines:
 - (i) Signs must not obscure historic building details or important vistas.
 - (ii) Reduce the number of signs used in a single location by the use of directory or finger signs.
 - (iii) Signs hand written on the building in the traditional way are best, provided they do not alter or obscure part of the building.

- (iv) Small scale signs, either mounted on to buildings or free standing, are appropriate.
- (v) Sign materials shall be similar to those used traditionally. Painted wood and metal are appropriate. Plastic and highly reflective materials are inappropriate.
- (vi) Illuminated, neon or flashing signs are not appropriate and must not be used if heritage character is to be protected.
- (k) Whether the application is accompanied by a report from the Arrowtown Planning Advisory Group; and whether that report approves the nature of, the form of, the size of, the content of and the positioning of, the sign or signage platform.

(ii) Discretionary Activity – Signs within Commercial Areas (Activity Table 1)

- (a) The extent to which:
 - (i) The size of the signage is visually compatible with the scale and character of the building to which it relates and the surrounding environment.
 - (ii) The design, location and size of the proposed signage complements the surrounding built environment and does not dominate built form;
 - (iii) The design is consistent with other signs in the vicinity;
 - (iv) The size, colour and location do not adversely affect traffic and/or pedestrian safety;
 - (v) The placement, size and choice of materials has considered the architectural features of the building on which the sign is to be erected; and

- (vi) Any signage on windows will retain the function of the window to provide interest, activity and passive surveillance on the street.

- (b) Whether the cumulative effects of the proposed signage (and all that which can be anticipated to be established on the same building) will adversely affect the streetscape and visual amenity of the surrounding environment.

In addition to (a) & (b) above for any sign or signage platform in the Arrowtown Town Centre Zone:

- (c) Whether sign design and placement respects historic buildings and the character of the Arrowtown Town Centre Zone having regard to the following guidelines:
 - (i) Signs must not obscure historic building details or important vistas.
 - (ii) Reduce the number of signs used in a single location by the use of directory or finger signs.
 - (iii) Signs hand written on the building in the traditional way are best, provided they do not alter or obscure part of the building.
 - (iv) Small scale signs, either mounted on to buildings or free standing, are appropriate.
 - (v) Sign materials shall be similar to those used traditionally. Painted wood and metal are appropriate. Plastic and highly reflective materials are inappropriate.
 - (vi) Illuminated, neon or flashing signs are not appropriate and must not be used if heritage character is to be protected.
- (d) Whether the application is accompanied by a report from the Arrowtown Planning Advisory Group; and whether that report

approves the nature of, the form of, the size of, the content of and the positioning of, the sign or signage platform.

(iii) Discretionary Activity – Signs within Residential Areas (Activity Table 2)

- (a) Compatibility with amenity values of the surrounding environment considering the visual amenity of the street and neighbouring properties and:
- (i) Whether the design, location and size of the proposed signage will detract from the residential character of the site and/or building on which it is situated.
 - (ii) Whether the proposed signage dominates the streetscape and wider residential character of the area in which it is located.
 - (iii) The size, colour and location of the signage do not adversely affect traffic and/or pedestrian safety.

(iv) Discretionary Activity – Signs within Other Areas (Activity Table 3)

- (a) The extent to which:
- (i) The design, colours and materials of the proposed signage are appropriate within the rural context.
 - (ii) The extent to which the proposed signage is compatible with the character of the surrounding environment.
- (b) Any adverse effects of the proposed signage in terms of:
- (i) Lighting;
 - (ii) The extent to which the proposed signage may cause a visual distraction to drivers;

- (iii) Location with special regard to skylines, ridges, hills and prominent slopes.

(v) Discretionary Activity – District Wide Signs (Activity Table 4)

- (a) Whether the period the signage is to be erected is necessary for the event being advertised.
- (b) Whether the size of the sign and/or number of signs are compatible with the size of the site on which they are located.
- (c) The extent to which the proposed signage is compatible with the character of the surrounding environment.
- (d) Whether signs located on wharves and jetties (including buildings on wharves and jetties):
 - (i) are directly related to commercial activities and services that operate from, adjacent to or on the wharf, jetty or water front on which the sign is located;
 - (ii) detract from the views and amenity of the surrounding environment through inappropriate placement, size and colour of signage
 - (iii) are of a design, colour and material base appropriate to the specific location of the wharf or jetty to which it is attached.
 - (iv) Whether the design, colours and materials of the proposed signage, including any lighting, are consistent with and sympathetic to the surrounding environment.
 - (v) Whether the size, colour and location adversely affect traffic and/or pedestrian safety.
- (e) Whether the design, location and size of the proposed signage will detract from the heritage values of any item in the Inventory of Protected Features.

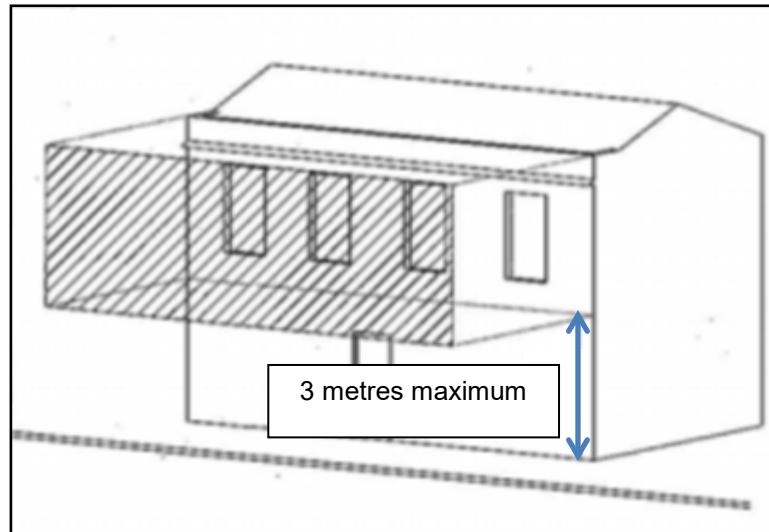
- (f) Whether the method of attachment of the proposed sign or sign platform will damage heritage fabric of any item in the Inventory of Protected Features.

In addition to (a) – (f) above for any sign in the Arrowtown Town Centre Zone:

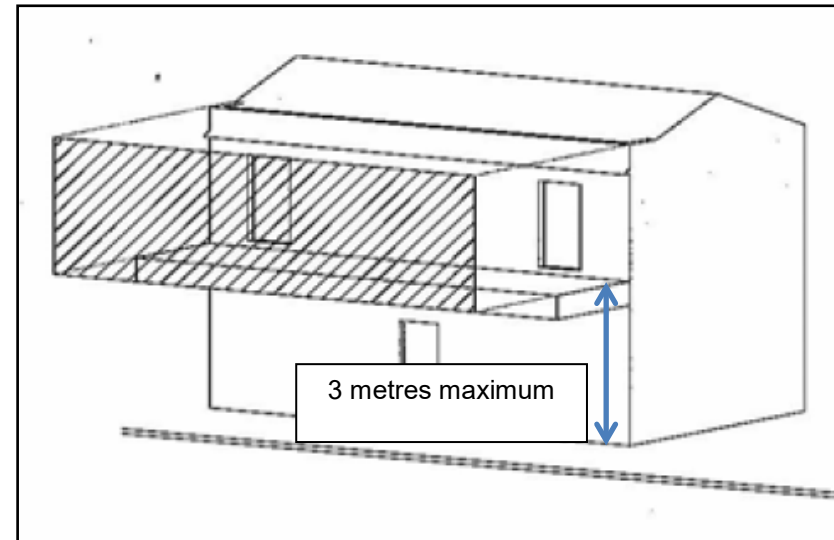
- (g) Whether sign design and placement respects historic buildings and the character of the Arrowtown Town Centre Zone having regard to the following guidelines:
 - (i) Signs must not obscure historic building details or important vistas.
 - (ii) Reduce the number of signs used in a single location by the use of directory or finger signs.
 - (iii) Signs hand written on the building in the traditional way are best, provided they do not alter or obscure part of the building.
 - (iv) Small scale signs, either mounted on to buildings or free standing, are appropriate.
 - (v) Sign materials shall be similar to those used traditionally. Painted wood and metal are appropriate. Plastic and highly reflective materials are inappropriate.
 - (vi) Illuminated, neon or flashing signs are not appropriate and must not be used if heritage character is to be protected.
- (h) Whether the application is accompanied by a report from the Arrowtown Planning Advisory Group; and whether that report approves the nature of, the form of, the size of, the content of and the positioning of, the sign or signage platform.

Interpretative Diagrams

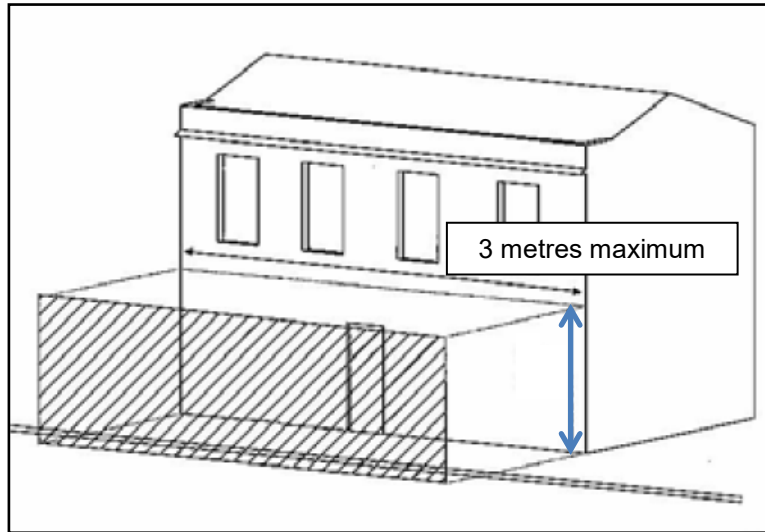
a) Above Ground Floor Signs



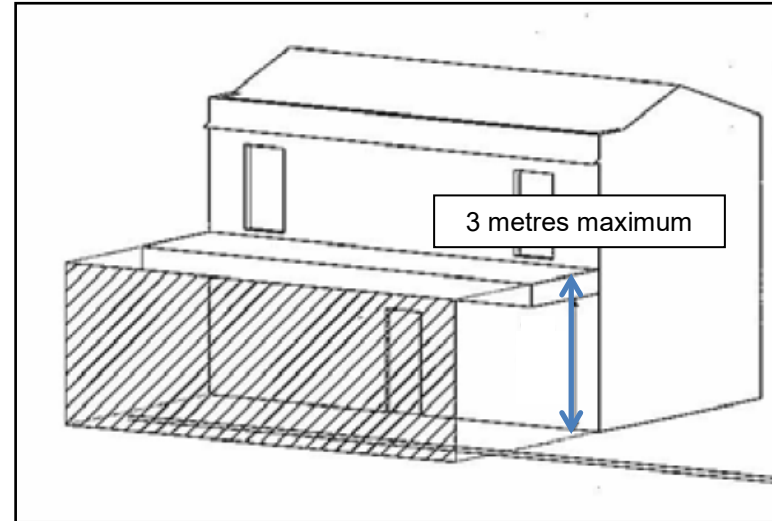
For buildings without a verandah



For buildings with a verandah

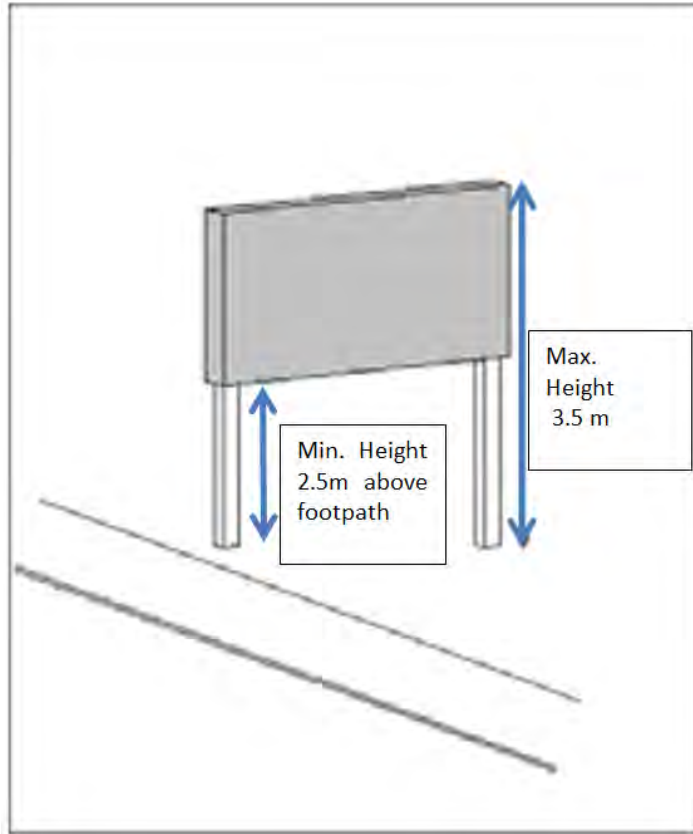
b) Ground Floor Area (For Signs)

For buildings without a verandah



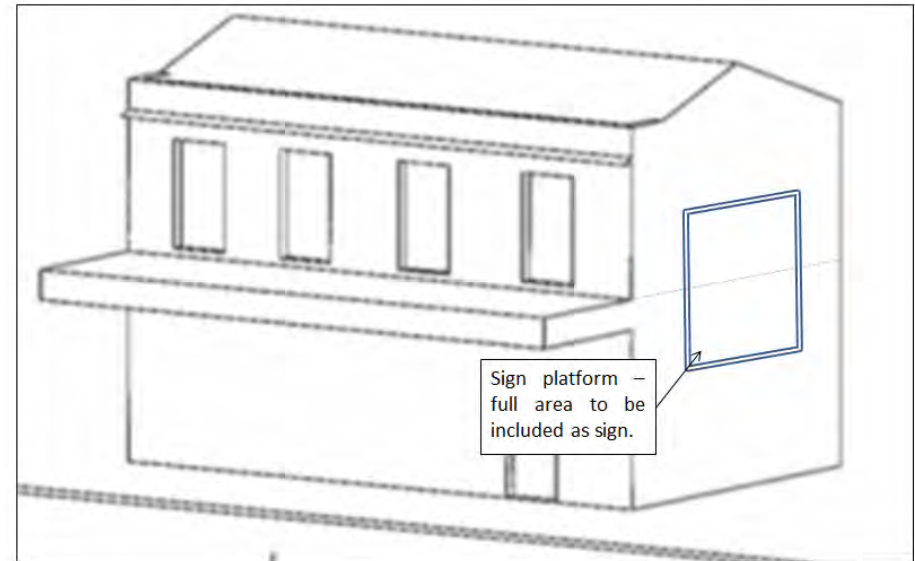
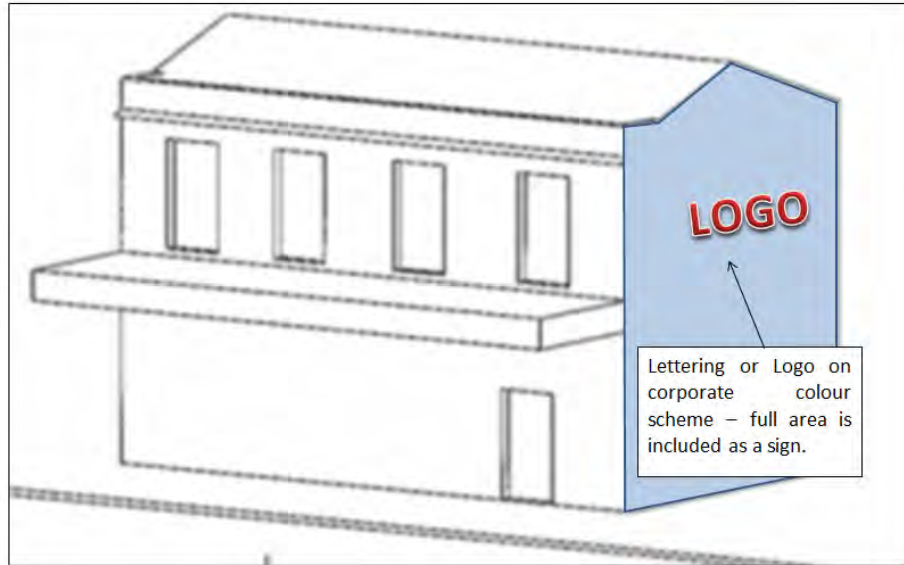
For buildings with a verandah

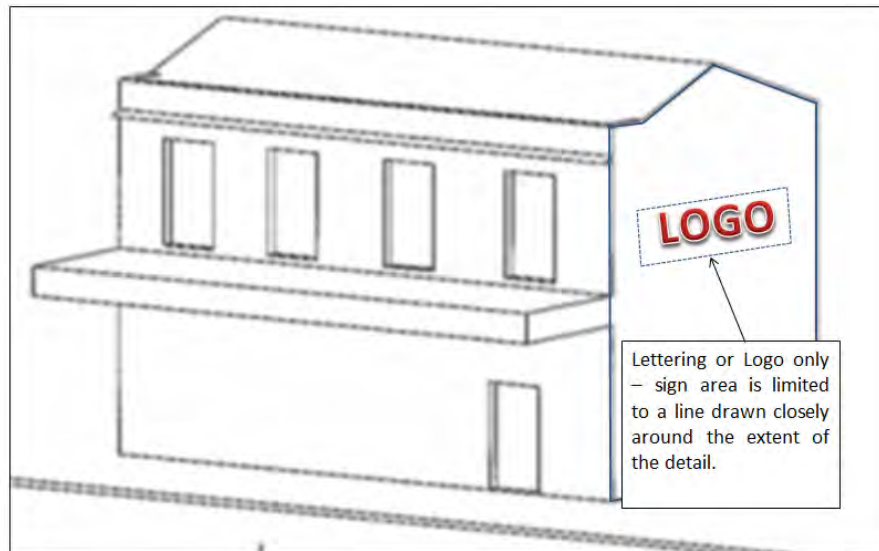
c) Freestanding Signs



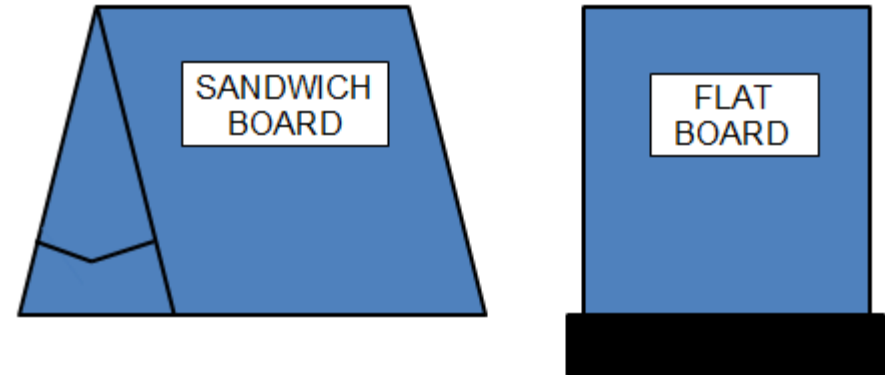
Maximum of 2m² in area and minimum 2.5m in height above any footpath

d) Sign Area





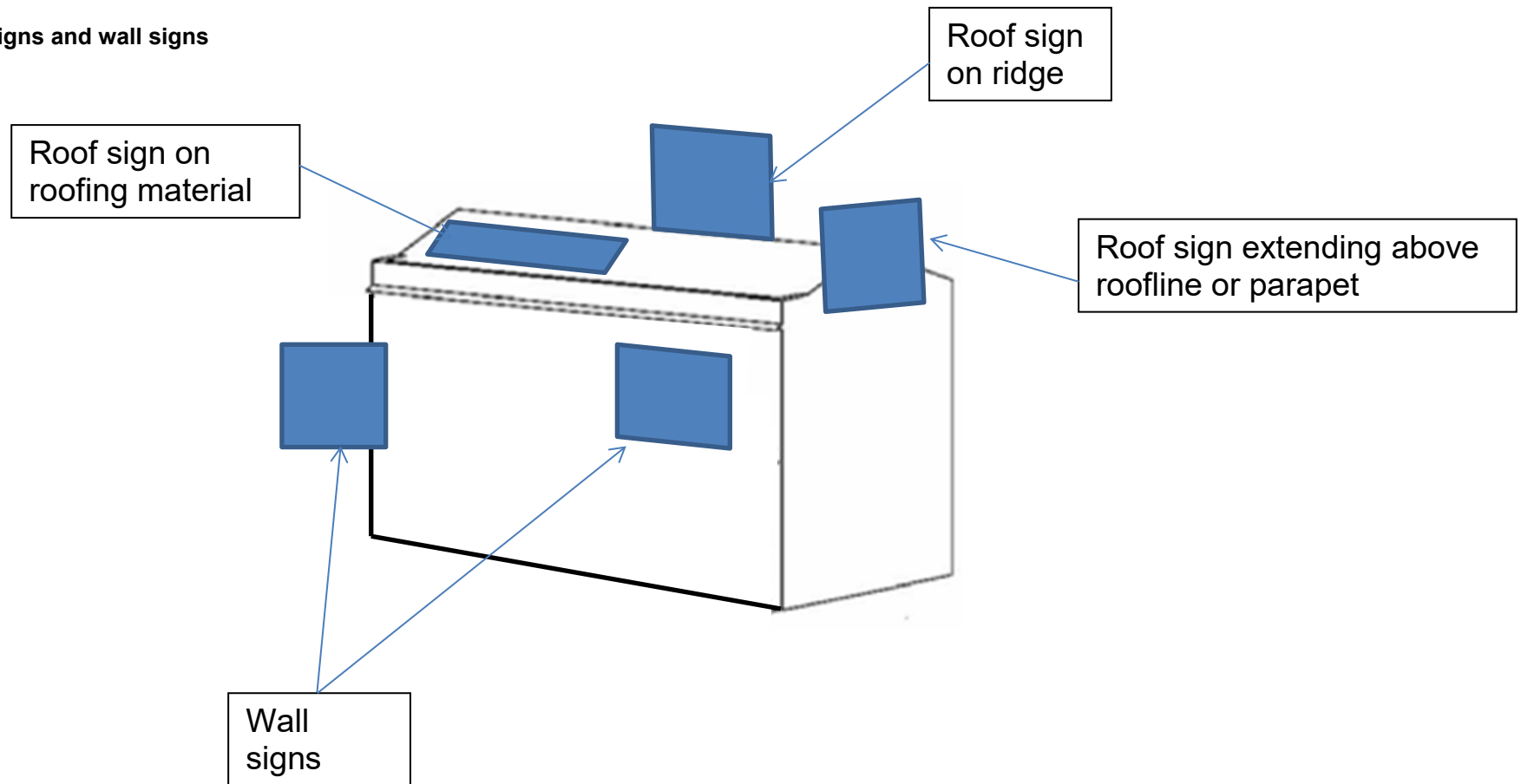
e) Flat Boards and Sandwich Boards



Maximum of 1m² in area; and

Maximum of 2 flat boards or 1 sandwich board per site

f) Roof signs and wall signs

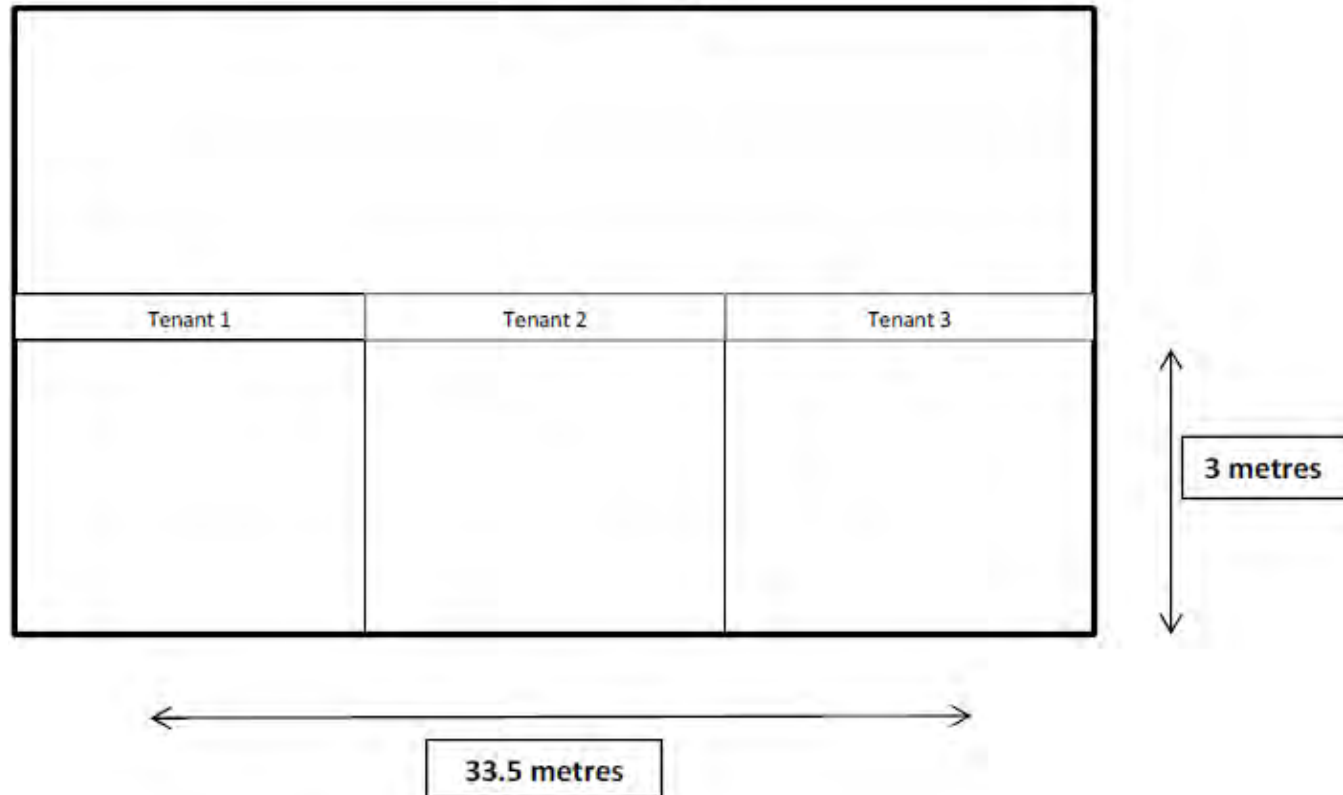


Example 1.

Total Ground Floor Area = 100.5m^2

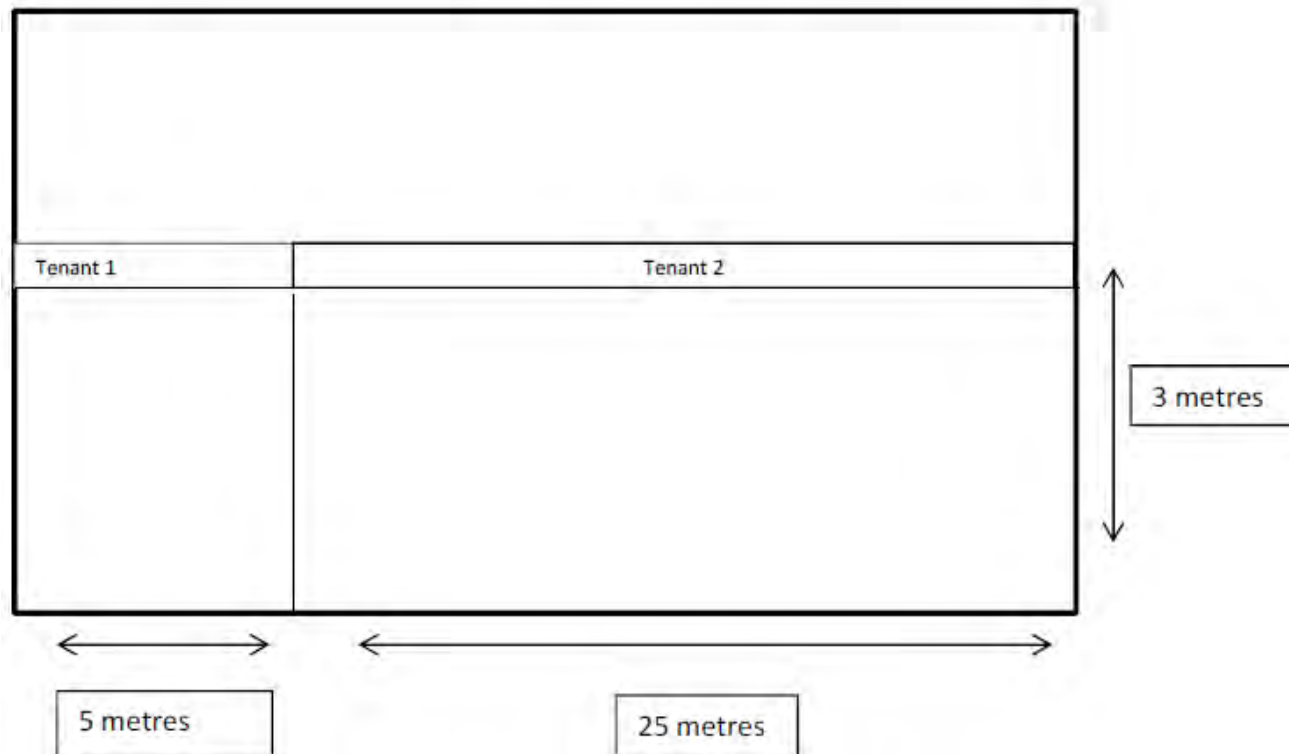
Maximum 15% Sign Area = 15m^2

Divided by number of
Tenancies = 5m^2 / tenant



Example 2.

Total Ground Floor Area	= 90m ²
Maximum Building Signage Area	= 13.5m ²
Tenancy 1	= 2.25m ²
Tenancy 2	= 11.25m ²



APPENDIX 2

Retail Assessment Review

Proposed Private Plan Change 53 - Northlake

Review of Retail Economic Effects
Assessment

26 April 2018 – Final



Proposed Private Plan Change 53 - Northlake

Review of Retail Economic Effects
Assessment

Prepared for

Queenstown Lakes District Council

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1 Introduction

Northlake Investments Limited (NIL) have lodged an application for a plan change to the operative Northlake Special Zone (Plan Change 53). Market Economics Limited (M.E) have been approached to carry out a review of the application from a retail economics perspective to assist Queenstown Lakes District Council (QLDC) with their Section 42 report. This report sets out the findings and recommendations of that review.

In preparing this review, M.E has been provided with and reviewed documents that accompanied the application, in particular:

- “Private Plan Change Request, Northlake Special Zone Outlet Road, Wanaka”, John Edmonds & Associates Ltd, November 2017
- “Northlake Special Zone Assessment of Retail Economic Effects”, RCG Ltd, October 2017
- Traffic Assessment by Carriageway Consulting. Letter dated 12 October 2017.
- Submissions (10 in total excluding those withdrawn) and 3 further submissions.

In addition, M.E has reviewed the original Plan Change 45 application, Mr John Long’s evidence¹, the commissioner’s decision and the Environment Court decisions. This material is relevant to the setting of objectives, policies and rules for the Northlake Special Zone in the Operative District Plan (ODP). M.E has also read the summary of economic evidence (by Mr Polkinghorne) presented on the proposed Cardrona Valley Road Local Shopping Centre zone, and Council’s expert evidence presented in reply and the Commissioner’s recommendation on those submissions.

Having reviewed the above documentation, M.E requested some further information from NIL (and in particular RCG) to help fill some information gaps and address some uncertainty in the retail modelling. The request is summarised in Appendix 1. A comprehensive reply was provided (“Plan Change 53 - Further Information Reply”, John Edmonds & Associates Ltd, 22nd March 2018). That information forms part of this review.

The key document relevant to this review is the October 2017 report by RCG, supplemented by the RCG response to the request for further information. The other documents provide contextual and supporting information to the review process.

1.1 Scope

The two key elements of the plan change that M.E have focussed on are:

- Amend the rule limiting retail floor area from 200m² per activity with a maximum floor area of 1000m². It is sought to allow up to 2,500m² total retail floor area, and a single retail

¹ Copy attached in Appendix 2 of this report.

activity of up to 1,250m² gross floor area to facilitate a supermarket, while retaining the 200m² cap for other commercial and retail activities.

- Amend a rule that states that fish and meat processing is prohibited. It is sought to add an exemption to this rule that would permit fish and meat processing that is ancillary to a retail activity such as a supermarket within Activity Area D1.

1.2 Objectives of Review

This review seeks to address the following issues:

1. Whether the catchment area described in the assessment as 'Northern Wanaka' is overstated in terms of this area preferring the Northlake site.
2. Whether the growth and demand for retail floor space in the Wanaka Ward and specifically in Northern Wanaka suggested in the assessment is reasonable or has been under or over estimated to the extent that it would affect the justification for the requested Northlake commercial/retail floor area.

Commentary on these first two topics is covered in Section 3 of this report, which focuses on the technical analysis carried out by RCG.

3. Whether the retail effects suggested in the assessment are reasonable.
4. Whether the increase in retail floorspace in the Northlake Village has been appropriately justified.

Commentary on topics 3 and 4 is addressed in Section 4 of the report.

5. Whether the proposed new rules to control retail and commercial distribution effects will be effective and whether any additional rules or provisions are recommended to support the proposal.
6. How the plan change fits within the context of the NPS-UDC (and the draft findings of the Business Development Capacity Assessment).

Commentary on topics 5 and 6 is addressed in Section 5 of the report.

Final comments are summarised in Section 6.

2 Northlake Village

It is relevant to briefly examine the neighbourhood centre (or village) that is currently enabled in the Northlake Special Zone and that is in the early stages of development.

Development of the Northlake Village is already underway. Consents have been lodged for the 335sqm GFA medical centre and child centre (these fall outside the retail cap). However, the building/site for the medical centre consent includes 7 other tenancies which may or may not be used for retail stores (they are all below the retail cap of 200sqm GFA each). A pharmacy is identified on the plans, so this is one retail store confirmed on this building site. A consent for a 176sqm GFA café/restaurant (retail) has also been lodged.

Figure 2.1 below is copied from the Carriageway report and shows the location of the three consent sites (shown in white) and the potential site of the proposed supermarket and presumably other commercial and balance of retail development. There also appears to be a site of future commercial land use to the west of the childcare centre carpark.

Figure 2.1 – Diagram of the existing retail and commercial development in Northlake Village



Figure 2: Location of Supermarket Site



3 RCG Assessment of Demand

This section reviews the key aspects of RCG’s retail assessment, as outlined in their October report and response to the request for further information. The sub-headings of this section match those in the RCG report.

3.1 Population and Housing

The report provides an overview of Statistics New Zealand (SNZ) population and household projections for the District and Wanaka based on information available at the time. Also included are the Council’s own ‘modified growth’ projections prepared by Rationale Ltd, covering population and visitor numbers. This is followed by a high-level summary of historical dwelling consents which is contrasted with historical and projected dwelling growth per annum. Housing affordability and special housing areas are also covered.

The section concludes that “Growth in household numbers (and holiday home numbers) will of course also create demand for additional commercial space, infrastructure and other amenities. These will all need to be provided to adequately service the strong residential growth” (page 21).

There is nothing contentious in this section. The key point of relevance is that the Rationale projection of population is used as an input in the retail demand modelling discussed later in the report. It is noted in the report that the rate of growth in the latest projections is higher than in those projections used by RCG (John Long²) at the time of the hearings for the Northlake Special Zone (and other Wanaka retail studies). This issue is discussed later in Section 4 of this review.

3.2 Tourism in Wanaka

Section 4 of the RCG report examines tourism trends and tourism spending in Wanaka. It begins with a summary of visitor spending data available from MBIE – concluding that international and domestic visitors both make a significant contribution to retail spending in Wanaka. M.E agrees with the summary provided in Section 4. The key point of relevance is that the MBIE tourism spending figures for three retail categories form a direct input to the retail demand modelling discussed later in the RCG report.

3.3 Retail Facilities in Wanaka

The purpose of this section is to summarise “the existing, approved and potential retail areas in Wanaka”. M.E agrees with the broad description of Wanaka’s existing and proposed retail centres and their development potential. The response to the request for further information provides some updates on the retail floorspace figures for the areas identified. The key point of relevance of this section is that it provides a comparator for the retail floorspace demand estimates discussed in section 7 of the RCG report.

² See Appendix 2.



3.4 The RCG Retail Sales Model

RCG have a proprietary retail demand model. This estimates the retail spending power of residents and visitors and translates this into retail floorspace measured in gross floor area (GFA) and broken into large format retail (LFR) space and small format retail (SFR) space (also known as specialty retail). The Model examines a base year for core retail demand (2013) as well as projected demand and can be run for any defined catchment. Some aspects of the model (i.e. data sources and assumptions) are not dissimilar to aspects of other retail demand models commonly applied in New Zealand by other retail consultancies, including M.E's Retail Demand Model. The model is however unique to RCG.

The report (and further information provided) explains the approach used to develop the model and the assumptions are stated. The assumptions are not unreasonable given that the Model is designed to be applied anywhere in New Zealand.

3.5 Retail Demand in Wanaka

Section 7 of the RCG report presents the results of the retail demand modelling for the total Wanaka Ward and then for the Northern Wanaka catchment – the area estimated to be “closer to the proposed [Northlake] grocery store than to the New World supermarket in the town centre”, and later amended to include the distance to Three Parks. The latter is considered of most relevance to Plan Change 53, but RCG places some weight on the total ward analysis in its findings to help justify the additional retail floorspace in Northlake. M.E has therefore reviewed both analyses.

3.5.1 Total Wanaka Ward Retail Demand

In section 7.1 RCG estimates 2016 and projected (2028 is reported) retail floorspace demand from **domestic and international tourists**.

As RCG identify, the retail model assigns all (100%) of spend in department stores to LFR premises. This equates to an estimated 8,289sqm of demand in 2016. The report identifies that *“The model translates this spending into demand for different store types based on national-level patterns, some of which may initially seem odd in the Wanaka context – for example, Wanaka does not have a full-range department store, so in practise this demand is likely to be satisfied by other stores at present.”*

This is a relevant observation because this estimate is based on spending that occurred in the Wanaka Ward. This spending did not occur in an LFR department stores. Similarly, no spending occurred in LFR Recreational Goods stores and no spending occurred in LFR Clothing, Footwear and Personal Accessories stores.

The implication is that the \$75m (June 2016) of ‘Retail – Other’ tourist spending must have been spent in SFR stores. Within the RCG model (Figure 6.1), SFR floorspace productivities are considerably higher than equivalent LFR productivities³. The implication is that dividing spend by a higher productivity results in a

³ 83% higher for Recreational Goods and 129% higher for clothing, footwear and accessories – two store types likely to have captured the significant majority of the \$75m.

smaller amount of retail GFA sustained by tourists. This specialty spending pattern is especially applicable in Queenstown Lakes District.

It would appear more appropriate to assign the majority (if not all) of non-food tourism spending in the demand model to SFR productivities. Under this scenario M.E estimate a total tourism retail GFA of approximately 3,000-4,000sqm less for the Wanaka Ward than RCGs estimates in 2016. As such, M.E consider that RCG have overstated current and projected tourism retail floorspace demand in the Wanaka Ward.

In section 7.2 RCG estimates 2016 and projected (2028 is reported) retail floorspace demand from **resident households and businesses**. Business retail floorspace demand is based on a per employee ratio, grown from 2013 employment estimates at the same percentage rate as household growth (in this case in the Rationale growth projections). Both households and employment spend is assumed to grow in real terms by 1% per annum.

Unlike the concerns raised above on the applicability of the RCG model structure to visitor retail demand, M.E considers that the model is broadly appropriate for modelling resident household and employment related retail demand. The reason being that this component of demand is derived using a top down approach (national spend, sheeted down to regions and then sheeted down to catchments based on employment, demographics and income parameters). It is not based on any spending known to occur specifically in the Wanaka Ward and suggests only that this would be the demand if households and businesses in the Wanaka Ward showed a similar shopping preference for LFR versus SFR stores as the national average.

Section 7.3 combines the estimates of projected retail floorspace demand for visitors, households and businesses in the Wanaka Ward between 2013 and 2038. As stated above, the visitor component of this demand (which accounts for 52% of the total demand by 2028 based on reported figures), is overstated based on M.E's calculations (for 2016). Therefore, total retail demand is also considered to be slightly overstated⁴.

M.E agree that there will be "significant growth in demand over the next 20+ years" for retail floorspace in the Wanaka Ward. We also agree that increased retail floorspace in Wanaka can be sustained over time. We would however recommend that some care is needed to qualify these outcomes:

1. The RCG report estimates retail demand for the total Wanaka Ward. That is, it includes demand from residents in Makarora, Hawea, Hawea Flat, Luggate, within the Wanaka Urban Growth Boundary (PDP⁵) and in the rural areas, including Cardrona. It also includes demand from employees and tourists throughout the wider Ward. It is therefore oversimplifying things to compare total ward demand with retail supply only in the Wanaka UGB (i.e. the CBD, Albert Town and Anderson Road). M.E accepts that the Wanaka UGB covers the major share of supply, but this is not the total market.
2. A component of household demand will be linked to domestic travel outside of the Queenstown Lakes District. Having estimated total household retail demand, it does not appear that the RCG model removes this from the total. As a result, RCG are likely

⁴ Rough estimates, are 5-10% overstated by 2028 for example.

⁵ Notified August 2015 version.

to have overstated the volume of retail floorspace that could be sustained locally, particularly non-food retail floorspace.

3. The Wanaka Ward is part of the wider Queenstown Lakes District and a portion of household and business retail demand will be met from retail centres in the Wakatipu Ward. Arguably, some of this leakage is due to a lack of supply in specific retail types or, perhaps more applicable, specific retail formats (i.e. LFR). However, a portion of that leakage to larger and more comprehensive retail centres is normal and part of the dynamics of a centre network. In this case, the Queenstown CBD is the CBD for the total district (and to some extent the northern part of Central Otago District). It provides a range of retail goods and services not sustained in smaller centres, including within Wanaka. Similarly, Five Mile and Remarkables Park shopping centres are large and attract customers from a regional catchment. They can (and will) sustain LFR outlets that may not be sustainable in Wanaka, even in the medium to long-term. This retail spending leakage, while expected to reduce over time as Wanaka becomes more self-sufficient for retail, is expected to continue. Particularly as Wanaka residents and businesses will continue to travel to Queenstown (occasionally or regularly) for work, recreation, leisure, air-travel and sports reasons – and often combine those trips with retail shopping. It does not appear that the RCG model removes this expected leakage from total demand and therefore overstates the volume of retail floorspace that could be sustained locally, particularly non-food retail floorspace.
4. It is not evident how the RCG model addresses online shopping for retail goods. This may also be a source of overestimation.

Overall, M.E concludes that RCG have over-estimated demand and slightly under-reported supply of retail in the Wanaka Ward.

Section 7.4 of the RCG report focusses on **food retailing demand and supply** within the Wanaka Ward. The limitations of the RCG retail demand modelling discussed above (see 1-4) are less relevant for food retailing – which tends to be met locally (less leakage) and forms a relatively small part of domestic travel expenditure. As such, notwithstanding the limitations of the RCG model, M.E broadly accepts the estimates of total food and LFR food demand for the Wanaka Ward.

“Figure 7.4 above estimates total food retail demand at 5,654 m² in 2013, and projects it to be 7,887 m² in 2018. This will grow over time, to 10,989 m² by 2028 and 14,246 m² by 2038.

Looking at LFR food retailing in particular – i.e. supermarkets and other large grocery stores – demand was estimated at 3,769 m² in 2013 and is projected to be 5,258 m² in 2018. This will continue to grow over time, to 7,326 m² by 2028 and 9,497 m² by 2038”. page 41.

As above, M.E considers that the comparison of 'Food' retail demand for the Wanaka Ward with supply overstates the shortfall. There are other small food retailers not identified in the Wanaka UGB and elsewhere in the Ward⁶.

The report is also not clear as to whether this 'food' category includes liquor retail⁷. If this does form part of demand, then detail provided by RCG indicates a further 792sqm GFA in the Wanaka CBD and Anderson Road area. This would (if applicable) further reduce the implied current shortfall in the Food Retail category as reported.

In saying that, M.E does not disagree that the Wanaka Ward is undersupplied for supermarket floorspace at present (2018). There is anecdotal evidence that the New World is 'over-trading' and some households are utilising the delivery service from Countdown in Frankton because the benefits outweigh costs of shopping locally. Pressure on parking and check-out service times at the New World are evident at certain times of the day (and are considerably worse at certain times of the year).

M.E disagrees with the statement made in the last paragraph of page 41. RCG state:

Our view is that a supermarket is likely to be developed at Three Parks within the next few years, as part of a larger 'first stage' of retail development. This would most likely be a full-size supermarket offering, of say 3,000 m² – 4,000 m². This would take Wanaka's food retailing "supply" to 6,500-7,500 m². Even at the upper end of this range, this would still be short of the 2018 "demand", projected to be 7,887 m², and the undersupply would steadily increase over time.

It has been confirmed in the Willowridge submission that the consent for the new supermarket in Three Parks was lodged in October 2017. It is therefore possible that construction could start before the end of 2018 and trading could be feasible before the end of 2019. This store is quoted as being 4,353sqm GFA - larger than the 3,000-4,000sqm range estimated by RCG. In addition to the estimated 2,100sqm GFA of the existing New World, this would bring LFR food retailing supply up to 6,453sqm GFA (by about 2019).

Figure 3.1 compares RCG's total Wanaka Ward demand for LFR food floorspace with known LFR food floorspace (including the actual size of the new Three Parks supermarket). It shows that the addition of Three Parks supermarket will (according to RCG's model) more than cater for LFR food retail demand in the total Ward till between 2023 and 2028.

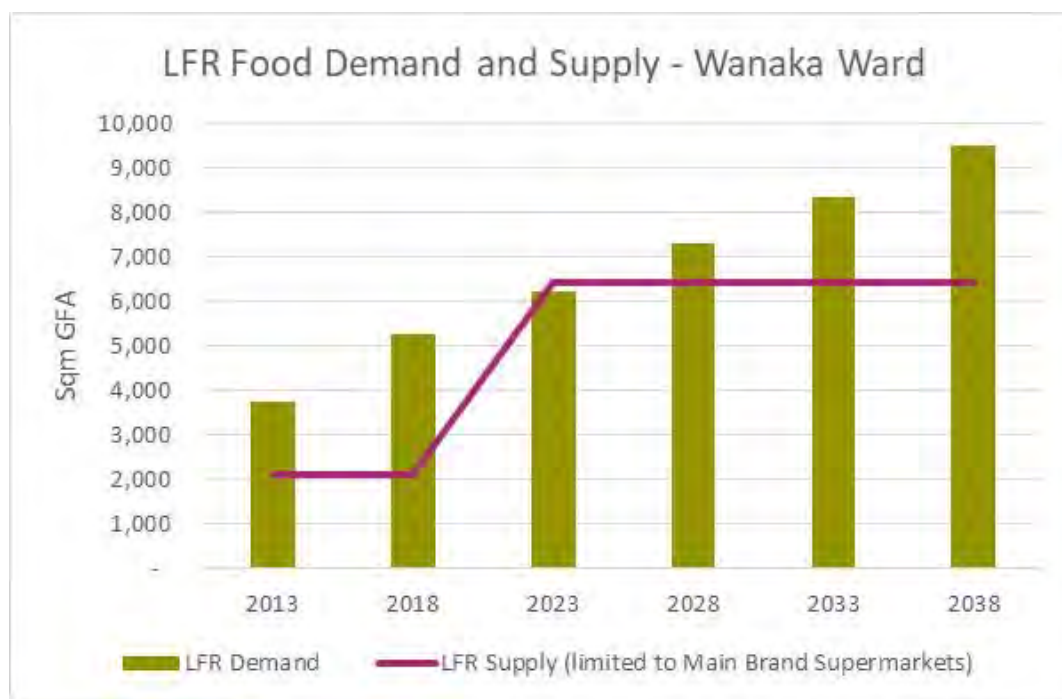
A shortfall from 2028 onwards is based on the modelling assumption that sales productivity is capped at \$14,000/sqm GFA. Based on this rationale, it suggests that growth in the Wanaka Ward could sustain another 873sqm of supermarket space by 2028, increasing to 1,907sqm GFA by 2033 and 3,044sqm GFA by 2038. Conversely, it implies that if you add further supermarket floorspace in advance of, or, in greater quantities than these 'sustainable' increases, then the productivity of the existing stores will drop below the average (as demand

⁶ Based on RCG's figures, the shortfall of total food GFA in the Wanaka Ward would be -1,760sqm in 2023 based only on the existing New World, Med. Market, Four Square, Butchers Block and new supermarket. If Liquor stores should be included in the supply calculations, the shortfall reduces to just -968sqm GFA in 2023. M.E considers that the food retail stores missing from the supply calculations (not measured) would effectively remove this shortfall. This does not include the potential for other new food retailers to develop throughout the Ward.

⁷ The MBIE data on tourism spending includes Alcohol, Food and Beverages. The Retail Trade Survey distinguishes Supermarket and grocery stores, specialised food and liquor. It is not clear if liquor retail was grouped into Food Retailing or another retail category (or excluded).

is spread over a greater number of stores) until such time as growth can offset the sales impacts. This scenario is directly relevant to this plan change.

Figure 3.1 – RCG LFR Food Demand vs Updated LFR Food Supply – Wanaka Ward



In the real world though, productivities are not constrained. On the one hand, supermarkets can still be viable at lower productivities. On the other, a small increase in sales productivity (above what has been modelled) could easily absorb additional demand in 2028 and potentially to 2033 without the need to develop additional floorspace⁸.

Overall, M.E concludes that with the planned Three Parks supermarket (likely to be completed in the short-term), the Wanaka Ward will be adequately supplied with LFR food retail space into the medium-term and potentially into the long-term based on a floorspace productivity modelling approach and current growth projections.

It is relevant to point out that supermarkets are permitted in the Three Parks commercial core and there is no limit to the number of supermarkets that may develop in this centre. There is, therefore, capacity to enable a third supermarket in this centre in the long-term (i.e. in the deferred core zone). It is not uncommon for centres to sustain two supermarkets, particularly when that centre is centrally located (as is Three Parks).

⁸ By 2038 the 'under-supply' of supermarket floorspace would be similar to the 2018 situation, although split over two stores not one – so would appear only half as 'bad' as the current under-supply from a customer perspective.



3.5.2 'North Wanaka' Catchment Retail Demand

Section 6.6 of the report defines a likely trade catchment for the Northlake Village, as proposed under Plan Change 53⁹. This catchment forms the basis of a separate 'run' of the RCG retail demand model, discussed in section 7.5, but forms a sub-set of the total Wanaka Ward results discussed above.

M.E has identified some issues with the approach taken by RCG to assess the demand for food retail in this catchment as justification for the proposed small supermarket in the Northlake Village. These are set out below.

Catchment Definition

The catchment has been defined using a straight-line distance. This approach was further explained in the response to the request for further information as follows:

"The reason for this approach is that any analysis that is based upon road-travel distance is that the shortest distance doesn't necessarily correspond to the shortest travel time (and drivers typically select their route based upon time).

For example, a driver might travel further on a longer route where the speeds are higher, in order to have the shorter journey time. In addition, there will be some drivers that will not travel to a small supermarket nearby but will instead travel further to a larger one. Hence trying to be accurate with journey times is not only a complex task, it also does not provide a fully accurate result."

M.E considers that it is best practice to consider travel distance on the road network when defining trade catchments. M.E has examined some key route distances using GIS. It shows that not all catchment areas are closer to the Northlake Village supermarket. M.E acknowledges the 70km/hr speed limit on a portion of Aubrey Road combined with the slower driving speeds in the centre of Wanaka (due to judder bars and localised congestion). On that basis, M.E accepts that the catchment adopted by RCG (and refined according to the response to the request for further information) is broadly suitable for the purpose of running the retail demand model for a supermarket-based centre. The catchment reflects those residential areas for which travel to Northlake Village *is* closer and/or quicker to get to relative to the nearest alternative supermarket (being Three Parks or Wanaka CBD), or is at least sufficiently similar in distance or travel time to the nearest alternative supermarket.

It is important to note that the defined Northern Wanaka catchment has been defined from the perspective of accessing supermarkets. Section 5.2 of this report discusses M.E's concerns that the single LFR tenancy is not limited to food retail, even though that has been the focus of the applicant's retail report. If the LFR tenant was a comparison retailer (such as a furniture, homewares, hardware or department store), then the defined catchment would not be appropriate. Such stores would be more likely to draw from the total Wanaka Ward. This issue is discussed further in terms of anticipated effects on Three Parks.

Household Growth in the Trade Catchment

Based on the revised figures, this catchment includes capacity for approximately 3,195 dwellings (down from an original estimate of 3,395 dwellings), or 3,213 with Plan Change 53 (additional dwelling capacity in Activity Area

⁹ This is not the likely trade catchment of the operative village. The operative village is likely to draw from the Northlake Special Zone as well as parts of Aubrey Road for convenience-based retail and service shopping.



D1 (36)). There are no significant employment areas within this catchment, and M.E considers it appropriate to exclude this market from the modelling.

Unlike in the modelling for the Wanaka Ward, RCG take a simpler approach and assume that all dwellings in the catchment are developed in the base year of the model – that is, there is no ‘growth projection’ of household demand. This has the effect of overstating demand in the short and medium-term that can be sustained by catchment households. However, for the purpose of enabling an appropriate retail GFA for the Northlake Village to meet the needs of future residents, it is relevant to consider the maximum household yield when fully occupied¹⁰.

We note that RCG did not re-run their retail demand model to reflect the revised catchment, that contained 200 less dwellings¹¹. M.E has replicated RCG’s demand results for the revised ‘Northern Wanaka’ catchment, using retail GFA ratios per dwelling calculated from the report. Using this same approach, the estimated retail demand can be calculated for the revised catchment, and the additional 36 dwellings enabled by Plan Change 53 can also be taken account of (i.e. a net reduction of -164 dwellings). M.E has analysed total retail, total food and LFR food retail demand according to the new net dwelling estimates. The results are compared in Figure 3.2.

¹⁰ As opposed to an approach that estimates uptake of dwellings over time - such an approach is more applicable to enabling development of large new centres that may benefit from staged development controls. It is efficient to zone for the full extent of a centre at the outset to protect the land from other development.

¹¹ I.e. as part of the response to the request for further information.

Figure 3.2 - Updated Total Retail and Food Retail Demand Floorspace Estimates in Northlake Village Trade Catchment

Total Retail Demand

	2013	2018	2023	2028	2033	2038
RCG Reported Results (Original catchment and excluding additional NIL capacity)						
Dwellings (Reported)	3,395	3,395	3,395	3,395	3,395	3,395
Total Retail GFA	9,031	9,491	9,976	10,484	11,019	11,581
Total Retail GFA per dwelling	2.7	2.8	2.9	3.1	3.2	3.4
RCG Unreported Results (Revised catchment + additional NIL capacity)						
Revised Dwellings (RFI)	3,231	3,231	3,231	3,231	3,231	3,231
Revised Total Retail GFA	8,595	9,033	9,494	9,978	10,487	11,022

LFR Food Retail Demand

	2013	2018	2023	2028	2033	2038
RCG Reported Results (Original catchment and excluding additional NIL capacity)						
Dwellings (Reported)	3,395	3,395	3,395	3,395	3,395	3,395
LFR Food Retail GFA	1,762	1,852	1,947	2,046	2,151	2,260
LFR Food Retail GFA per dwelling	0.5	0.5	0.6	0.6	0.6	0.7
RCG Unreported Results (Revised catchment + additional NIL capacity)						
Revised Dwellings (RFI)	3,231	3,231	3,231	3,231	3,231	3,231
Revised LFR Food Retail GFA	1,677	1,763	1,853	1,947	2,047	2,151

Total Food Retail Demand

	2013	2018	2023	2028	2033	2038
RCG Reported Results (Original catchment and excluding additional NIL capacity)						
Dwellings (Reported)	3,395	3,395	3,395	3,395	3,395	3,395
Total Food Retail GFA	2,644	2,779	2,920	3,069	3,226	3,390
Food Retail GFA per dwelling	0.8	0.8	0.9	0.904	1.0	1.0
RCG Unreported Results (Revised catchment + additional NIL capacity)						
Revised Dwellings (RFI)	3,231	3,231	3,231	3,231	3,231	3,231
Revised Total Food Retail GFA	2,516	2,645	2,779	2,921	3,070	3,226

This high-level analysis shows a slightly lower retail demand under the revised lower dwelling figures. That is, 9,978sqm GFA of total retail demand by 2028 (506sqm GFA less than reported), including 1,947sqm GFA of LFR food retail (supermarket) demand (approximately 100sqm GFA less than reported) and 2,921sqm GFA of total food retail demand (approximately 148sqm GFA less than reported).

Importantly, this demand represents total demand sustained by dwellings in the defined catchment – assuming they are all occupied with households. The RCG correctly identifies this as the catchment’s “spending power”.

Unoccupied Dwellings and Tourism Spending

There is no notable commercial visitor accommodation in the defined catchment. There are however unoccupied dwellings (holiday homes, which are used at times during the year by domestic and international visitors) and there is likely to be some AirBnB rooms within occupied dwellings that also cater for visitors.

M.E accepts the choice to exclude tourism expenditure from the analysis of Northlake Village catchment retail demand. The majority of spending by any visitors staying in the catchment is likely to be directed at the Wanaka CBD, especially for non-food and food and beverage services spend. Northlake could capture a small share of food and beverage spend (given the restaurant/café to be developed) and some convenience food and liquor spending.

This suggests that the RCG demand analysis underestimates floorspace demand by excluding tourism retail spend. However, this is more than offset by the assumption that all dwellings in the catchment are occupied full-time by resident households. M.E considers that RCG's demand estimates (revised as in Table 2.1 above) overestimate retail demand because of this assumption. Some allowance for unoccupied dwellings and tourism spend would be appropriate (i.e. a net reduction of demand by 10%-15% for example – this may still be conservative).

In summary, total food and LFR food demand in the defined catchment of 2,921sqm and 1,947sqm GFA respectively (as at 2028) is likely to be over-stated due to the lower spending power of usually unoccupied dwellings which is not offset by potential visitor demand.

Share of Demand Captured by the Northlake Village

RCG do not appropriately account for the leakage of retail demand from this catchment. That is, the portion of total retail demand in the catchment that is likely to be captured by the Northlake Village – given its current or proposed role in the centre network.

The same components of leakage discussed re the analysis for the total Wanaka Ward apply to the 'North Wanaka' catchment. That is,

- the demand associated with domestic travel of resident households,
- demand associated with normal leakage to the larger centres in the Wakatipu Ward,
- and potentially (if not already accounted for) demand associated with online shopping.

These portions of demand (largely focussed on, but not limited to, non-food retail) all need to be deducted in M.E's view. The balance of demand is what is available in the North Wanaka catchment to sustain retail floorspace in centres (and other standalone retail stores) in the Wanaka Ward.

It is at this point that the role of centres in the Wanaka Ward need to be identified. The report does state the following, which M.E agrees with (emphasis added):

*"Our model assumes that all LFR food retailers trade at \$14,000/m² and all small format retailers trade at \$7,000/m². In reality, performance varies widely. **Full-size supermarkets tend to trade more strongly as households use them for their "main" shopping rather than just "top-up" shopping.** Retailers in better locations, with access to a larger customer base, will also trade more strongly than those in weaker locations."*

*"Given the above, food retailers in this catchment (e.g. at Northlake) may well trade at lower levels than our model assumes. **As such, they may account for a smaller share of the Northern Wanaka demand (and the total Wanaka demand) than would otherwise be indicated.**" Page 43*

These comments suggest that different stores and locations have different roles, which is correct. M.E does not agree that food retailers in the Northlake Village "may" account for a smaller share of the Northern Wanaka demand than has been indicated in the report. They will account for a smaller share. Firstly, because demand available to be captured locally is over stated and secondly, because of the small size and depth of offer of the



Northlake Centre relative to higher order centres in Wanaka CBD (now) and Three Parks (in the near future) means that a significant proportion of spend will be directed to the main centres.

This is more accurately portrayed in the Conclusions of the RCG report (emphasis added):

*“Residents (and visitors) in the northern parts of Wanaka will be able to satisfy **some of their everyday needs** locally, without needing to drive to a more distant centre such as the CBD or Three Parks. This will supplement the Wanaka CBD, and assist it in maintaining an attractive, pedestrian-focused environment while promoting visitor spending growth”. Page 50*

No estimates of what portion of retail demand could be sustained in the Northlake Village have been provided in the RCG report.

In the past, M.E have applied a model (developed for this purpose) that estimates that neighbourhood centres¹² capture on average 4% of food and liquor retail demand and local centres capture on average 19%. This model was based on an analysis of the Auckland centre network, so there are limitations in applying it elsewhere. However, if the Northlake Village captured on average 19% of all available total food retail spend in the ‘northern Wanaka’ catchment, this would support considerably less retail floorspace than the proposed 1,250sqm GFA supermarket¹³, and notably, would be well within the current retail cap.

¹² While not explicitly identified in the QLDC District Plan, a description of neighbourhood centres (in the context of QLD) could be: smaller in scale than local shopping centres; serve smaller catchments; and have less of a drive-by role (as they are often central to residential areas and situated on local rather than arterial roads).

¹³ Based on 2028: 19% of the revised total food Retail GFA in the northern Wanaka catchment (2,920sqm GFA based on 3,231 dwellings) equates to 555sqm GFA or \$6.47m of annual turnover. This is an upper limit – see discussion above about over-estimation of demand. By M.E’s simple calculations (and not accounting for the over-estimation of demand), the Northlake Village would need to capture at least 43% of all catchment total food demand and or 64% of all LFR food demand by 2028 to sustain 1250sqm GFA of food retail space at the productivities applied by RCG. This would be unlikely.



4 Economic Effects and Justification

Based on M.E's review, the RCG modelling does not demonstrate a need for additional retail floorspace in the Northlake Village over and above the operative cap of 1,000sqm. Even allowing for a larger trade catchment, there seems agreement that the centre will only serve a convenience role. M.E considers that this can be adequately met by the current retail provisions. Notwithstanding that outcome, this section provides commentary on the assessment of effects anticipated to arise from the increased retail capacity in the RCG report. This section also discusses the overall justification provided for the additional retail floorspace.

4.1 Assessment of Economic Effects

Section 8 of the RCG report begins with a statement of the proposed retail changes in Plan Change 53. The focus on effects is single large tenancy, being "the most important change". It is generally implied in the RCG report that this tenancy will be an LFR food retailer, and M.E assumes that effects on other centres are based on this proposed 'supermarket anchored' floorspace mix.

M.E notes that an increase in retail floorspace will support a potential increase in commercial floorspace in the Northlake Village. These tend to go hand in hand (to support a functional mix of goods and services to meet community needs)¹⁴. It is therefore important to acknowledge that the increase in the scale of the Northlake centre is not limited to the increase in the scale of retail activity. The centre could have a greater critical mass overall. This is linked primarily to the proposed larger tenancy. The proposed LFR tenancy is the reason that the centre's catchment shifts from being the Northlake Special Zone and immediate surrounds (as agreed in the PC 45 decision) to the much wider 'northern Wanaka' catchment proposed by RCG.

The RCG report focusses on significant amenity effects or an ability to undermine the Wanaka CBD and/or Three Parks. M.E agrees with this focus¹⁵. M.E also agrees that while the Business Mixed Use zone may incorporate more retail activity under the proposed district plan (PDP), it will not function as a 'centre' *per se* or deliver significant functional or social amenity that warrants specific protection.

4.1.1 Adverse Effects on the Wanaka CBD

RCG consider that the larger Northlake Centre will have no potential for significant impacts on the Wanaka CBD's role and function. M.E agrees with this. The Wanaka CBD will be more sensitive to impacts once resident demand in particular is spread over Three Parks and increased supply in other zoned centres. However, it has several unique attributes and a tourist customer base that is expected to grow. The level of retail demand likely to be captured by the net increase in retail floorspace (1,500sqm GFA) in the

¹⁴ On page 31, the RCG report suggests that service businesses add at least 10% on top of core retail demand.

¹⁵ M.E notes that the Albert Town shops are a Local Shopping Centre under the PDP and the centre has vacant development potential. The Local Shopping Centre zone is protected as part of the centre hierarchy in the PDP and so impacts on the ability of that centre to deliver amenity to the community are also relevant but have not been addressed by RCG.



Northlake Village (limited to convenience spending), combined with level of business service demand likely to be captured by a potential net increase in commercial floorspace in the Village, is likely to have a very minor impact on the vitality and vibrancy of the CBD.

4.1.2 Adverse Effects on Three Parks

RCG consider that the larger Northlake Centre will not undermine the larger centre at Three Parks, given the significant difference in scale and the major growth in demand being focussed on Three Parks. M.E also agrees with this to the extent that the LFR tenant at Northlake Village is food retail (as implied in the RCG report). The future retail anchors and other current and future facilities at Three Parks will make it relatively resilient to supermarket trade impacts, especially those of the scale associated with Northlake Village. It will also have a primary catchment of approximately 650 dwellings directly supporting supermarket trade. Any impact on overall centre performance and vitality is likely to be minor.

M.E considers that a comparison LFR tenant in Northlake, which is currently enabled but has not been discussed by RCG, *would* undermine the Three Parks zone to the extent that it would take an LFR tenant that would otherwise have located in Three Parks – the zone designed to cater for Wanaka’s LFR retail growth. This could have the effect of slowing the uptake of LFR sites (anchors) in Three Parks until an alternative tenant could be found. This could reduce the ability to deliver functional and social amenity in the short to medium-term, as amenity increases as centres become more comprehensive. This potential opportunity cost on Three Parks is not likely to be significant (but neither is it potentially minor). The additional cost is the dispersal of core retail activity outside of the main centres.

Overall, M.E concludes that the retail effects suggested in the RCG report are reasonable in so far as they relate to a supermarket based centre scenario.

4.2 Justification for Additional Retail Floorspace

Based on M.E’s review of the RCG report, justification for the increase in retail capacity, including allowance of one LFR tenant is based on the following:

- Growth projections for Wanaka Ward are higher than previously modelled by RCG (with specific reference to John Long’s earlier assessment for Northlake in Plan Change 45¹⁶).
- The reliance on a current shortfall in retail supply relative to current and future demand.
- Positive effects (pressure valve) on the Wanaka CBD.
- The absence of negative effects on the CBD and Three Parks.

M.E discusses each of these in turn.

¹⁶ Attached at Appendix 2.



Higher Growth Projections in Wanaka

In section 8.4, the RCG report raises the faster growth that has occurred in Wanaka since the retail capacity in Northlake was first addressed by John Long in 2014 (Appendix 2). Further, that housing uptake in Northlake has been faster than would have been anticipated.

Care is needed to link capacity in the Northlake Village with the total Wanaka Ward growth patterns. It does not follow that that all centres should get a pro-rata share of growth and justify the increase at Northlake on this basis. The RCG report states that Three Parks will attract the majority of retail growth in the Wanaka Ward. This follows that Three Parks will develop faster than perhaps was anticipated in the past. Again, the relevant issue is how retail capacity compares with demand and whether this is adequate to meet long-term growth.

Further, the Northlake Village will draw from only a part of the Wanaka Ward. Either the Northlake Special Zone and immediate surrounds if it remains at its operative size, or from the 'north Wanaka' catchment if the proposed floorspace increases and LFR tenant are approved. M.E would suggest that the dwelling capacity of these catchments has not materially changed since Plan Change 45 was evaluated. This is because the yield of the Northlake Special Zone is the same as originally anticipated, or potentially increased by just 36 dwellings under PC 53. The capacity of the Northlake Special Zone makes up just under half of the dwelling capacity of the Northern Wanaka catchment, and the PDP provisions of increased intensification are likely to have only a limited impact on large areas of the rest of the catchment. This is because Albert Town (Riverside), Kirimoko and Peninsula Bay are all relatively new growth areas that have used the land more efficiently (often with smaller section sizes) and so offer little additional subdivision (infill) potential.

In summary, the trade catchment has changed little from what would have been understood in 2014 in terms of its maximum retail demand potential. There are, therefore, no local catchment changes that would justify a significantly larger centre than originally projected.

A Shortfall in Supply

The RCG report reiterates that "Wanaka already has an undersupply of retail space, and demand will continue to grow strongly in the future" (page 45). They state that "this creates a clear rationale for providing for extra retail space".

M.E disagrees with this conclusion. PC 53 seeks to increase the capacity for retail activities. It is therefore relevant to consider demand relative to capacity and not supply. Supply tends to accumulate in 'chunks' and tends to fluctuate between an under-supply and an over-supply.

As shown in Figure 3.1, the development of the Three Parks supermarket will shift the current under-supply of LFR food retail floorspace into an over-supply that will prevail for several years (from a modelling perspective). Other stage 1 developments in the Three Parks Commercial Core will have the same effect for non-food retail. On top of this, there is vacant capacity in Hawea and Albert Town, these all have the



potential to add to supply. There is zoned capacity in the Cardrona Valley Road LSC also (limited to 3,000sqm GFA of retail and office floorspace)¹⁷.

When retail capacity is considered, there is no “clear rationale for providing for extra retail space”. This is discussed further in Section 5 with regard to the NPS-UDC.

The relevant issue, is whether the retail capacity is appropriately located relative to the location of demand. When considering the location of zoned commercial centres (inclusive of the neighbourhood centre in Northlake), M.E considers that the convenience centres are appropriately spread relative to the current urban footprint, and the CBD and Three Parks are centrally located and easily accessed.

Positive Effects on the CBD

M.E strongly disagrees with the RCG statement that expansion of the Northlake Village will act as a pressure valve for the Wanaka CBD. This statement (page 45) implies that Three Parks does not exist (nor for that matter the Town Centre transition overlay in the PDP and other retail enabled business zones) and presents a scenario of retail not being able to expand outside of the geographically constrained CBD. Mention of this scenario, and the potential adverse effects associated with it, makes little sense given preceding statements that local-oriented retail will move to Three Parks.

It is inappropriate to suggest that the proposed increase in retail capacity in Northlake Village is justified on the basis that it will allow the CBD to continue to provide an attractive and commercially vibrant offering, when there are economic processes and provisions already in place that will ensure that outcome. This benefit of the PC 53 is significantly over stated.

Lack of Adverse Effects on the CBD and Three Park

Overall, M.E considers that the RCG report does not adequately justify the increase in retail capacity, including the addition of a LFR store, or the need for the Northlake Village to serve a larger catchment than originally intended to meet convenience shopping demand.

While the impact on the Wanaka CBD and Three Parks are not anticipated to be significant, M.E does not believe that this alone is justification for the retail components of the Plan Change¹⁸. As a plan change, it is important to consider what is the most appropriate outcome for Wanaka in light of the objectives and policies of the district plan.

¹⁷ Queenstown Lakes District Council. Hearing of Submission on the Proposed District Plan. Report 16.2 Report and Recommendations of Independent Commissioners regarding Upper Clutha Planning Maps Urban Wanaka and Lake Hawea, 27 March 2018.

¹⁸ Particularly as this is not a resource consent application, but a plan change.

5 Evaluation of Provisions

M.E has reviewed the edited provisions for Plan Change 53 and provides the following comments.

5.1 Consistency with Objectives and Policies

The following operative provisions relate directly to the village in the Northlake Special Zone (in Activity Area D1) (emphasis added):

- Policy 1.7 - To provide for **small scale neighbourhood retail activities** to serve the needs of the **local community** within Activity Area D1 and to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.
- Policy 2.6 - To enable visitor accommodation, commercial, retail and community activities and retirement villages within Activity Area D1 including limited areas of **small scale** neighbourhood retail to service **some daily needs** of the local community, while maintaining compatibility with residential amenity and **avoiding retail development of a scale** that would **undermine** the Wanaka Town Centre and the commercial core of the Three Parks Special Zone.

These provisions relate to a neighbourhood centre that serves a portion of daily shopping needs through small scale retail outlets. The small scale of individual outlets and the retail floorspace overall in turn helps ensure that the convenience role of the centre compliments rather than competes with the Wanaka town centre and Three Parks. The evidence presented at the hearing of Plan Change 45, and summarised in the Council's decision, stated that "retail area will primarily serve the land subject to PC 45 albeit that this amenity may also be utilised by those that live in the immediate vicinity."

Plan Change 53 does not seek to amend these policies, only the rules that give effect to these policies. M.E does not agree that a LFR store is consistent with Policy 1.7 and 2.6 which requires small scale retail activities. While a 1,250sqm supermarket is small relative to many main brand supermarkets, it is not small relative to the anticipated store size in the Northlake Village.

The prospect of a non-food LFR retail tenant is also inconsistent with the zone policies. A core retail tenant would not be limited to a local community catchment and does not fall into the category of convenience retail.

5.2 Effectiveness of Provisions

Fish and Meat Processing – Amendment to Rule 12.34.2.3 (i) – page 12-356

M.E does not have any economic concerns with the enabling of 'fish and meat processing' where it is ancillary to any retail activity or restaurant. Butchers, for example, are commonly found in centres, including convenience-based centres where they help meet demand for food retail. If a 200sqm grocery

(e.g. a Four Square) or specialist food store such as the Mediterranean Market also chose to incorporate a butcher and/or fish counter, then this would also be appropriate in this location. If the revised wording helps ensure that a butchery (in its own right or as part of a grocery store) could locate in the Northlake Village without undue constraint, then that is appropriate in our view.

One activity with a maximum gross floor area of 1,250sqm – Amendment to Rule 12.23.4.2 (viii) (b) – page 12-375

Notwithstanding M.E's primary position that a supermarket is not appropriate or required in Northlake Village, this proposed change to Rule 12.23.4.2 (viii) (b) enables an LFR retailer in Northlake Village, with no guarantee that it be linked with, or limited to a proposed supermarket, as suggested in the applicant's Section 32 report and assumed by the RCG report. That is, it does not specify what retail store type can be developed to 1,250sqm GFA.

This provides considerable uncertainty as to what it may be used for. If the developer was not able to secure a supermarket (as indicated), then the increased retail floor area in Activity Area D1 would enable other LFR retail activities. A comparison retail LFR operator (which tends to draw custom from a much wider catchment), has greater potential to undermine Three Parks than a supermarket would.

If this provision is to stay, then greater specificity is recommended to limit the store to food and grocery retail¹⁹.

Total amount of retail shall not exceed 2,500sqm GFA - Amendment to Rule 12.23.4.2 (viii) (c) – page 12-375

This provision is driven primarily by the addition of the 1,250sqm LFR tenancy, as it makes up 83% of the net increase in the retail cap. Two outcomes are relevant:

- a) The single LFR activity of 1,250sqm GFA is refused, but the total retail cap of 2,500sqm remains. This implies an additional 1,500sqm GFA of small format/speciality retail in the Village. This could enable anywhere between 7 and 20 additional retail stores (based on a 200sqm or 75sqm store size assumptions). Convenience demand in the 'north Wanaka' catchment does not justify this increase in retail floorspace and the impacts on the Wanaka CBD would escalate relative to the proposed floorspace mix.
- b) The single LFR activity of 1,250sqm GFA is refused, but the additional 250sqm of retail capacity remains. This would mean the overall limit in the rule would be 1,250sqm, an increase to the operative limit of 250sqm GFA. The increase of 250sqm (1-3 additional retail stores) would not be sufficient to draw trade from beyond the Northlake Special Zone and immediate surrounds (i.e. Aubrey Road). That is, the trade catchment of the neighbourhood centre would remain the same as it is now. The proposed increase in density of Activity Area D1 (36 additional dwellings) is not sufficient to justify this increase²⁰, rather they will contribute the viability of the stores enabled under the operative provisions.

¹⁹ Not to be confused with a Food and Beverage Outlet.

²⁰ Based on RCG ratios of total retail GFA per dwelling, 36 dwellings have a total spending power of 111sqm GFA. Only a portion of this is likely to be captured by the Northlake Village.

Overall, if the view is to decline the single LFR activity, then M.E recommends that the overall increase in the retail cap is also declined.

5.3 NPS-UDC Context

As a high growth council, QLDC is required to assess, at least every three years, demand and capacity for business activity to evaluate the adequacy of the District Plan to accommodate long-term economic growth. Business activity includes retail, commercial (office, education, visitor accommodation, recreation, civic etc) and industrial land uses. The findings of the Business Development Capacity Assessment (BDCA) combined with regular monitoring of business land up-take and market indicators form the basis of any required planning responses, which may include zoning of additional land or changing provisions to increase feasible development capacity.

M.E has carried out the first QLD BDCA (and separate Housing assessment) in conjunction with the QLDC. While the draft final reports, at the time of writing, are currently undergoing evaluation by MBIE, and have yet to be finalised and signed off by Council, it is relevant to consider the findings of this comprehensive study as they are directly relevant to Plan Change 53 (and other plan changes to business land). This relevance is acknowledged in section 6.2 of the plan change request.

Key findings of the BDCA are:

- Demand is based on employment projections from a 2016 base year calculated by the QLD Economic Futures Model and runs off the Council's recommend growth projection for population and average day visitors (produced by Rationale). Higher growth projections have also been developed based on Statistics NZ's latest population projection (December 2017).
- The total Wanaka Ward has projected demand for retail land of 0.9ha (2016-2019), 1.2ha (2020-2026) and 1.6ha (2027-2046). This is a cumulative long-term demand for an additional 3.7ha of developable retail land.
- The total Wanaka Ward has projected demand for retail floorspace (GFA) of 4,900sqm (2016-2019), 6,600sqm (2020-2026) and 8,600sqm (2027-2046). This is a cumulative long-term demand for an additional 20,100sqm of developable retail GFA²¹. Over half of demand is for food and beverage services (cafes, restaurants, bars, takeaways)²².
- Vacant business enabled land parcels has been identified throughout the QLD urban area and ground truthed by QLDC. Parcels under development (but not complete/occupied) are treated as vacant.

²¹ This is considerably less than the total retail growth in Wanaka Ward projected by RCG. They estimate growth of 44,912sqm GFA between 2018 and 2038 (a shorter time period than 2016 to 2046). However, M.E's modelling takes into account the demand that is met in the Wakatipu District (i.e. leakage) and the rest of New Zealand (i.e. domestic travel). These aspects are not deducted from RCG's demand analysis.

²² As with all modelling, estimates are based on a number of averages and assumptions which directly affect outcomes. The limitations are documented in the BDCA report.

- The activity tables and site standards of the operative and proposed district plans have been applied. Retail capacity (where enabled) is limited to the ground floor in the model. The operative retail cap of 1,000sqm in Northlake has been used, and conservatively, 20,000sqm of retail capacity in the Three Parks Commercial Core and deferred core precincts. Vacant capacity in the Town Centre, Albert Town, Hawea, Luggate and proposed Cardrona Valley Road centre zones/overlays as well as in the Business Mixed Use Zone (Anderson Road locality) and other business zones precincts (including in Three Parks) where limited retail (including food and beverage services) is enabled are all captured. No redevelopment is considered.
- In the Wanaka Ward, there is a maximum potential floorspace capacity for retail activity of 107,600sqm GFA. The majority is in the Wanaka Urban Growth Boundary.
- Based on these assumptions, the Wanaka Ward has sufficient capacity to accommodate projected demand in total retail land use till 2046 (and beyond), inclusive of margin on top of demand. There is sufficient capacity under a higher growth projection and allowing for additional capacity in Three Parks Commercial Core to be delayed commensurate with demand and effects on the Town Centre. There is also sufficient capacity allowing for the recent decision on the Cardrona Valley Road LSC – which is limited to 3,000sqm GFA of retail and office floorspace on a 1.25ha gross site area and less than the modelled capacity in the BDCA (site coverage applied to the proposed 2.7ha).

Any justification for enabling additional retail GFA in Northlake Village on the basis of total Wanaka Ward retail demand growth and available capacity is not supported by the results of the BDCA (summarised above), and the assumptions contained therein²³. There is not a “significant undersupply of retail zoned land in the Wanaka urban area”. We believe that the Requestor has overly relied on the RCG position of current supply of retail floorspace relative to future demand and has not appropriately quantified plan enabled capacity for retail activities.

²³ M.E acknowledge that the BDCA, as reported, does not help inform the sufficiency of retail capacity in specific sub-catchments of the Wanaka Ward or for specific retail store types.



6 Concluding Comments

The RCG report provides an assessment of effects of the increased retail capacity at Northlake Village, having accurately identified that “the broader mix of activities now planned at Northlake will make it more of a destination than if it had simply had 1,000sqm of small shops, and allow it to draw people from a wider catchment” (page 48). However, **why** the Northlake Centre should serve a larger catchment for convenience retail shopping than originally intended has not been adequately justified by RCG and is not validated by the analysis provided and based on M.E’s calculations.

6.1 Summary of Key Issues

The key findings of this review are summarised as follows:

- The RCG report is strongly focussed on demand relative to current supply but does not adequately examine retail capacity.
- Demand appears to be over-stated in terms of what can be sustained within the Wanaka Ward and within the Northern Wanaka catchment. These overstatements are compounding.
- The Northern Wanaka catchment is appropriate should the centre contain an LFR food retailer and proposed additional 250sqm GFA of retail but is not appropriate if that single LFR activity is a comparison retailer.
- The share of demand likely to be captured by the Northlake Village is not established and is likely to be only a small share of the total available spending power in the catchment. This is because households (and visitors) will continue to direct the majority of their shopping trips and spend to Wanaka’s main centres.
- Based on M.E’s estimates, the convenience spend likely to be captured from the Northern Wanaka catchment does not equate to the additional retail floorspace proposed and can be met with no change to the operative Northlake Special Zone retail provisions.
- The operative provisions (1,000sqm of retail floorspace, capped at 200sqm GFA per store) provide potential for a number of food retailers to be included in the Village that could fulfil a convenience role. For example, the Village could include a small-scale butcher, bakery, deli, grocery store, liquor store and a fruit and vegetable retailer. These would deliver substantial functional amenity to the surrounding community and be consistent with the policies of the Northlake Special Zone.
- There is significant total capacity to cater for future growth in retail demand in the Wanaka Ward (into the long-term), spread amongst Northlake, Local Shopping Centre zones, the CBD, Three Parks and also the Business Mixed Use Zone. Once the Three Parks supermarket opens, the Ward will be adequately supplied for LFR food retail demand into the medium-

term future (and potentially beyond). The deferred core zone in Three Parks offers additional capacity for LFR in a central location if required.

- Three Parks and the Wanaka CBD are centrally located and are not a long distance to travel for supermarket shopping. Accessibility to supermarkets is not considered a significant issue for Northern Wanaka. They have the choice of the CBD or Three Parks.
- An LFR retail activity is contrary to the scale of retail anticipated in Policies 1.6 and 2.7. The Hearings Panel considering submissions on the Proposed District Plan also found LFR to be inappropriate in the LSC zone. The decision on the Cardrona Valley Road LSC states (paragraph 147) *“We find that the Local Shopping Centre zone is not intended to provide for large-scale commercial centres or large-format commercial activities. These are clearly the domain of Town Centre zones within the PDP’s structure. The Local Shopping Centre zones are intended to provide ‘local / corner shop’ type outcomes that support local residential areas in a way that still relies on major town centres for weekly-shop functions, destination activities, and civic activities”* (page 27). While the Northlake Village is not an LSC, M.E considers that this decision provides relevant context for evaluating Plan Change 53.

6.2 Conclusion

In M.E’s opinion, it is appropriate to enable fish and meat processing ancillary to retail activities. This will ensure that a butchery can be operated in the Northlake Village, which would add to the functional amenity of the neighbourhood centre.

M.E does not believe that an LFR activity is required or appropriate in the Northlake Village. This is inconsistent with the policies established for the Northlake Special Zone regarding the scale of commercial activities and which the plan change does not seek to change. The presence of an LFR activity would elevate the scale of the overall centre (beyond just the requested retail increase) and draw custom from a wider catchment. No sound justification for this urban form outcome (change in centre role) has been provided. Wanaka has adequate capacity for LFR food and other retail in Three Parks, and a consent for a full-size supermarket has already been lodged. This will cater for LFR food demand into the medium term (and potentially beyond) and is centrally located relative to the urban area of Wanaka.

Convenience retail demand, including food retail demand in the Northlake Special Zone and wider Northern Wanaka catchment can, in M.E’s opinion, be met by the operative retail capacity of 1,000sqm and a limit of 200sqm GFA per shop. Further, there has been no significant change to the modelled demand of this catchment that would justify the proposed increase. As an existing centre, the plan change application does not change (or improve) the communities access to convenience retail in terms of travel distance/time. Wanaka has sufficient retail floorspace capacity to meet long-term demand projections without increasing the size of the Northlake Village.

Should the expansion be approved, economic effects on existing centres will, however, not be significant. M.E would recommend that the rule allowing the single retail activity of 1,250sqm GFA be amended to specify food retail only.



Appendix 1 - Request for further information

1. Does the retail model include assumptions about changes in retail floorspace productivity? If so, what are they.
2. The retail demand model covers “core retail” businesses which focus on selling physical goods. It excludes service businesses and other users of retail space – such as banks, travel agents, real estate agents, or hairdressers and beauty services. It is estimated that shop-based service business account for “at least another 10% of the demand for retail floor space”. Can you confirm if the estimated 20,000sqm of existing retail floorspace in Wanaka excludes or includes service business and other users of retail space?
3. The number of lots/potential dwellings in the North Wanaka Catchment – i.e. those considered closer to the proposed supermarket than the existing New World, total 3,395 (taken from the Carriageway report).
 - a. Please confirm if that catchment was based on road travel distance or straight-line distance. This may be a question for Carriageway.
 - b. Can you confirm that the catchment did not take into account the distance to the proposed supermarket in Three Parks (commercial core precinct)? Please comment on how the count of dwellings/lots in the catchment closest to the proposed Northlake supermarket might differ when the proposed Three Parks supermarket is factored into travel distances? *The expectation is that the suggested catchment is a short-term catchment and will contract when some dwellings become closer to the Three Parks store when operational.* Again, please comment on the implications of this on your projected retail demand figures.
 - c. Does the 800 yield in the Northlake subdivision area include or exclude the 36 net additional dwellings created by the shift in structure plan boundaries to AA D1 (as per the Carriageway report)? This may be a question for Carriageway.
 - d. Can you confirm whether any existing and likely future usually unoccupied dwellings within the Wanaka North catchment are taken into account in the demand model (with regard to household demand)? If not, please comment on the implications in terms of your projected retail floorspace demand estimates.
4. The report indicates that business retail demand is based on an employment counts and that real spend per business (presumably employee) is increased by 1% per annum. The report does not explain the data or approach for projecting employment (or businesses if applicable). Please provide a comment on the approach used. Please include commentary on how an equivalent employment/projection has been generated for the Rationale Recommended scenario modelled for total Wanaka demand?
5. Confirm if floorspaces quoted in the report are GFA?



Appendix 2 – PC 45 – John Long Evidence

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Plan Change 45 to the Queenstown
Lakes District Plan

Statement of Evidence of John Alan Long

Date: 5 February 2014

1.0 QUALIFICATIONS AND EXPERIENCE

- 1.1 My full name is John Alan Long. I have specialized in the retail planning and design of shopping and mixed-use facilities in New Zealand for over 20 years. I am a registered Architect. I have a Bachelor of Architecture Degree. I also have a Master of Philosophy Degree from the Faculty of Commerce of the University of Auckland. Overall I have had 30 years' experience in architectural and retail consulting practice, both in New Zealand and offshore. Most of my practical experience has been in retail, commercial and mixed-use facilities.
- 1.2 I am a founding Director of RCG Limited, a property and design consultancy with particular experience in retail facilities, including large format retail projects. I am responsible for development services within the company. This includes economic research, retail planning and architecture. I have no formal qualifications in statistics or economics, but I have considerable experience interpreting data and identifying trends for the purpose of forecasting retail activity.
- 1.3 I have also held a senior lectureship at the University of Auckland School of Architecture, responsible for the professional and commercial practice subjects.
- 1.4 My work experience includes the retail planning of the 40,000 sqm Westgate Centre, West Auckland; the 44,000 sqm Rotorua Central Complex; the retail facilities in Christchurch International Airport; Hamilton's Downtown Plaza (which won an NZIA Award for Architecture), the Fraser Cove development in Tauranga and Suva's Downtown Boulevard Shopping Centre in Fiji.
- 1.5 I also have past experience in the design and planning of retail outlets. Clients include Pascoes Jewellers, Occhiali, Robert Harris, Westpac Bank, K & K Fashions and Farmers.
- 1.6 I was involved in the planning and consultative process for the revitalisation of the New Brighton Commercial Centre in Christchurch and gave evidence to the Environment Court on the expected benefits and consequences of reopening the road through the centre.
- 1.7 Along with others in my company, I was involved in the early stages of the development and planning for what is now called "The Base," the large format retail centre, at Te Rapa, Hamilton, for Tainui Development Ltd. I assisted in the preparation of its evidence for the Environment Court zoning hearing.

- 1.8 Recently I was involved in the property consulting and master planning of the new Pegasus town and commercial centre in North Canterbury, and in the Flat Bush Town Centre in Manukau City.
- 1.9 I assisted in the development planning of the “Three Parks” LFR centre at Wanaka and I gave evidence to the Commissioners in support of the commercial core subzone, for PC16.
- 1.10 Recently I gave evidence in the Environment Court in Queenstown on aspects of PC 19 in relation to proposed retail activities at Frankton Flats. The court noted that it preferred my evidence.
- 1.11 In this case I have been asked by Counsel for MW Meehan to comment on some potential retail effects of Northlake PC45 on the Three Parks centre and the Albert Town commercial precinct.
- 1.12 In preparation of this statement I have read and considered parts of Mr Ian Munro’s evidence and relevant recent data published by Statistics New Zealand (SNZ), as well as referring to my work undertaken in regard to Kawarau Falls, Frankton Flats, Queenstown Airport and Three Parks between approximately 2007 and 2012.
- 1.13 I have prepared my evidence in compliance with the Code of Conduct for expert witnesses set out in the Environment Court’s Practice Note 2011. I confirm that my evidence is within my area of expertise and that I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

2.0 PC45 RETAIL COMPONENT

- 2.1 PC45 seeks to enable a residential area with 1,600 homes and a small cluster of shops. The maximum total retail area is limited to 1,000 m² and each shop is to be no more than 200 m².
- 2.2 Census data for Wanaka, from the 2006 and 2013 censuses, suggests that around 40% of homes in the area are used as holiday homes. While this percentage may well fall over time as Wanaka becomes a larger and more diverse town, it could be used as a baseline to suggest (conservatively) that up to 640 of the homes at Northlake could be holiday homes, with the remaining 960 being lived in year-round.
- 2.3 Wanaka is a popular tourism destination year-round, with January evidently the peak for tourism activity, but bolstered by the winter ski season, various festivals and other activities available throughout the year.

- 2.4 Given that holiday homes are inevitably unoccupied at times, I expect that they will, on average, create less demand than an equivalent number of “permanent residences”.
- 2.5 However, on a “per day” basis, visitors tend to spend more than residents, and holiday homes at Northlake will make an important contribution to the demand for retail there.
- 2.6 I also note that Wanaka is a relatively affluent town and tourism destination. 2006 census data shows that Wanaka households have higher incomes than the New Zealand average. High income households tend to spend more on retail, and this will of course support demand at Northlake.
- 2.7 All things going well I believe that the mix of activity at Northlake could include some of the following uses:
- A café/ restaurant;
 - A convenience store;
 - Takeaway food outlets;
 - Hairdresser/ beauticians.
- 2.8 Less likely, a wine shop, DVD hire or newsagent could establish but these goods could be easily accommodated in the convenience store’s range. Also there is a possibility that unique stores fitting the lifestyle aspirations of local residents could open, for example, a start-up specialty fine food retailer.
- 2.9 Given the location of the shops in the centre of Northlake, away from the main highway and other passing traffic, the main customer catchment will be people living or staying in the 1,600 homes.
- 2.10 I also note that a 900 metre radius, centred on the shops, accommodates most of Northlake, making the shops theoretically “walkable” for most residents. See Appendix 1 for a diagram of this.
- 2.11 I believe that the shops are proposed by the developers as an amenity component of the overall lifestyle experience for residents of Northlake. They are not likely a critical commercial opportunity for the developer.
- 2.12 Further it is my experience that many planners and regulators seek such facilities in developments as part of the projects’ desired overall urban design outcomes, but that developers often resist this as it may not be the highest and best (financial) use for the land.

- 2.13 My view is that the shop cluster is intended mainly to add value to the residential experience, to provide a community focal point.
- 2.14 I have perused the SNZ data available and believe that the 1,600 homes at Northlake could possibly support 4-5 shops of the above merchandise types. See Appendix 2, for a schedule showing “households per store” for New Zealand as a whole.
- 2.15 I have to say however that these shops would likely be independent retailers (not national brands) and they would also be of a subsistence nature, that is the stock levels, opening hours, fit out and so on could be of a lower quality to the norm.
- 2.16 Furthermore, the rentals that the developer or landlord could expect, would be very low in comparison to other centres in Wanaka, and overall occupancy terms e.g. length, of lease may be informal or basic.
- 2.17 Attracting tenants for the shops, and keeping them trading, could be challenging at times for the developer or landlords, in my view.
- 2.18 Nonetheless there appears to be a retail opportunity for independent (Mom and Pop) retailers based on the “households per store” information referred to above. In this respect I disagree with Mr Munro’s comments in 8.2 of his evidence where he refers to an Australian Case Study: “...a catchment in the order of 900 households is required to make a corner store viable...” My Appendix 2 indicates that there are around 525 households per small grocery store in NZ.

3.0 WANAKA’S RETAIL ENVIRONMENT

- 3.1 Wanaka’s traditional town centre consists of 4 commercial blocks and when I surveyed it in 2008 it was performing very well. In 2007 there was about 15,707m² of “retail” space there.
- 3.2 I understand the Three Parks zone now enables Stage One of a 10,000m² LFR centre to be established over time. This includes around 5 smaller shops of 150-350m² size, and I recall that further development is subject to quite rigorous control by the Council.
- 3.3 I expect that the initial development at Three Parks could include a supermarket, a discount department store and a hardware store.
- 3.4 However I understand from Mr Munro’s evidence that the small shops are needed to “sleeve” the LFR and that this sleeving is a very important amenity outcome for the Three Parks vision. Refer section 4.44 of his evidence. The 5 smaller shops allowed at Three Parks will not create much “sleeving” given the relative scale of the LFR component, in my experience.

- 3.5 There are some retail facilities in Anderson Heights and it is likely that some of these could migrate to Three Parks. In 2007 these comprised 2,459 m² of trading space. There may also be some retail facilities in Ballantyne Road.
- 3.6 Other than these three relatively significant “centres” there are the established two “corner” shops at Albert Town which front the main highway and are exposed to passing traffic. The total area here is probably less than 1,000 m² of trading space.
- 3.7 I understand there is a concern that the relatively small proposed commercial cluster at Northlake, some way off the main road, could have some economic and consequential amenity effects on Three Parks and Albert Town. I will address this issue soon.

4.0 WANAKA’S GROWTH PROJECTION

- 4.1 My retail survey and analysis of Wanaka for Three Parks occurred in 2007-2009.
- 4.2 This work relied upon Statistics New Zealand and Queenstown-Lakes District Council growth projections which were revised to take into account the GFC.
- 4.3 Since then there has been the 2013 census, and a progress check on these growth projections is now possible.
- 4.4 Wanaka’s growth in households has remained more or less consistent with my earlier projections, and the other assumptions used in my earlier work, such as per-household retail spending growth and tourism growth, also appear to have been borne out.
- 4.5 This leads me to expect that a relatively healthy retail environment in Wanaka is being maintained. (See Appendix 3 for a graph comparing the growth projections used in 2009 with more recent information).

5.0 THREE PARKS LFR CENTRE

- 5.1 In my evidence to the Hearings Committee for PC16, Three Parks Special Zone, in section 11, I described many of the features of large format retailing (LFR).
- 5.2 In particular I described how most LFR shoppers are vehicle based, the customer typically travels longer distances to LFR centres than they do to suburban shops, neighbourhood or regional shopping centres. This reflects the pulling power of the brand/product range offer.
- 5.3 Three Parks will be initially, and perhaps for some time, an LFR centre attracting customers from throughout the Wanaka catchment. See Appendix 4 for a catchment map.

5.4 It will be these customers, who have the large format retailers as their destination, who the smaller shops will target as impulse, comparison, convenience, or complementary shoppers. Compared to the potential customers walking (or driving past) from 1,600 homes, the retail opportunity for smaller shops at an LFR cluster like Three Parks is much more significant. For example one medium sized supermarket could have over 500,000 shoppers per annum, which will support nationally branded cafés and similar facilities.

5.5 The small shops at Three Parks will be attractive to national brands and chain stores, unlike a cluster at Northlake. This is because of the better trading opportunities due to the foot traffic and exposure at Three Parks, and despite the higher rents and occupancy costs generally.

6.0 ALBERT TOWN AND NORTHLAKE RETAIL CLUSTERS

6.1 Albert Town has an established commercial centre with two main facilities: a general store and a tavern. The tavern also has a takeout food service, and the general store operates a Post Shop. The area of core commercial space is probably around 1,000m². This facility fronts the Albert Town – Lake Hawea State Highway 6.

6.2 My colleague Mr Wells has assisted me in estimating the likely eventual number of houses within a primary resident catchment. We expect this to be approximately 1,000 houses, with the holiday home vacancy function being applicable. (See Appendix 5 for the area). This catchment will also be supplemented from the traffic on SH6 which has 4,800 vehicle movements per day. This is a relatively significant traffic volume by Wanaka standards.

6.3 By comparison Northlake is relatively isolated from the State Highway. Its “catchment” will be likely limited to the 1,600 homes created there.

6.4 Refer to Appendix 6 for a map showing the isolation of Northlake relative to Albert Town, SH6 and the rest of Wanaka.

7.0 POTENTIAL EFFECTS ON THREE PARKS RETAIL CENTRE

7.1 Mr Munro in section 4.42 of his evidence notes, that for the first stages of the Three Parks centre, the customer base will be predominantly arriving by car. I expect that this will be so and that it will be so for all stages.

7.2 In section 4.44 of his evidence he states:

“Providing further land supply in Wanaka that further reduced the likelihood of residential development occurring around Three Parks centre, and on which the local pedestrian-based customers that will create the demand for the “sleeving” component so important to its overall vision are needed for, would be very problematic.”

- 7.3 I disagree with this logic; the demand for the small shop retail space will not be created by the residential households within 900 metres of them. As I explained earlier, the district-wide car-based customer, will be the majority of the small shops' customers. The walking component is not at all significant, in terms of customer spending or support generally.
- 7.4 Furthermore the small shops at Three Parks will likely be national chains, or Otago multi-site operations who can accept normal industry standard, occupancy terms, and these retailers would not be interested in a remote location such as Northlake.
- 7.5 The "subsistence" retailers likely at Northlake will be unable to accept the more robust commercial terms at Three Parks.
- 7.6 In my opinion the two sites will suit totally different retailers. The possibility of Northlake preventing (or even affecting) tenant uptake at Three Parks, and therefore compromising the opportunity for "sleeving" and its consequential amenity benefits at Three Parks, is at least "less than minor", and probably non-existent.

8.0 POTENTIAL EFFECTS ON ALBERT TOWN COMMERCIAL PRECINCT

- 8.1 As noted, there is SNZ data to allow a NZ "rule of thumb" to be derived on households per shop. This implies that the 1,600 homes at Northlake could support some local shops.
- 8.2 In my opinion, because of the relative isolation of their location and other factors, these will be "Mom and Pop" subsistence retailers and perhaps the odd start-up experiment. In any case I expect the landlord or developer will want to give them a very supportive occupancy package, including relatively low rent.
- 8.3 As noted previously, there appears to be two established retailers in Albert Town who I expect are trading at reasonable levels. They are accessible and well exposed to passing traffic. Compared to Northlake's likely calibre of retailer, these will be destinations for the locals, and I cannot see these types of retailer being interested in the Northlake location.
- 8.4 Furthermore, as these are established businesses, I cannot see a start-up or subsistence retailer at Northlake taking trade away from them, as they have an existing customer base that are unlikely to find a Northlake location or opportunity better. What may happen is that a new household at Northlake may "buy their milk" close to home rather than driving to Albert Town. That would not however impact the existing sales.

8.5 Having said that, because of the NZ Post outlet, some of the new households at Northlake could visit Albert Town and take the opportunity to “buy their milk” at the same time. That will benefit Albert Town’s shops.

8.6 As I have indicated previously, the potential 1,000 homes in the Albert Town catchment, together with drive-by customers, obviously will continue to support the facilities.

8.7 I expect the Albert Town shops to be sustained by their existing catchment and that Northlake will have no negative trading impacts on them.

9.0 CORNER SHOPS: A COMPARABLE CASE STUDY

9.1 Waiheke Island, in the Auckland harbour, is a retail environment with some similar characteristics to Wanaka, in my opinion.

9.2 Particularly it has a very significant proportion of its houses unoccupied at non-holiday times.

9.3 The resident population is around 8,000, with a New Year’s peak population of 22,000, thus having a very significant “visitor” component to this retail spending.

9.4 Palm Beach is a small area, well off the main road, with 500 households and a small corner store shopping cluster. It is about 10 minutes’ drive to the Oneroa Village shops and a slightly shorter drive to the LFR shops at Ostend. Refer to Appendix 7 for more details.

9.5 I have been a visitor and at times a property owner on Waiheke for 25 years and I have seen the Palm Beach shops operating for all this time. Always the general store trades and mostly café/takeaway businesses are open. Sometimes the presentation is better than others and there is a ‘churn’ from time to time.

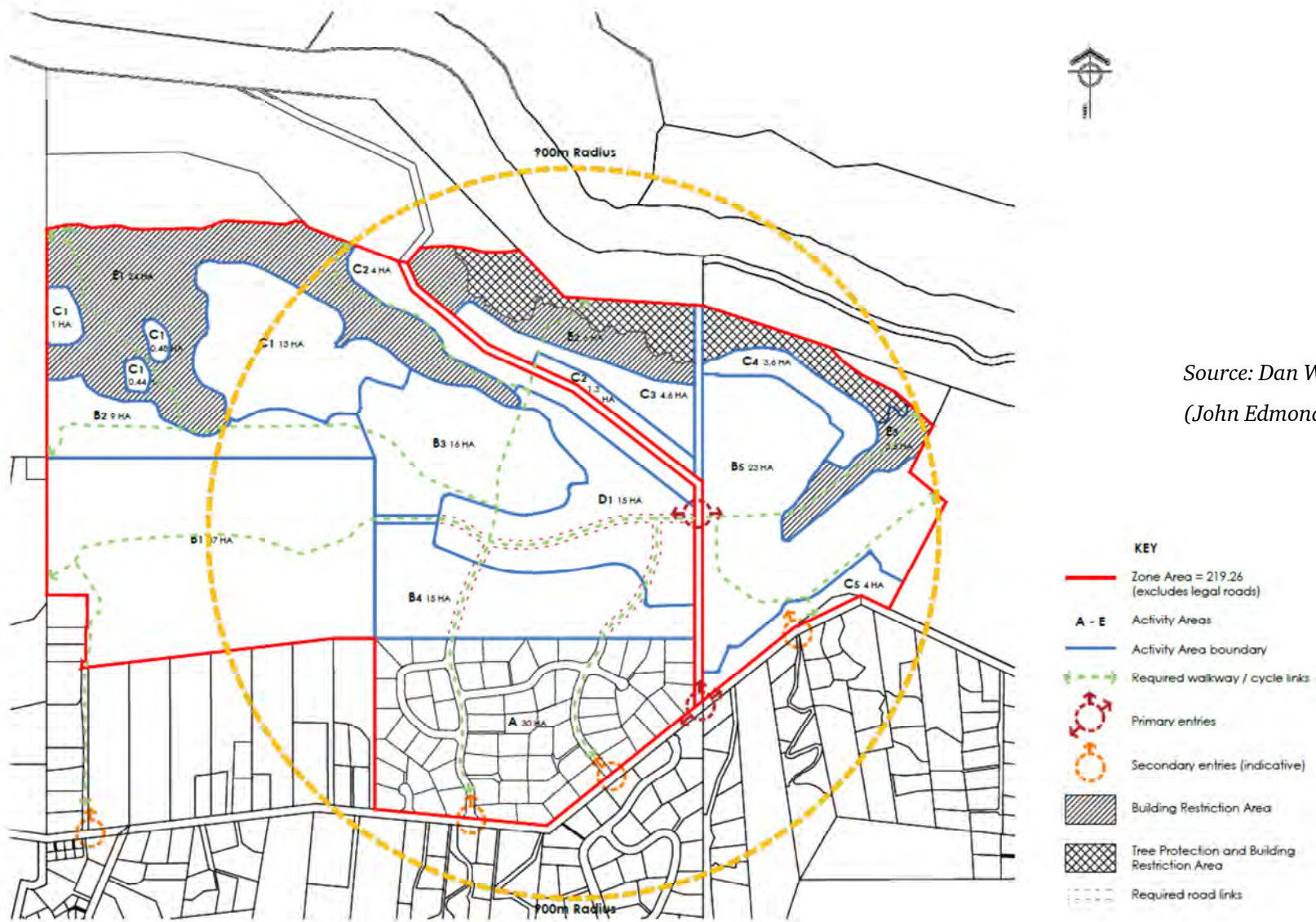
9.6 Palm Beach trades independently of the other centres, and its retailers have at least, subsisted for over 25 years, with a limited and isolated catchment. Furthermore, the operation of the shops at the other centres seems to me to be unaffected by the Palm Beach activity, although I have no property data to hand on this matter.

9.7 If properly managed, I see Northlake as being completely capable of the same opportunity; with no discernible effects on Albert Town or Three Parks.

10.0 CONCLUSION

10.1 I support the inclusion of a small retail cluster at Northlake for local lifestyle and amenity reasons in the expectation that this will have no significant offsite retail effects.

Appendix 1



Source: Dan Wells
(John Edmonds & Associates Ltd)

Appendix 2

“Households per Store”: New Zealand Averages

In section 8 of his evidence for Plan Change 45, Ian Munro suggests that a residential catchment of around 900 households is required to support a convenience store operation, with 2,000 households required to support a small cluster of shops. Mr Munro refers to an Australian study in doing so. Official data from SNZ makes it fairly simple to compare this to the New Zealand context, although we note that we are using data which is averaged across the entire country, rather than analysing the economics of developing dairies or shops within a new subdivision.

- According to the 2013 census, New Zealand had a usually resident population of 4,242,048 people, and 1,549,890 households in private occupied dwellings.
- Business demographics data from SNZ shows the number of “geographic units”, or stores, across the country for various store types.

The table below uses this data to show how many people or households there are for each grocery store, takeaway etc.

Store Type	Stores ("Geographic Units")	People per Store	Households per Store
Fuel Retailing	1,178	3,601	1,316
Supermarket and Grocery Stores	3,363	1,261	461
Pharmaceutical, Cosmetic and Toiletry Goods Retailing	1,339	3,168	1,157
Cafes and Restaurants	7,210	588	215
Takeaway Food Services	4,766	890	325
Pubs, Taverns and Bars	1,578	2,688	982
Hairdressing and Beauty Services	1,579	2,687	982

Source: SNZ

"Stores" and "store type" info is as at February 2013. The data is taken from SNZ's business demographics data, using six-digit ANZSIC06 codes.

"People" and "households" based on 2013 census data

There are approximately 410 supermarkets in New Zealand (including Countdown, Pak N' Save, New World, and Fresh Choice, as well as the smaller format SuperValue stores). If we exclude these from the count above, there are still almost 3,000 smaller grocery stores across the country. This means that there are around 525 households per small grocery store.

Appendix 3

Revisiting RCG's 2009 Modelling Assumptions

RCG's 2009 work modelled "floor space demand" for retail facilities in Wanaka, based on household projections among other things. This appendix compares the assumptions used in 2009 to the latest information available.

“Census Households”

There is a conceptual and numerical difference between the number of households as measured by a census, and SNZ's household estimates and projections. In a census, SNZ refer to “households in private occupied dwellings”, although we simply refer to these as “**census households**” below.

According to SNZ, “the estimated households of New Zealand at a given date after a census is derived by updating the census household count for:

- Estimated net census undercount;
- The estimated number of households temporarily elsewhere in New Zealand or temporarily overseas on census night;
- Change in the number of households between census night and the date of the estimate [i.e. 30 June].¹

Unfortunately, SNZ has not yet released 2013 census household numbers at the area unit level – and any household projections to be based on 2013 census data are still several years away. To make a meaningful comparison with our 2009 modelling, we first need to assess the number of “census households” in Wanaka in 2013. We have looked at several methods of doing so:

Method 1: applying a particular household size to the usually resident population figures

In 2006, Wanaka had a usually resident population of 7,008. It had 2,742 census households – an average household size of 2.56.

Applying the same ratio to Wanaka's 2013 usually resident population of 9,033 gives a figure of **3,534 census households**.

However, this figure could be on the low side: in most parts of New Zealand, household sizes are decreasing due to demographic shifts (the ageing population, and people having

¹ http://www.stats.govt.nz/browse_for_stats/population/estimates_and_projections/dwelling-and-household-estimates.aspx

fewer children). This is also the case for the Queenstown-Lakes District, where the average household size fell from 2.68 to 2.63 (population 22,959 to 28,2284).

It is likely that household sizes have also fallen in Wanaka, in which case the number of households will be higher than assessed above. For example only, if the average household size has fallen to 2.52, there would be **3,585 census households** in private occupied dwellings in Wanaka.

Method 2: looking at district-level household numbers (and Wanaka's share of the district's population)

In 2006, the Queenstown-Lakes District had 8,565 census households, with Wanaka accounting for 32.0% of these. In 2013, the Queenstown-Lakes District had 10,713 census households. Applying the same ratio to the number of households in the Queenstown-Lakes District in 2013 gives a figure of **3,430 census households**.

However, we expect that this figure is almost certainly on the low side. Wanaka's share of the district's population has increased from 30.5% to 32.0% in the last seven years, and its share of households should have increased as well. If the share of households has increased to the same extent, then Wanaka could now account for 33.6% of all households in the district, or **3,596 census households**.

Method 3: looking at occupied dwelling numbers

In 2006, Wanaka had 3,003 occupied dwellings, including private and non-private dwellings. It had 2,742 households in private occupied dwellings, i.e. 91.3% of occupied dwellings were private, and occupied by households who usually reside there. In 2013, Wanaka had 3,858 occupied dwellings, and applying the same ratio gives a figure of **3,523 census households**.

Overall, we conclude that the number of households in Wanaka, as measured by the 2013 census, is likely to be between 3,500 and 3,600. The exact figure will not be released until March 2014.

Converting "Census Households" into Household Estimates

SNZ's 2006 "household estimate" for the Queenstown-Lakes District – used as a baseline for their household projections – is 9,500.² This is 10.9% more than the 8,565 census households recorded in 2006, reflecting census undercount, ongoing growth and so on.

As such, in our 2009 modelling work, we essentially inflated the census households for Wanaka by 10.9%, to obtain what we called "SNZ-consistent household projections" for Wanaka.

² "Subnational Family and Household Projections: 2006(base) – 2031", SNZ. These have now been superseded, but are still available at http://www.stats.govt.nz/browse_for_stats/people_and_communities/Families/SubnationalFamilyandHouseholdProjections_HOTP06-31.aspx

As noted above, we expect Wanaka has between 3,500 and 3,600 census households in 2013. Inflating this by 10% gives a 2013 “household estimate” of 3,850-3,960 households.

Comparing Household Estimates to our 2009 Household Projections

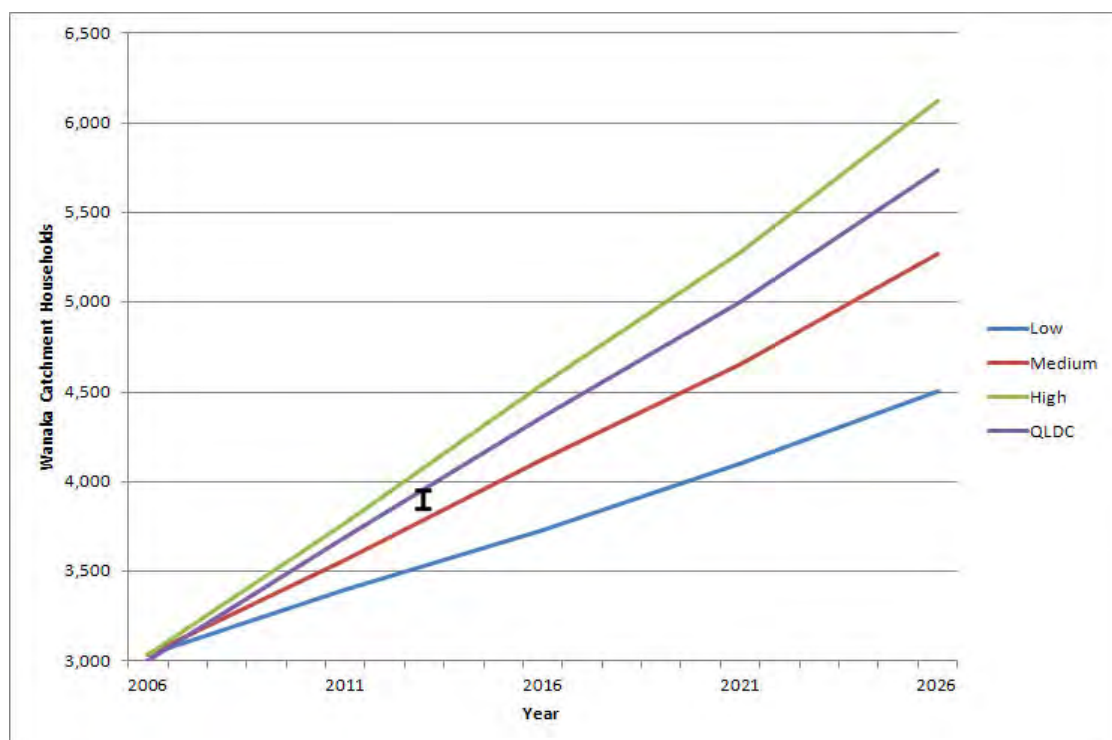
The household projections used in our 2009 work do not show figures for 2013, but they do show figures for 2011 and 2016. Assuming linear growth between these years, the projections would have shown:

- 3,529 households in 2013, for the Low projection;
- 3,786 households in 2013, for the Medium projection;
- 4,077 households in 2013, for the High projection;
- 3,956 households in 2013, for the QLDC projection.

We chose the QLDC projection as our “preferred” projection in 2009, as “we [believed] them to be realistic figures for household growth in the Wanaka catchment, and using them enables greater comparability with QLDC work and planning”.

The figure below shows the household projections we used in 2009, and our assessment of the likely 2013 household “estimate” – i.e. between 3,850 and 3,960 households (shown as a confidence interval in black).

2009 Household Projections, vs. Assessed Household Estimate for 2013



Source: RCG

As shown in the figure above, the number of households in Wanaka seems to have been growing in line with, or slightly below, the rate used in the QLDC's projections.

As such, we are confident that the assumptions used in our 2009 modelling work are sound, and remain valid in terms of helping to predict how "retail sales potential" will grow in Wanaka.

Household Spending Assumptions

Under our "preferred" assumptions in 2009, we assumed that per-household retail spend would increase by 1% per annum over 2006-2016 (or by 1.5% per annum over 2006-2026).

We note that the Retail Trade Survey was redesigned in late 2010, with significant changes to what is included and excluded. In particular, a much wider range of hardware and building supplies businesses are now included, and various personal services (hairdressers, video stores etc) have been removed.

However, SNZ continued to produce results for the "old" version of the Retail Trade Survey until March 2012. Using these, and nationwide household estimates, we estimate that real per-household spending increased by 7.2% between the year to June 2006 and the year to March 2012. This is an annually compounded growth rate of 1.2%.

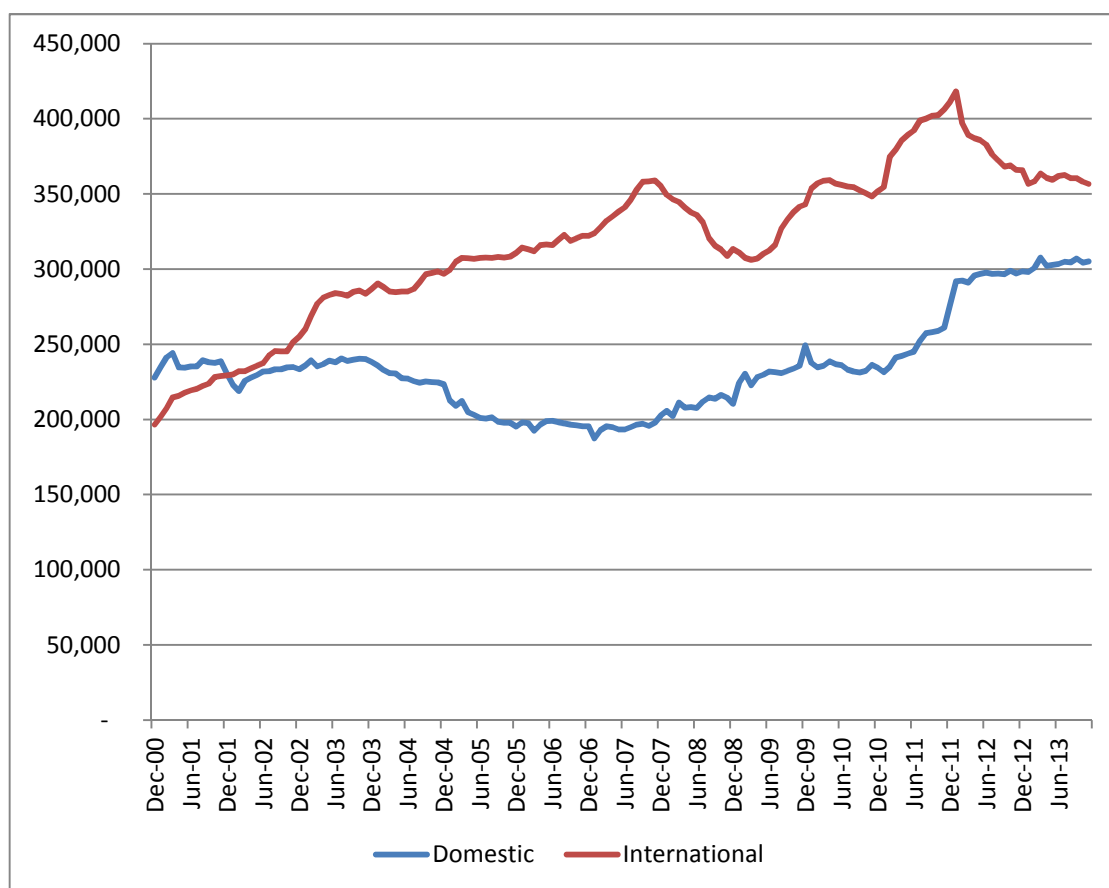
Given that retail sales per household are likely to grow by well over 1% per year over 2012-2016 (as shown by "new" Retail Trade Survey results, and economic growth forecasts), we are comfortable that the assumptions we used in 2009 were valid, and indeed conservative for at least the 2006-2016 period.

Visitor Spending

Regional tourism spending estimates have been redesigned since our 2009 work, making it difficult to make comparisons. Furthermore, the MBIE has not released new regional-level forecasts since 2010.

One reliable source of tourism information is the Commercial Accommodation Monitor, which records the number of "guest nights" stayed by guests in commercial accommodation facilities. This data source shows strong growth since 2006, especially for domestic guests:

MAT Guest Nights in Wanaka, for Domestic and International Guests



Source: Commercial Accommodation Monitor

In the year to June 2006, Wanaka had 199,055 domestic guest nights. This had grown to 305,131 by the year to November 2013, an increase of 53.3%. Over the same time, international guest nights grew from 514,937 to 661,794, an increase of 12.9%.

Other data sources also suggest a healthy tourism sector in Wanaka. Looking at the MBIE's Regional Tourism Estimates for Wanaka, and comparing the year ended March 2009 and the year ended March 2013:

- For food and beverage, there has been a spending increase of 12.9% for domestic visitors, and 1.9% for international visitors;
- For “retail sales – other”,³ there has been a spending increase of 15.1% for domestic visitors, and 20.7% for international visitors.

We expect that domestic visitor spending has probably grown faster than our 2009 assumptions, and international visitor spending has probably grown more slowly. On the whole, we remain comfortable with the assumptions we used in 2009. At any rate, we note

³ Excluding fuel and other automotive products

that tourism spending would not be as important for the store types likely to feature at Northlake (convenience store, takeaway etc).

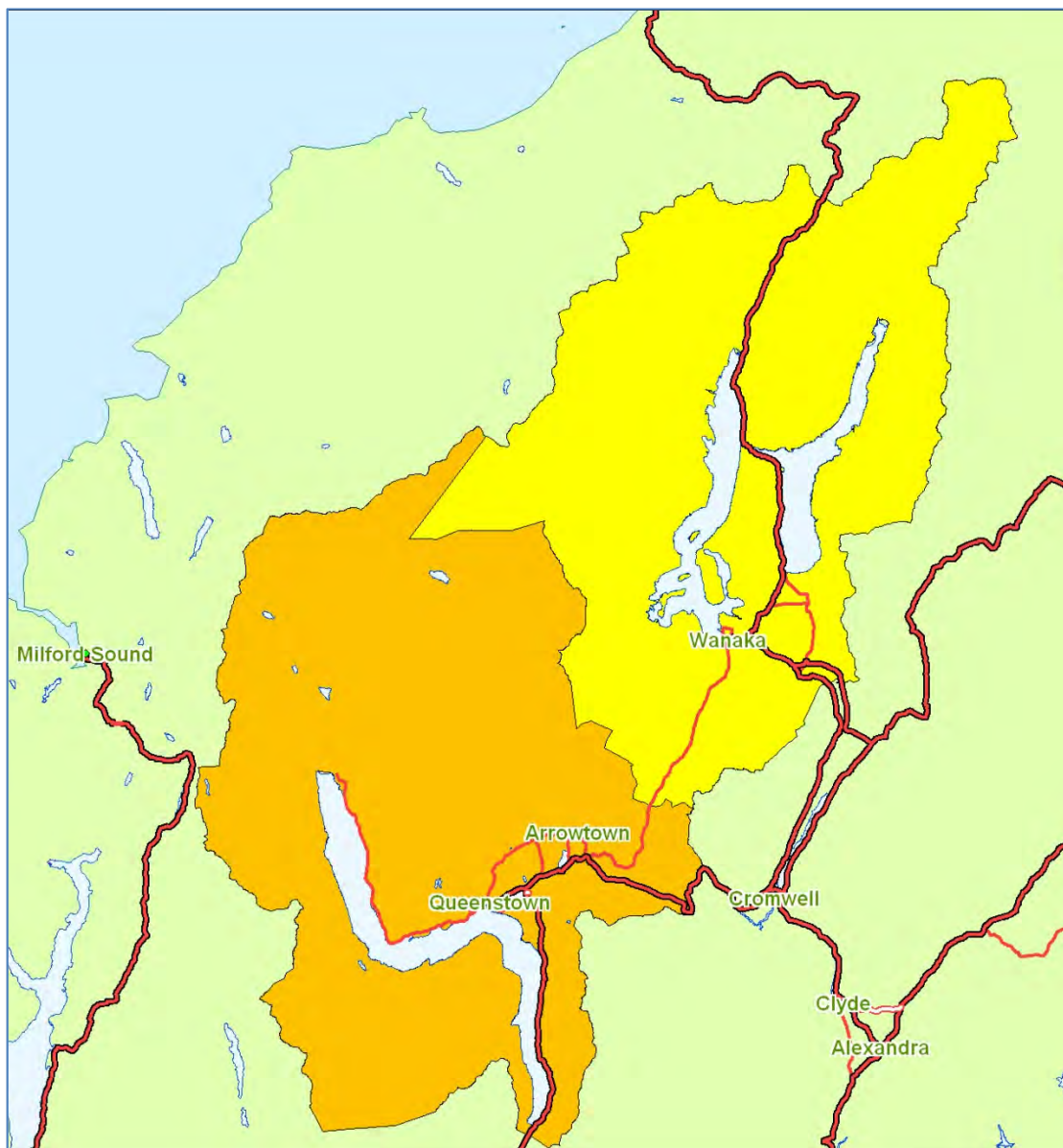
Appendix 4

Wanaka's Catchment

The Wanaka catchment has been generally agreed to consist of the Wanaka, Matukituki, and Hawea area units as defined by Statistics New Zealand. RCG used this definition in our 2009 work for Three Parks, and this approach has also been used by the Council, and other consultancies such as Property Economics, Market Economics and Hill Young Cooper.

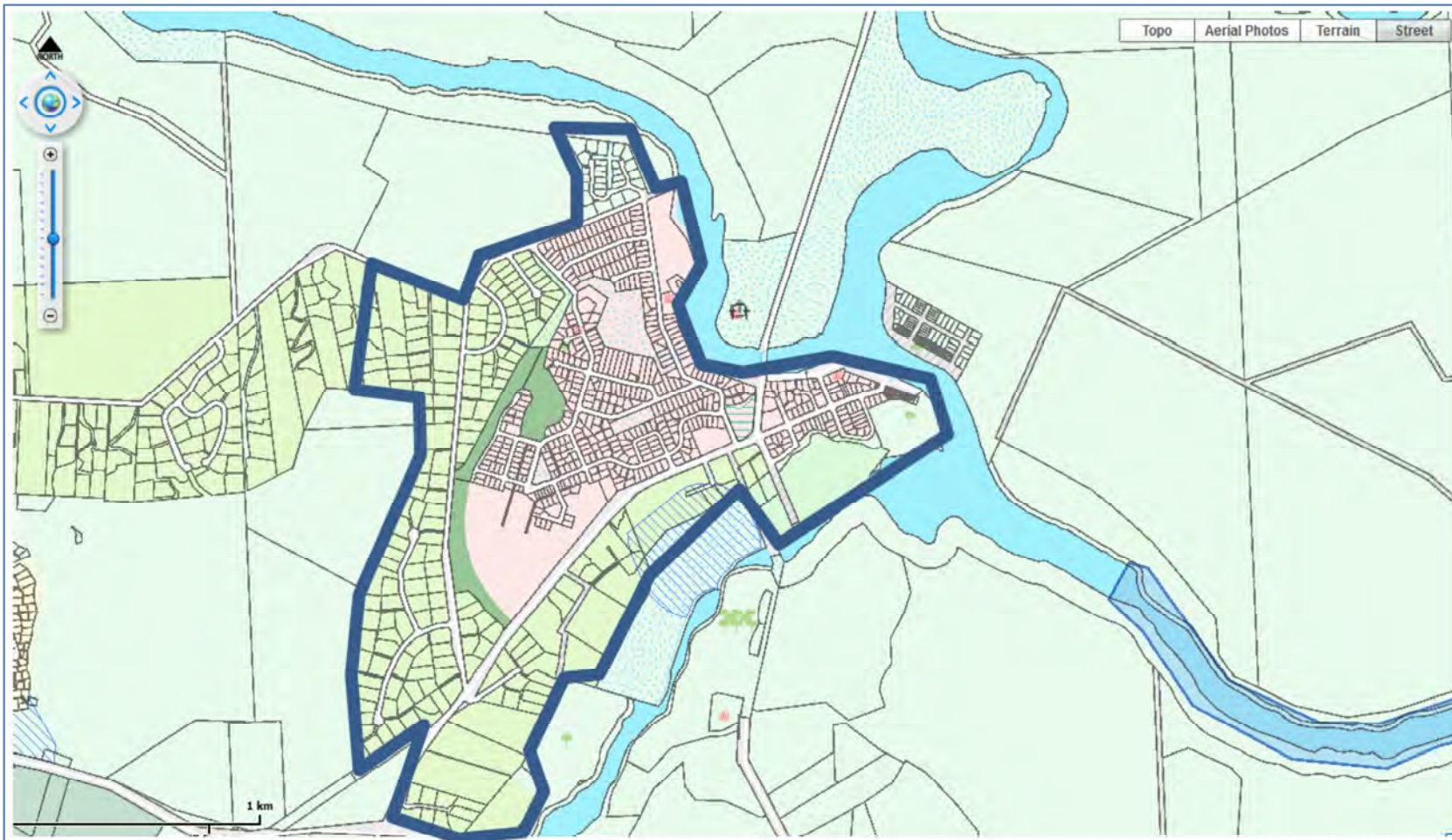
The map below shows the Wanaka catchment in yellow (along with the catchment often defined for Queenstown in orange, taking in the remainder of the Queenstown-Lakes District).

The Wanaka and Queenstown Catchments



Source: RCG

Appendix 5



Source: Dan Wells
(John Edmonds & Associates Ltd)

Approximate catchment of Albert Town shown in blue

Appendix 6



+NORTHLAKE WANAKA - CONTEXT
REFERENCE : 1949-SK26 - APPROX. SCALE = 1:30,000 AT A3 - 10 FEB 2014



Source: Baxter Design Group

Appendix 7

Waiheke Island

Waiheke Island is the most populated island in Auckland's Hauraki Gulf, and is also a significant tourism destination. This appendix compares the Waiheke situation (specifically, the shops at Palm Beach) with Wanaka and Northlake.

Waiheke's "Usual" and "Peak" Population

According to the 2013 census, Waiheke has:

- A usually resident population of 8,238 people;
- A "census night population" of 8,718 people, i.e. this is the number of people who were staying on the island on census night;
- 3,759 occupied dwellings;
- 1,743 unoccupied dwellings.

The 2006 census showed Waiheke as having 3,324 households, and assuming around 7% growth to 2013 (in line with the usually resident population growth), there are now probably around 3,560 "census households" on Waiheke.

During peak holiday periods, the number of people staying on the island can be much higher than the "usually resident population".

The most reliable study of Waiheke's peak population has been carried out by the Auckland District Health Board, who carried out an analysis based on data from the ferry operators. According to the ADHB:

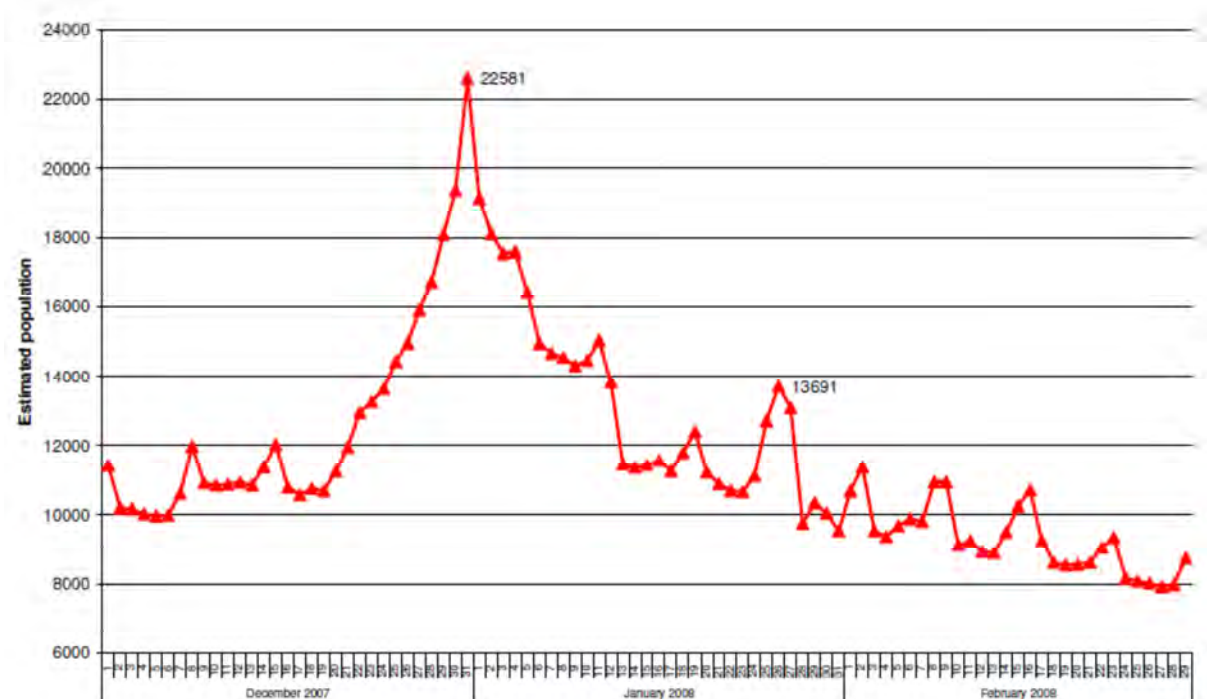
"Previous estimates have put the peak summertime population at up to 40,000, and estimates of 30,000+ are not uncommon. It is unclear where these estimates have come from and so an independent attempt to quantify the seasonal variation was made. As can be seen in Figure 6, the population over the summer months 2007-2008, is estimated to have peaked at 22,581 on New Year's Eve, with other spikes associated with Auckland Anniversary weekend (13,691) and other weekend periods.

The average population over this three month period is estimated to be 11,705, although as Figure 6 shows, this is subject to significant variation... The estimated average population of 11,705 is 48% higher than the usually resident population (7,914), with peaks up to double that figure".⁴

⁴ "Waiheke Island Health Needs Assessment", Auckland District Health Board, July 2009. Available at <http://www.adhb.govt.nz/healthneeds/Document/Waiheke%20Island%20Health%20Needs%20Assessment%202009%20-%20FINAL.pdf>

The “Figure 6” mentioned in the quote above is reproduced below:

Figure 6: Waiheke estimated summer population based on daily net passenger movements (07/08)



Source: Auckland District Health Board

The figures above do not include day visitors to Waiheke (i.e. those who make a day trip rather than staying overnight), but even so, it is apparent that visitor numbers are at their peak only for a very limited part of the year. On average, the summer population is 48% larger than the usual resident population.

Retail facilities on Waiheke

Oneroa is home to Waiheke's "main street" retailers, with a range of shops on and around Oceanview Rd, including a Four Square, several banks and a Post Shop, numerous gift shops, cafes, restaurants and so on.

Ostend includes more land-intensive retail uses, such as a Countdown supermarket, PlaceMakers, TimberWorld, Carpet Court, SuperLiquor, and Betta Electrical, along with a couple of small convenience retail blocks.

Onetangi has the 200+ sqm Beachfront Cafe, the 400+ sqm Charlie Farley's, and a 466 sqm block of retailers including a Z service station, takeaway, Tyre Power and Liquorland.

Surfdale has a convenience store, and a handful of F&B businesses along Miami Ave.

Of course, Waiheke is also home to a large number of vineyards, many of which include restaurants.

Palm Beach has around four commercial spaces, including a convenience store.

Retail Facilities in Waiheke



Palm Beach is marked in yellow, and its estimated catchment is outlined in yellow

Palm Beach catchment

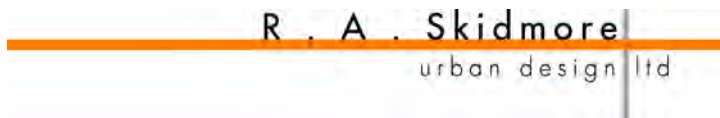
A generously defined catchment for Palm Beach, based on 2006 census meshblock-level data, takes in just 1,200 usual residents in 522 households. The local population may have grown slightly since 2006 – the 2013 census shows that the overall Waiheke Island population has increased by 7.1% over that time – but generally Palm Beach is a mature settlement, and any growth is likely to be fairly minor.

Around one-third of dwellings in Waiheke are used as holiday homes,⁵ although the figure for Palm Beach is likely to be higher. Nonetheless, the catchment for the shops there is clearly limited.

⁵ Estimated using 2013 census data – on census night, there were 3,759 occupied dwellings and 1,743 unoccupied dwellings

APPENDIX 3

Urban Design Review



Queenstown Lakes District Council

Peer Review Comments

Peer Reviewer:	Rebecca Skidmore
Area of Expertise:	Urban Design Landscape and Visual Effects
Date:	2nd May 2018
Application Details:	Private Plan Change request in relation to the Northlake Special Zone, Outlet Road, Wanaka (PC53)
Peer Reviewers Reference:	Council Ref. PC53 My ref.: 18001
Documents Reviewed:	<ul style="list-style-type: none"> ▪ Plan Change request planning report (by John Edmonds & Associates ("JE&A"), November 2017); ▪ Landscape and Urban Design Assessment (Appendix B to the planning report)(Baxter Design Group, October 2017); ▪ Submissions; ▪ Further information provided following close of submissions (including letter by JE&A, dated 22/03/18 and the accompanying additional assessment by Baxter Design Group)

1 Introduction and Area of Expertise

- 1.1 I am an Urban Designer and Landscape Architect. I hold a Bachelor of Science degree from Canterbury University, Christchurch, a Bachelor of Landscape Architecture (Hons.) degree from Lincoln University, Christchurch and a Master of Built Environment (Urban Design) degree from Queensland University of Technology in Brisbane, Australia. I am a director of the consultancy R. A. Skidmore Urban Design Limited and have held this position for approximately eight years.
- 1.2 I have approximately 22 years' experience in practice in both local government and the private sector. In these positions I have assisted with district plan preparation and I have reviewed a wide range of resource consent applications throughout the country. These assessments relate to a range of rural, residential and commercial proposals.
- 1.3 I was previously employed by the Queenstown Lakes District Council as a Landscape Architect in the Planning Department. In this role and subsequently as a consultant to the Council, I have provided policy advice and reviewed a wide range of resource consent applications throughout the District.
- 1.4 In my current role I regularly assist local authorities with policy and district plan development in relation to growth management, urban design, landscape, and amenity matters, and provision of housing within identified special housing areas. I also have considerable experience in carrying out character assessments.
- 1.5 I am an independent hearings commissioner.
- 1.6 I regularly provide expert evidence in the Environment Court. I have appeared as the Court's witness in the past.
- 1.7 I visited the site and surrounding environs in relation to this Plan Change request on the 5th March 2018.
- 1.8 Matters raised in submissions have informed the following review.
- 1.9 The purpose of this report is to inform the Council's Section 42a hearings report.
- 1.10 While this report is prepared for a Council level hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

2 Site Description / Receiving Environment

- 2.1 An accurate description of the Site is provided in the Landscape and Urban Design Assessment report by Baxter Design Group Ltd. (the “BDG report”). As noted in that report, the Northlake Special zone (the “NSZ”) provides for a fundamental change in character for the area from rural to urban¹. To date, development within the zone has commenced in the south-eastern area of the zone (shown in the ‘Northlake Development Progress’ plan provided in response to a request for further information, dated 22/03/18).
- 2.2 The report notes that the process of developing the land will likely result in benched terracing of the land dropping towards Outlet Road, substantially altering the landform in the NSZ area.² I note that a resource consent for bulk earthworks to facilitate development within the area subject to the PC request³. That consent allows for earthworks of 1,082,000m³ over an area of 43.7 hectares. The consented earthworks will result in substantial changes to the natural landforms within the zone.
- 2.3 A resource consent has also recently been granted to reduce the depth of landscaping adjacent to the street boundary (from 3m to 1m) for properties bounding Outlet Road to the southeast of the PC area.⁴

3 Adequacy of Information

- 3.1 The BDG report provides a clear description of the background to the Plan Change request, description of the existing landform and landscape character of the NSZ area, and overview of the pattern of development enabled by the current zone provisions for the different activity areas. Section 4 of the report outlines proposed re-contouring of the land to facilitate urban development. However, no reference is made to the recent bulk earthworks consent referred to in the section above.
- 3.2 Following the close of submissions, a request for further information was made. The planning report accompanying the plan change request had made reference to master planning informing the proposed amendments to the boundaries of the activity areas. To understand this rationale the latest masterplan was requested. However, a plan that simply shows the existing consented development rather than a masterplan guiding the overall development was provided.

¹ Para. 2.2, p.4, Landscape and Urban Design Assessment, Baxter Design Group, October 2017

² Para. 2.7, p. 5, Landscape and Urban Design Assessment, Baxter Design Group, October 2017

³ Consent granted 13/02/18, RM171190

⁴ Consent granted 27/02/18, RM171556

- 3.3 The BDG report did not provide any urban design assessment of the proposed change to enable a single retail tenancy of up to 1,250m². In response to a request for this assessment, the letter by the applicant's planning consultant, JE&A noted that the NSZ provides for the development of a 1,250m² building as a Restricted Discretionary activity within Activity Area D1. The Plan Change request relies on the operative matters for discretion and accompanying assessment criteria to provide subsequent assessment of such a building.
- 3.4 In response to the request for further information, BDG provided an urban design assessment of the proposed changes to the signage provisions.
- 3.5 The further information response by JE&A also confirmed that the landscape treatment adjacent to Outlet Road within the Plan Change area is proposed to be consistent with that recently granted by the resource consent for Stages 1 and 2 (RM171556).
- 3.6 The various plans submitted with the Plan Change request are somewhat fragmented in showing the proposed amendments to the Activity Area boundaries. To assist all parties participating in the hearing it would be helpful to provide an overall plan of the NSZ showing the proposed Activity Area boundaries overlaid on the operative structure plan.

4 Matters of Agreement Within the Scope of Expertise

- 4.1 Areas of agreement include:
- description of the Site and its context;
 - suitability of the boundary changes to the Activity Areas;
 - suitability of the amendments to the signage provisions for Activity Area D1;
 - adequacy of the existing matters of discretion and assessment criteria to address urban design and visual amenity considerations for a larger retail activity within Activity Area D1.

5 Matters of Disagreement Within the Scope of Expertise

- 5.1 Areas of disagreement include:
- The adequacy of planting required adjacent to Outlet Road within Activity Area D1;

- The adequacy of the zone policy framework in relation to urban design considerations relating to non-residential activities in the expanded Activity Area D1.

6 Analysis of Effects

- 6.1 Following are comments on the potential effects resulting from the proposed amendments to the NSZ in relation to urban design, landscape and visual amenity considerations.

Change from C2 – D1

- 6.2 As noted in the BDG report, the key changes to the Outlet Road corridor resulting from this change is an increased residential density (and building coverage) and increased building height.
- 6.3 The limitation on accessways onto Outlet Road creates a constraint that is likely to result in properties backing onto Outlet Road as is the case in the establishing area to the southeast. In urban design terms, this is generally considered a poor outcome as it creates a site orientation that often results in unsightly rear yards and solid boundary treatments creating a poor street interface. In the operative NSZ the creation of a suitable street interface is addressed by a site standards that limits the height (to 1.2m) and type (post and wire) of fencing along Outlet Road (Rule 12.34.4.1(vii)) and requires a landscaping depth of 3.5m from the street boundary to be planted with trees (Rule 12.34.4.1(x)(d)) for residential sites adjoining Outlet Road. The Plan Change request seeks to amend the landscaping and planting rule by adding an additional clause:

(vi) This rule shall not apply to Activity Area D1 to the west of Outlet Road where road where roadside landscaping within 3.5m of Outlet Road shall consist of:

- 1. Post and (2) rail timber fence located on the property boundary;*
- 2. Grisilinia hedge located immediately behind the post and rail fence, maintained to a minimum height of 1.5m.*

- 6.4 This amendment is consistent with the treatment that has recently been consented and is being established to the southeast along Outlet Road (see Figure 1).



Figure 1: Looking north along upgraded portion of Outlet Road (The post and rail fence and Grisilinia hedge are visible)

- 6.5 The plan change request also proposes an increased setback of buildings from Outlet Road from 4.5m to 7m (Rule 12.34.4.1(ii)).
- 6.6 In the context of the urban transformation enabled by the NSZ and the scale of Outlet Road, I consider the increased scale and intensity of residential development can be accommodated within the corridor adjoining Outlet Road in a manner that maintains the amenity of the adjacent street and the character of the evolving neighbourhood. Outlet Road has been upgraded to the southeast with specimen trees located in the front berm with a footpath and grassed back berm located adjacent to the residential properties. In my opinion, the requirement for post and rail fencing and the establishment of a Griselinia hedge is consistent with the treatment established further along the corridor and its continuation is appropriate and will provide suitable enclosure to provide privacy for residents' outdoor living courts. However, I have some reservations about the long term maintenance of hedging and consider that the scale of planting does not meet the original intent of the NSZ to contribute to the treed character of the street interface. With a 7m building setback, such tree planting can be accommodated in a manner that will not adversely impact on the residential amenity of the properties. In my opinion, it is suitable to retain the requirement for tree planting within the residential properties (as required by the operative Site Standard) in order to complement the scale and intensity of the buildings along the corridor.
- 6.7 The extension of Activity Area D1 to interface with Outlet Road will also enable non-residential activities to interface directly with the street. There may be some tension arising in the orientation of buildings to front streets internal to the neighbourhood, while also creating a positive street frontage to Outlet Road. Rule 12.34.4.1(x)(d) relates only to Residential sites. In my opinion, this should be expanded to include non-

residential sites and as noted above, should retain the requirement for tree planting to ensure a suitable interface with Outlet Road.

Change B3 – D1

- 6.8 It is proposed to extend the D1 area further west and create a relatively straight boundary with the B3 Activity Area. I agree with the analysis in the BDG report that the change in this area will have limited impact on the amenity of the wider environment. The report notes that re-contouring of the land to create a terrace edge along the Activity Area boundary will assist to create a more defined boundary between the activity areas. The report notes that the face of the terrace will be planted to further enhance and define the transition. However, there are no specific provision proposed to require such planting. The Applicant may wish to explain at the hearing how this planting will be secured through the Plan Change. While the change reflects a more modified boundary line compared with the operative boundary that responds to the natural landform patterns, it will facilitate a more rational and superior urban design outcome. It would be helpful to further demonstrate at the hearing how the masterplanning in this area has informed the determination of land contours and the boundary between activity areas. I note that as a consent has been granted for bulk earthworks in this area, modification of the natural land contours has already been consented.
- 6.9 Section 6 of the BDG report notes that a retirement village may be located within Activity Area D1 and the expanded western area would facilitate its establishment in this area. I agree that the area is well suited to the establishment of such an activity, particularly in relation to proximity to a range of amenities and services within the D1 activity area. However, the detailed suitability of a retirement village configuration and form would be determined as part of subsequent resource consents (outline development plan and specific development proposal).

Other Minor Changes to Activity Areas

- 6.10 A number of other amendments to Activity Area boundaries are also proposed: the eastern end of Activity Area C1 to B3; pockets along the southern edge of Activity area C1 to B2 and B3 and a small area from B2 to C1; the eastern end of Activity Area E1 to D1; pockets of the edge of Activity area B2 amended. I agree with the analysis set out in the BDG report that the changes sought will not result in adverse visual effects from outside the property. The report notes that the changes sought have resulted from more detailed planning and will achieve a more rational urban design response. As noted above, it would be helpful to present at the hearing the recent masterplanning that has informed the proposed amendments. In the context of the consented bulk earthworks in the area, I do not consider the Activity Area boundary amendments will result in adverse landscape effects.

Provision for Single 1,250m² Retail Activity

- 6.11 The Plan Change request seeks to enable a single retail activity up to 1,250m² (rather than 200m²) to be established in Activity Area D1 and a corresponding increase to the overall extent of retail floor area within the NSZ from 1,000m² to 2,500m².
- 6.12 This change will enable a commercial centre to establish within the neighbourhood that is different in scale and resulting character to that anticipated in the operative NSZ. There is some flexibility about how such retail activities are configured with their location only being limited to Activity Area D1. Larger format retail tenancies tend to result in different building forms and associated site layout and configurations than smaller tenancies, even when these are clustered. However, the various assessment matters set out in Rule 12.34.5.2 (iii) provide for consideration of suitable subdivision design, roading pattern, street design and controls on building form to ensure a co-ordinated approach is taken to accommodating the mix and arrangement of the activities proposed, including a larger retail tenancy such as a supermarket.
- 6.13 While there is considerable detail provided in these criteria, there is little support in the policy framework as the Objective and supporting policies relating to Urban Design are focussed on the residential environment created. In my opinion, this should be broadened to also encompass the retail activity provided for within the zone.
- 6.14 I also consider there should be additional policy guidance provided about the design and amenity outcomes sought for non-residential activities and the way they integrate with the surrounding environment. As noted above, larger format retail tenancies tend to result in a different built form and character from smaller scale tenancies, even when these are clustered. This form and character can be incongruous with residential environments without particular measures being adopted to ensure integration and compatibility. I also consider there can be challenges in achieving suitable street interfaces when buildings have dual street frontages. This requires careful consideration to maintain the amenity of the public realm.
- 6.15 Given the greenfield nature of Activity Area D1, I consider a larger retail tenancy such as a supermarket can be suitably designed to integrate with surrounding activities such as residential uses and achieve a good urban amenity. It will be important at the site specific level, that careful consideration is given to the detailed assessment criteria set out in Clause 12.34.5.2(v) and these are applied to ensure that a site layout and building design will make a positive contribution to the establishing character of the neighbourhood and avoid or mitigate adverse effects on surrounding properties.

Changes to Signage Provisions

- 6.16 The operative NSZ signage provisions apply across the zone and do not differentiate between the different activity areas. The Plan Change request seeks to apply the Corner Shopping Zone signage provisions to Activity Area D1. An overview of the two sets of provisions and an assessment of the visual and urban amenity effects resulting from the proposed change is set out in memo by BDG, dated 22 March 2018.⁵
- 6.17 I agree with the assessment set out in the BDG memo. Given that Activity Area D1 enables the establishment of a range of commercial, retail and community activities it is suitable to enable an increased extent of signage. The extent of signage enabled will not adversely affect the character and amenity the evolving neighbourhood. I agree that the extent of signage enabled strikes an appropriate balance between advertising and promotion of business activities without dominating the street scene.⁶

7 Conclusions and Recommendations

- 7.1 The NSZ enables the establishment of a mixed, predominantly residential neighbourhood on the outskirts of Wanaka. Proposed PC53 seeks a number of amendments to the zone to facilitate an increased scale and intensity of development within the zone.
- 7.2 As set out above, it would be helpful to show the most recent masterplanning within the Plan Change area to demonstrate the rationale for the zone changes. It would also be helpful to provide the NSZ structure plan overlaid with the proposed Activity Area boundary adjustments.
- 7.3 It is concluded that the amendments sought are generally appropriate in relation to urban design, landscape and visual amenity considerations.
- 7.4 I recommend that proposed Site Standard 12.34.4.1(x) should be expanded to apply to non-residential sites and further amended as follows:

(vi) ~~This rule shall not apply to~~ **In addition for Activity Area D1 to the west of Outlet Road where road where roadside landscaping within 3.5m of Outlet Road shall consist of:**

1. Post and (2) rail timber fence located on the property boundary;
2. Grisilinia hedge located immediately behind the post and rail fence, maintained to a minimum height of 1.5m.

⁵ Attachment J to letter by JE&A, 22 March 2018

⁶ Section 5, memo by BDG, 22 March 2018

- 7.5 I recommend that the Objective 2 and supporting policies are amended and expanded to address urban design considerations for non-residential activities within the zone and particularly, the amenity effects of a larger format retail activity within Activity Area D1.
- 7.6 Clarification is also sought on how the planting of the terrace defining the amended boundary between Activity Areas D1 and B3, as noted in the BDG report, will be secured.



Rebecca Skidmore

Urban Designer/Landscape Architect
02 May 2018

APPENDIX 4

Transportation Review

Review of PC53 Transportation Assessment Report

Prepared for: Craig Barr, QLDC
Job Number: QLDC-J018
Revision: 2
Issue Date: 11 April 2018
Prepared by: Dave Smith, Associate
Reviewed by: Ann-Marie Head, Associate

1. Introduction

Private Plan Change 53 (PC53) proposes to alter structure plan boundaries and zoning in Northlake, Wanaka which may change the traffic demands of the site. The permitted activities of Northlake are defined by the approved Plan Change 45 (PC45). Queenstown-Lakes District Council (QLDC) have commissioned Abley Transportation Consultants (Abley) to review the Transport Assessment (TA) prepared by Carriageway Consulting Limited (CCL) to assess the transport-related effects of PC53. In the commissioning letter, QLDC had four specific queries of PC53 as follows:

- 1) Whether you agree with the findings of the Carriageway Consulting report that the existing priority intersection at Outlet Road/Aubrey Road is acceptable
- 2) That there is no requirement for any specified upgrades to either the existing Wanaka road network, or the proposed/partially implemented road network within the Northlake Special Zone.
- 3) Whether you agree with the findings in terms of cumulative effects of the plan change request (page 9 of the Carriageway Consulting report).
- 4) Whether any special provisions such as rules are required to implement the plan change and manage effects.

This technical note summarises the background information then provides commentary around the specific queries as stated above.

2. Background from PC45

Some of the key transport related aspects of PC45 are summarised below as taken from the Council Decision document^[1].

- Anderson Road /State Highway 84 intersection will require upgrading regardless of the Northlake development, and the Northlake development will increase traffic volumes. NZ Transport Agency has not committed to any works at the Anderson Road/State Highway 84 intersection at this time (pg. 69)

^[1] <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan-Changes/45/Council-Decision-for-Notification-20140724-Final.pdf>

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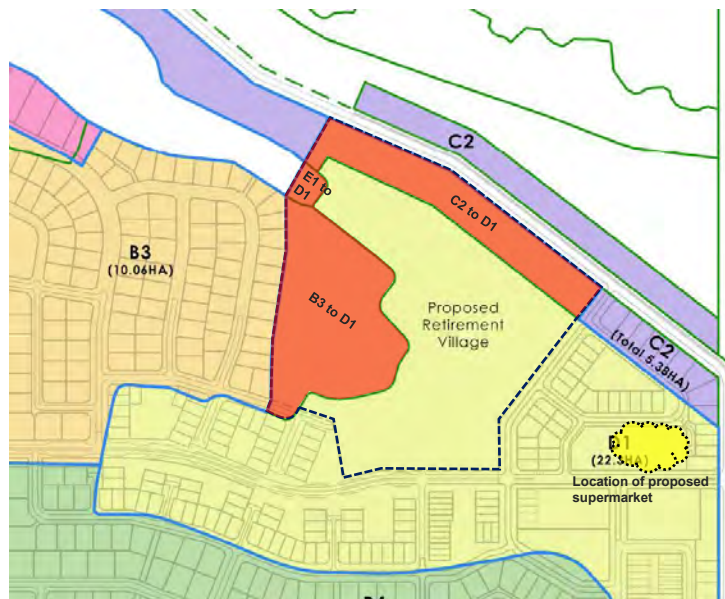
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- The Outlet Road/Aubrey Road intersection will be upgraded in conjunction with the development of the road network by sealing and formalisation of lanes. (pg. 68)
- A left turn facility at Aubrey Road/Anderson Road shall be constructed to Austroads standards, including all associated visibility splays. This facility shall be provided once traffic generation from the development reaches 810 vehicles in the peak hour (based on 0.9 trips per dwelling) or 900 titles are constructed – whichever comes sooner
- A trigger point of 1,150 residences in the Northlake Special Zone as the point at which the Anderson Road/Aubrey Road intersection should be fully upgraded. The form of this full upgrade was not specified, and this was intentionally done so not to rule out upgrade options. The best form of upgrade would be clearer once the Northlake Special Zone was more extensively developed, hence the proposed trigger point.

3. General Review of Transport Assessment

The Transport Assessment (TA) that has been reviewed is in a letter to Marc Bretherton of Northlake Investments Limited prepared by Andy Carr of Carriageway Consulting dated 12th October 2017. The TA states the size of the areas to be rezoned and the permitted densities (from 4.5 to 10 HHs/Ha) allowing 36 permitted dwellings to be built on the subject land which is shown in **Figure 3.1**.

Figure 3.1 Land involved in rezoning request



The rezoning to D1 increases the density over all rezoned land to 15 dwellings/Ha and after factoring 15% extra for the target density margin the total proposed dwellings is 72 which is a net increase of 36 dwellings. These values have been confirmed from the areas specified in the TA. The change in household numbers and peak hour traffic activity is described in the rest of this section and summarised in **Table 3.2**.

It is appropriate to apply the traffic generation rate adopted for PC45 which is 0.9 vehicle movements (two-way) in the peak hours and the additional dwellings would generate an additional 32 vehicle movements in the peak hours. We note that the tidal nature of the peak hours means that most of these trips would be outbound (generally southbound) in the morning peak and inbound (generally northbound) during the evening peak.

The consideration of trip rates from two retirement homes elsewhere in the District is appropriate and agree that the peak hour trip rate for the subject area as a retirement home would be 114 two way trips.

This is lower than the permitted residential dwelling peak hour traffic demands. The retirement home would likely result in a different pattern of traffic generation with regard to the direction of flow, that is with a higher proportion of inbound trips in the morning and outbound trips in the evening peak.

For supermarket activities we agree that traffic generation is typically low in the morning peak hour however we consider the rate used for the evening peak hour of 15 trips per 100m² GFA to be low for a small supermarket. The rate of 15 trips per 100m² GFA is often used for supermarkets but we consider that it is more appropriate for the larger format stores in the order of 3000-4000m² GFA. We consider a more appropriate trip rate for a small supermarket to be in the order of 20 trips per 100m² GFA for the evening peak hour based on data sourced from the Trips Database Bureau as shown in **Table 3.1**.

Table 3.1 Sample Small Supermarket Trip Rates from TDB

Site No.	Suburb or Locality	Activity Name	Date of Survey	GFA (m ²)	PM Trip Rate (vph/100m ² GFA)	
654	Redcliffs, Christchurch	New World	05-05-08	1,159	20.71	17:00-18:00
698	Richmond, Christchurch	New World	13-05-10	2,000	23.40	16:45-17:45

The TA estimates that 188 two-way vehicle movements will be the peak hour generation but using the higher trip rate of 20 trips per 100m² GFA the total would be 250 two-way trips, or 125 inbound and 125 outbound vehicle trips. This is 62 trips more than used in the assessment. The proposed split in trip types of primary, pass-by and diverted trips as 33% to each trip type in the TA is considered appropriate. This would change the number of primary trips in the TA from 63 two-way trips for each trip type to 83 two-way trips.

The TA describes in detail the surrounding landuse and proximities of residential developments (including zoned but undeveloped land) to all supermarkets in the area including the proposed supermarket. The assumption is that 60% of the diverted trips and new trips are associated with traffic outside of the Northlake Special Zone. The assumptions in the TA seem fair and a robust basis on which to claim this proportion.

The TA calculated the proposed external supermarket traffic generation was 60% of the 126 new and diverted trips which is equal to 76 two-way trips. Applying this same logic to the higher trip rate means that 60% of 167 new and diverted trips will be external to the site which is 100 two-way trips.

As a consequence of assuming this higher rate, the cumulative increase in traffic generation external to the zone is 132 vehicle movements (two-way) as shown in **Table 3.2**, compared to the existing zoning provisions. Of these, 79 vehicles (two-way) are likely to use Aubrey Road (west) with 53 vehicles (two-way) using Aubrey Road (east)^[2].

This corresponds to approximately 72 vehicles northbound and 60 vehicles southbound. It is the southbound flow that has the greatest potential to affect the critical right turn out movement from Outlet Road into Aubrey Road which is approximately 34 vehicles. This corresponds to approximately one vehicle every two minutes.

Activity	Permitted	D1 Rezoning	Retirement Home
C2	7	24	

^[2] Towards the west: 32 vehicle movements arising from the residential component x 90%, plus 50% of the 76 vehicle movements due to the supermarket. Towards the east: 32 vehicle movements arising from the residential component x 10%, plus 50% of the 76 vehicle movements due to the supermarket

ConnectBetter

Table 3.2

Household and trip making summary

Rezoned Areas	E1	0	2	Maximum extents of Retirement village proposed to cover 9.49 Ha of land. Peak hour trip rate in TA is 12.15 two-way trips per Ha.
	B3	25	37	
	Total HHs with 15% extra to density margin	36	72	
Existing D1 HHs (within proposed retirement home boundary)		105	105	
Total HHs		141	177	
Peak hour two way trips		127	159	114
Change in peak hour trips			32	-12
Supermarket^[3] (at 20 trips per 100m² GFA)			250	250
External Supermarket Trips			100	100
Net additional external trips			132	88

4. Specific Queries

1) Whether you agree with the findings of the Carriageway Consulting report that the existing priority intersection at Outlet Road/Aubrey Road is acceptable

The key period when this intersection is under pressure is during the morning peak hour with predominantly residential tidal flows from commuter traffic exiting Outlet Road onto Aubrey Road. The combined effects of the rezoned residential land and supermarket will be less prevalent at this time. This is due to the supermarket operating at low levels of traffic generation and the residential land will only have an additional approximate one vehicle every two minutes, or there would be less traffic than permitted with the retirement village use.

The combined effects of the rezoned residential land and supermarket is greatest during the evening peak hour as the peak traffic generation of both activities occurs. During this time the Outlet Road / Aubrey Road intersection has better performance compared to the morning peak hour and under the permitted Plan Change^[4] which was reported in the notified transport assessment to have an average delay of 35.9 seconds and level of service E for the right turn out of Outlet Road. Of note this is 0.9 seconds over the threshold for LOS E and all demands for the plan change were using this single intersection as an access point.

A key aspect of the PC45 notified ITA was the reliance of Outlet Road as the only access point. During the hearing, trigger points were considered as a mechanism for upgrading the Outlet Road / Aubrey Road intersection or as a limit before additional access points were provided to give relief to Outlet Road. Two additional access points were under construction which removed the need for the trigger point and the three access points that now exist will improve the modelled performance that was described in the previous paragraph.

^[3] Note that the peak hour trip rate Abley considered to be more appropriate has been used in the calculation of trips in this table and differs from the 188 two-way trips used in the TA

^[4] Table 8.6 on page 29 of the ITA for the notified PC45
http://www.gldc.govt.nz/assets/OldImages/Files/District_Plan_Changes/Plan_Change_45_downloads/Private_Plan_Change_as_Notified/Northlake_-_Appendix_D_-_Transport_Assessment.pdf

The additional demands on Outlet Road over permitted levels in the evening peak will be approximately one vehicle every minute in both directions. The critical movement at the intersection at Aubrey Road which governs the level of service would see 34 additional vehicles or approximately one vehicle every two minutes. We consider that this increase in traffic volume of demand would not be perceptible and is unlikely to change the level of service that the permitted demands were approved for.

2) That there is no requirement for any specified upgrades to either the existing Wanaka road network, or the proposed/partially implemented road network within the Northlake Special Zone.

Within the Northlake Special Zone we do not anticipate any upgrades that might be required due to the increased traffic demands from PC53. The intersection of Aubrey Road and Anderson Road already has a trigger point to determine when an intersection upgrade is required based on the development of the Northlake Special Zone. This trigger point safeguards the intersection and any increase in traffic generation in the zone may mean this trigger point is reached earlier than under the permitted zoning. A higher capacity intersection form is unlikely to suffer from deterioration in level of service as a result of the additional traffic demands of PC53 given there would be less than one additional car per minute in either direction along Aubrey Road west of Outlet Road.

The intersection of SH84 and Anderson Road is reported to require an upgrade with or without the Northlake Special Zone however no plans for this are available at this time. It is noted that this is under the jurisdiction of NZTA. The inclusion of a supermarket in the Northlake Special Zone may reduce effects in some parts of the wider Wanaka network as existing trips on the north Wanaka network transfer to the proposed Northlake supermarket. Currently, it is expected that many existing residents will be required to travel through the SH84 / Anderson Road intersection to access the existing supermarket in the town centre. A small supermarket to the north of the town is likely to reduce the number of such trips therefore there are unlikely to be any upgrades required on the existing Wanaka network or the partially implemented Northlake network.

3) Whether you agree with the findings in terms of cumulative effects of the plan change request (page 9 of the Carriageway consulting report).

The revised cumulative traffic demands calculated in Section 3 of this note indicates that additional demands over permitted levels will be 132 vehicle movements (two-way) or approximately one vehicle every minute in both directions of Outlet Road. Of these, 79 vehicles (two-way) would use Aubrey Road (west) with 53 vehicles (two-way) using Aubrey Road (east) and once these are broken down by direction the arrival rate of vehicles ranges between 1.3 and 2.3 minutes. We agree with the findings of the TA that the cumulative effects are acceptable and unlikely to be perceptible on the network.

4) Whether any special provisions such as rules are required to implement the plan change and manage effects.

It is not clear whether new provisions are required to implement the plan change and manage network effects. Any special provisions in PC45 may carry through and apply to PC53, however it is recommended that this be discussed with Council's planners and if necessary seek RMA legal advice to determine whether this is the situation.

If required, consideration could be given to specifying an equivalent vehicle trip number on the trigger for the upgrade of the Anderson Road/Aubrey Road intersection. Currently this is set at 1150 households^[5] but PC53 proposes to increase trip generation without increasing household numbers. Using the 0.9 trips

^[5] Page 15 of the Final Council Decision <http://www.gldc.govt.nz/assets/Uploads/Planning/District-Plan-Changes/45/Council-Decision-for-Notification-20140724-Final.pdf>

per household rate from PC45 would mean the trigger point is also when the Northlake special zone is generating 1035 two-way trips in the peak hours.

5. RFI and Responses

Through the Plan Change process, the public are notified of the proposed changes and given the opportunity to provide a submission whether in support or opposition. The transportation-related submissions from members of the public were generally centred around the following concerns:

- The extent to which commercial and other through traffic may travel to/from the Plan Change site via Mount Linton Road or Northburn Road, and
- The extent to which construction traffic associated with the Plan Change site may travel via Mount Linton Road or Northburn Road.

Three RFI questions were posed to the applicant as informed by the Abley assessment and concerns from the public and these are presented in turn in the following sub-sections.

5.1 Effects of Aubrey/Anderson Road intersection

The applicant was asked “*What are the effects on the Aubrey/Anderson Road intersection and what are the implications of PC53 on the staging/timing of the Aubrey/Anderson Road intersection upgrade referred to in PC43?*”

The applicant’s response highlighted that under PC53 an additional 76 peak hour vehicle movements (equivalent to 67 lots of residential development) would pass through the intersection, and the effect of this upon the staging/timing of an upgrade is “very minor in the context of the surrounding neighbourhood”. It is further stated in the RFI response that Council may need to upgrade the intersection at some time in the future, and that timing will be dependent on traffic from a wide range of developments and policy decisions made through the District Plan review.

We note that the increased peak hour generation associated with PC53 is 67 trips (refer page 9 of the TAR) which is equivalent to traffic generated by 74 residential households. Our assessment in Table 3.2 of this report indicates that the total net additional trips may be as high as 88 (retirement home scenario) or 132 (D1 rezoning scenario). This notwithstanding, it is likely that up to half of these trips will travel to/from the east servicing Albert Town residents and therefore avoid the Aubrey/Anderson intersection. Many others will be local trips given that the supermarket component of PC53 would largely service the local residential area reducing the propensity to travel further afield for shopping. In reality the likely number of vehicles travelling through the Aubrey/Anderson intersection in peak hours is likely to be much less than the 67 trips proposed.

We further note that the current growth projections for the Wanaka Census Area Unit out to 2025 equate to approximately 153 households per annum, much of which is expected to occur in the northern Wanaka greenfield areas. This suggests that the level of additional traffic associated with the PC53 development, is equivalent to less than one year of growth and the likelihood of the development having a significant effect on capacity on the wider network is small. On this basis we agree that the effect of PC53 on the timing of a future upgrade to Aubrey/Anderson Road intersection will be minor given the other development occurring in the vicinity, however, we propose that Council closely monitor the intersection performance so that any upgrade can be proactively planned.

5.2 Commercial and through traffic

The applicant was asked “*How is traffic going to be managed to reinforce Outlet Road as the main access to the commercial area, in particular to avoid commercial and other through traffic using Mount Linton Road or Northburn Road?*”

The applicant's response considered the likelihood of traffic rat-running through Mount Linton Road or Northburn Road to be low as both routes are approximately equidistant with the Outlet Road corridor, which is expected to have the higher operating speed of the three corridors and result in vehicles encountering fewer intersections. We agree that Outlet Road will be more attractive for traffic accessing the PC53 site to/from the east, however for vehicles travelling to/from the west the relative attractiveness of these corridors is likely to be sensitive to the extent of queuing and congestion at the Outlet Road/Aubrey Street intersection.

We note that the two-way traffic associated with PC53 travelling to/from the west is likely to be in the order of one vehicle every two minutes. Even if the majority of this additional traffic were to switch to using Mount Linton Road or Northburn Road due to queuing at Outlet Road, the impact of this additional traffic on local streets is unlikely to be perceptible to residents. It is noted that (under PC45 provisions) the Outlet Road intersection will be upgraded in conjunction with the development of the road network by sealing and formalisation of lanes (refer page 68 of PC45 decision⁶).

We also agree with the applicant's response that the use of Outlet Road could be encouraged by signage to reduce the likelihood of traffic to/from the west using Mount Linton Road or Northburn Road. In my view the installation of appropriate signage following construction should be helpful to appeasing the concerns raised through the public submission, and this responsibility would lie with Council as the signage would be installed on QLDC road reserve.

5.3 Construction traffic

The applicant was asked "How is construction traffic going to be managed with respect to access, in particular to avoid the use of Mount Linton Road or Northburn Road?"

The applicant's response acknowledged that a Construction Traffic Management Plan (CTMP) will be required at resource consent stage and this may be used to specify the routes to be used by construction traffic).

We consider that the Plan Change should address this through a condition stating that at resource consent stage a CTMP must be prepared which restricts construction traffic to using Outlet Road and Northlake Drive. In my view this condition should be helpful to appeasing the concerns raised through the public submission.

6. Summary

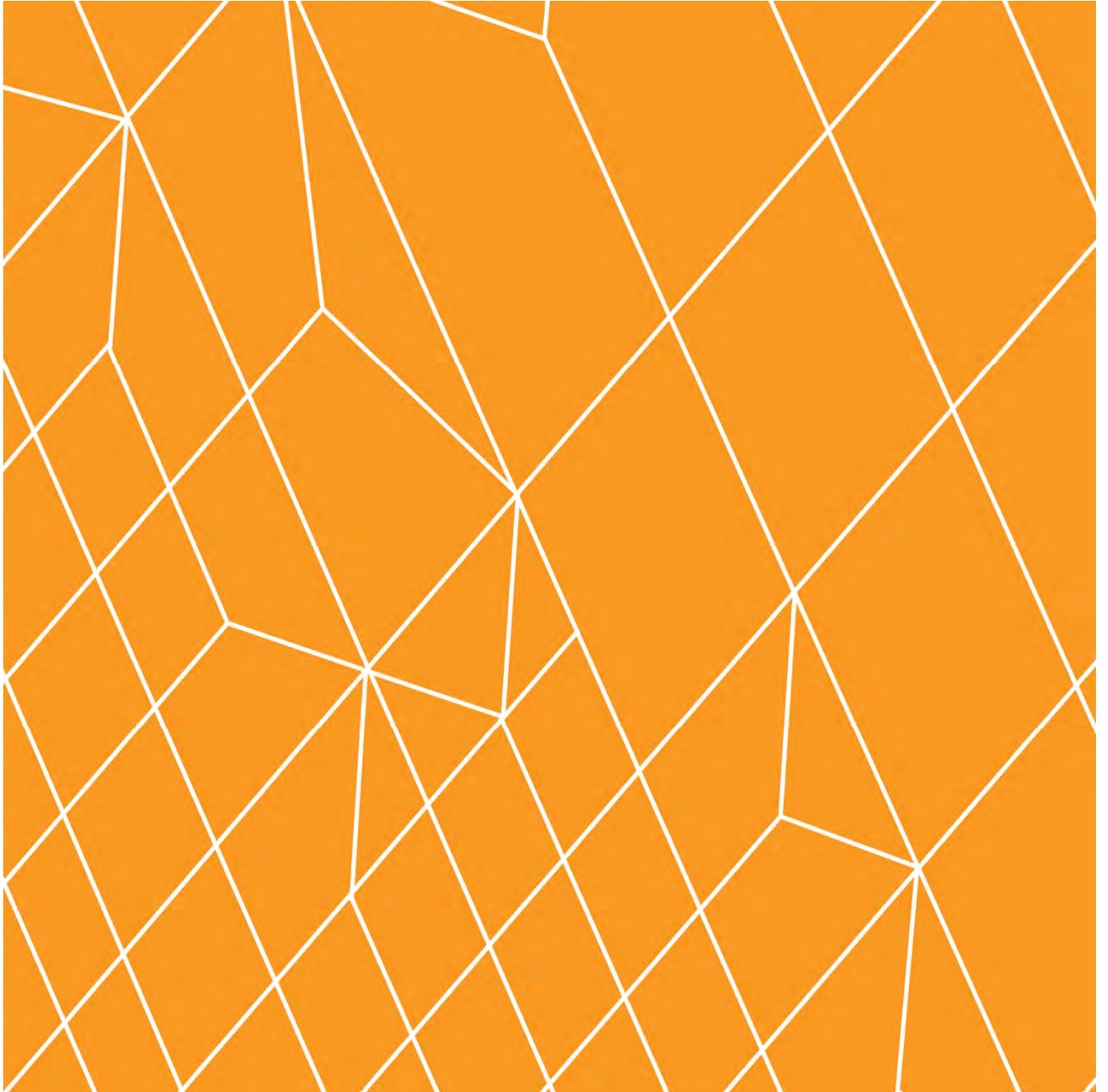
The assessment of traffic effects is generally appropriately addressed within the TA, however one point of difference is with the trip generation rate adopted of the supermarket which we considered to be too low. We consider 20 trips per 100m² GFA is more appropriate for small format supermarkets however the slightly increased trip generation of PC53 does not alter the conclusions of the TA. We consider that there are no transport related reasons to decline the proposed rezoning and additional supermarket in PC53, however care must be taken regarding adjusting the trigger point for the upgrade of the Anderson Road/Aubrey Road intersection if this is not satisfactorily addressed within the existing PC45 provisions.

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⁶ <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan-Changes/45/Council-Decision-for-Notification-20140724-Final.pdf>

APPENDIX 5

Infrastructure Review



Review of Infrastructure Assessment Plan Change 53 - Northlake

Northlake Special Zone
Outlet Road
Wanaka

Report

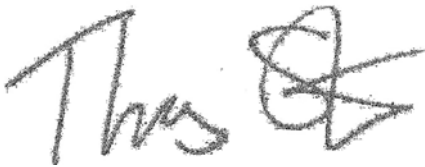
Report

Plan Change 53 - Northlake

Prepared For:
Queenstown Lakes District Council

Date: 30 April 2018
Project No: 135976.00
Revision No: 1

Prepared By:



Thomas Shenton
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Report Issue Register

DATE	REV. NO.	REASON FOR ISSUE
11/04/18	0	First issue to QLDC
30/04/18	1	Updated to address QLDC comments

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1. EXECUTIVE SUMMARY

- 1.1. Holmes Consulting has undertaken a review of the Infrastructure Assessment submitted by Northlake Property Investments Limited (NIL) in support of Private Plan Change 53 – Northlake. The review considers the ability of Queenstown Lakes District Council (QLDC) to supply water and wastewater infrastructure to the proposed development. Comment has also been made on the Applicant’s general approach to stormwater modelling.
- 1.2. The Applicant’s infrastructure assessment appears to consider the impact of residential lots on water supply and wastewater reticulation, but not that of commercial areas.
- 1.3. The proposed wastewater site reticulation is deemed adequate for the proposed residential yield and commercial area associated with the Plan Change. QLDC’s wastewater infrastructure downstream of the junction of Outlet Road with Aubrey Road is likely to require upgrade irrespective of the proposed Plan Change.
- 1.4. Based on hydraulic modelling and QLDC correspondence provided by the Applicant, the proposed water supply site reticulation is deemed adequate for up to 682 residential lot. Beyond 682 lots, a 250mm dia main by the Applicant connecting the development to Beacon Point Reservoir is required along with upstream production and network upgrades by QLDC. Although the Applicant has not provided modelling demonstrating the adequacy of this new connection to service the proposed residential and commercial development, we assume the 250mm dia main will have capacity to service the proposed water demand. There are a number of issues that may affect this assessment, including the pressures available to customers, the timing of production and network upgrades, the firefighting rating of the proposed commercial developments and the ability of the system to service this. These issues should be easily resolved or clarified by the Applicant and are not considered to be justification to reject the proposed Plan Change at this time.
- 1.5. Based on correspondence between QLDC and the Applicant’s representative, the required QLDC water supply upgrades are planned to be in place by 2023 and it is not envisaged that these upgrades, nor the Applicant’s proposed 250mm dia connection to Beacon Point Reservoir, will be needed before this time based on anticipated occupancy of the already approved 682 residential lots.

2. INTRODUCTION

- 2.1. Holmes Consulting was engaged by Queenstown Lakes District Council (QLDC) to complete an assessment of the effects of private Plan Change 53 (Northlake) on the ability of QLDC to supply water and wastewater infrastructure. Holmes’ scope also includes assessment of the Plan Change on the suitability of the proposed stormwater management infrastructure. This report fulfils these assessments.

3. SCOPE OF WORK

- 3.1. The scope of Holmes’ engagement was to:
 - 3.1.1. Review the Private Plan Change Request Infrastructure Report (Ref W4481-07)
 - 3.1.2. Comment on the effects of the Private Plan Change Request on QLDC infrastructure and identify potentially required upgrades.
- 3.2. With respect to 3.1.2, Holmes was asked, in particular, to advise:
 - 3.2.1. Whether the increased demand would require any standalone infrastructure upgrades that would not be included as part of the usual development contribution and LTP planning processes. i.e. whether there were specific infrastructure network upgrades required over and above that already contemplated by the existing Northlake Special Zone.
 - 3.2.2. Whether we agree with the conclusions of the application’s infrastructure assessment.
- 3.3. The information that was available for review is outlined in Table 3-1.

Table 3-1 Information available for Holmes' assessment of Plan Change

Ref	Source	Version
1.0	Northlake Property Investments Limited (NIL) - Cover-Letter	25 October 2017
2.0	NIL - Cover-Letter	27 November 2017
2.1	NIL - Northlake Special Zone Private Plan Change Request	W4481-07, November 2017
2.2	Attachment-A-Certificate-of-Title	27 July 2017
2.3	Attachment-B-Landscape-and-Urban-Design-BDG	October 2017
2.4	Attachment-C-Infrastructure-Report	September 2017
2.5	Attachment-D-Traffic-Carriageway-Consulting	12 October 2017
2.6	Attachment-E- Assessment of Retail Economic Effects	October 2017
2.7	Attachment-F-Structure-Plan-Amended	2754-SK05, 22 September 2017
3.0	Plan Change 53 - Further Information Reply	22 March 2018
3.1	Attachment G - Northlake Stages 2 and 3 - Flow Rates and Capacity	6 September 2017
3.2	Attachment H - Geosolve Report (RM171190)	170372, August 2017
3.3	Attachment I - Updated Northlake Master Plan	W4481-7, 22/03/18

4. LIMITATIONS

- 4.1. Findings presented as a part of this project are for the sole use of QLDC in its evaluation of the impacts of Private Plan Change 53 (Northlake). The findings are not intended for use by other parties, and may not contain sufficient information for the purposes of other parties or other uses.
- 4.2. Our assessments are based on a desk study only. Condition assessments of existing infrastructure have not been undertaken and it has been assumed that any deficiencies due to damaged or aged infrastructure will be addressed within existing renewals budgets.
- 4.3. Our professional services are performed using reasonable skill and care. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

5. BASIS OF ASSESSMENT

- 5.1. Patterson Pitts Group (PPG) on behalf of the Applicant, Northlake Investments Limited (NIL), has presented proposed changes in residential yield resulting from Plan Change 53 alongside existing residential yields for the part of the Northlake Zone owned by Northlake Investments Limited – see Table 5-1.

Table 5-1 Proposed residential yields (du = dwelling unit) resulting from Plan Change 53 within the Northlake Zone owned by Northlake Investments Limited (Table 2.1 from Northlake Investments Limited Private Plan Change Request Infrastructure Report Rev2 25/09/17)

Activity Area	Density (Per ha)	Existing Residential Yield +15% (du's) ¹	Proposed Residential Yield +15% (du's) ²	Difference in Residential Yield (du's)
D1	15	282	366	84
B4 ^{3 4}	10	157	157	0
B3	10	134	113	-21
B2	10	88	93	5
C1	4.5	79	74	-5
C2	4.5	37	29	-8
	Total	777	832	55

- 5.2. The increase in residential yield is a consequence of proposed adjustments to the area boundaries that would result in Areas B2 and D1 increasing with Areas B3, C1, C2 and E1 decreasing as a consequence. See Appendix B for a copy of the latest proposed structure plan for the site and

Section 3.3.1 of the Private Plan Change Request document November 2017 for details of the boundary changes.

- 5.3. In addition to the increased residential yield, the additional 4.2ha to zone AA-D1, and associated rule changes, will increase the retail activity from 1,000m² (existing) currently to 2,500m² (proposed) with provision for a single grocery store of 1,250m². Details of the commercial areas are provided in the Private Plan Change Request document November 2017 but this has not been considered in the PPG Infrastructure Report.
- 5.4. PPG has assessed the impact of the increased residential yield associated with the Plan Change on the three waters infrastructure already proposed and deemed that no changes to these proposals are required as a result of the Plan Change. However, this assessment appears only to consider residential units and does not include the impact from either existing or proposed retail activities.
- 5.5. Hereafter Existing Residential Yield refers to the 777 dwelling units and Proposed Residential Yield refers to 832 dwelling units.

6. WASTEWATER

- 6.1. PPG has assessed the wastewater generation in accordance with QLDC LDSCoP (Land Development and Subdivision Code of Practice 2015) Section 5.3.5.1(a). An average dry weather flow of 250 litres per person per day has been multiplied by a 3 persons per dwelling occupancy rate. Infiltration and diurnal peaking factors of 2.0 and 2.5 respectively have then been applied to derive the design flow rates for gravity pipe sizing presented in Table 6-1.
- 6.2. The derived flows presented in Table 6-1 are assessed to be appropriate for the design of the gravity wastewater pipes within the site.

Table 6-1 Calculated peak wastewater flow (Table 4.2 from NIL Private Plan Change Request Infrastructure Report Rev2 25/09/17)

Scenario	Peak Hour Flow (litres per second)
Existing 777 dwelling equivalents	33.72
Proposed 832 dwelling equivalents	36.11

- 6.3. It was, and remains to be, the Applicant's proposal to connect the entire Northlake development west of Outlet Road to a 300mm dia QLDC wastewater pipe on Outlet Road. This wastewater pipe has recently been installed especially for this development and has sufficient capacity for the wastewater flow resulting from the proposed Plan Change.
- 6.4. It has been confirmed in Northlake Investments Limited's RFI (Request for Information) response of 27/03/18 that the internal site wastewater pipe along Northlake Drive is 300mm dia and will run from the Outlet Road / Northlake Drive intersection, along Northlake Drive all the way to the Allenby boundary. This is deemed to be acceptable.
- 6.5. It is noted that it is stated a small area of the proposed D1 and C2 on the north-eastern boundary of the site will require the construction of a pumping station to pass wastewater to the existing reticulation and that this would be required regardless of the proposed Plan Change.
- 6.6. Using Table 5.1 of QLDC LDCoP, the potential wastewater flow resulting from 1,000m² and 2,500m² of medium density commercial development can be estimated as 0.070 l/s and 0.175 l/s respectively and increase of 0.105 l/s. Although the impact of commercial activity on wastewater flows has not specifically been addressed in the Plan Change application, the estimated increase to the flows presented in Table 6-1 is negligible.
- 6.7. At the southern end of Outlet Road, at its junction with Aubrey Road, QLDC's 300mm dia wastewater pipe receives additional flow from two 150mm dia wastewater pipes. Section 5.3 of the, 'Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report' refers to planned QLDC upgrades to the wastewater network in the Aubrey Road area, and specifically states there is a 450mm dia wastewater pipe running downstream from its junction with Aubrey Road. This is not reflected on QLDC Webmaps which shows only a 300mm increasing to 375mm dia PVC pipe, see Appendix C.

6.8. Considering the peak flow from the proposed 832 dwellings is approaching the pipe full capacity of the 300mm dia pipe down Outlet Road, it is recommended that QLDC evaluate capacity in their downstream network, from the junction of Outlet Road with Aubrey Road to ensure both the existing and proposed Northlake Special Zone development flows do not cause downstream problems. It is noted similar recommendations were made in Rationale's letter to Rob Darby of QLDC on 1st February. This letter also highlighted downstream issues at Hawea – Albert Town #2 Pump Station which is approx. 3km downstream of the development's proposed connection to the QLDC network at Outlet Road. This pumping station is reported as regularly surcharging the incoming pipe during normal operation putting low spots and private laterals at risk of flooding or backing-up.

7. STORMWATER

- 7.1. No specific details have been provided on anticipated stormwater flows, with or without the proposed Plan Change. It has been stated that the general proposal is to collect and control the stormwater runoff and dispose via connection to the Clutha River or to dispose of onsite using stormwater infiltration and soakage features.
- 7.2. It has been stated in NIL's RFI response of 27/03/18 that overland flow paths within the site will be adjusted to suit the proposed layout but that they propose to maintain these flow paths where stormwater leaves the site. It has been stated that post development discharge will not exceed predevelopment rates and means of achieving this will need to be reviewed at consent stage.
- 7.3. It is accepted that the ultimate stormwater management solution will need to comply with QLDC's LDSCoP and that this is achievable.
- 7.4. Low Impact Devices (LIDs) have been proposed to manage the stormwater and are preferable to propitiatory devices for treatment or flow control. When questioned on the proposed applicability of soakage / infiltration devices, NIL's RFI response of 27/03/18 referred to an initial report prepared by Geosolve. On inspection, this report does not directly address the suitability of the ground at this site for soakaway devices and this will need to be considered in further detail, ideally supplemented by field tests, as the design develops.
- 7.5. The proposed approach to stormwater management is deemed to be acceptable, although this approach will need detailed review once the design has developed to ensure the outcomes meet QLDC's requirements.

8. WATER SUPPLY

- 8.1. Section 5.1 of the 'Attachment-C-Infrastructure-Report' includes details of the proposed daily demand from the existing and proposed residential yield, see Table 6-1Table 8-1. There is, however, some confusion in that the referenced modelling report from WaterShed, dated 31 August 2017 (Appendix G of the Infrastructure Report), is for 682 lots, see Table 8-2, rather than the existing yield of 777 or the proposed yield of 832.
- 8.2. It is requested that further modelling is undertaken to reflect the existing and proposed residential yields, as presented in Table 5-1, so that a further assessment of required QLDC infrastructure upgrade works can be made.

Table 8-1 Water supply totals in l/day (Table 5.1 from NIL Private Plan Change Request Infrastructure Report Rev2 25/09/17)

Scenario	Potable Demand (litres/day/du) ¹	Dwelling No.	Total (litres/day)
Existing Yield	2100	777	1,631,700
Proposed Yield	2100	832	1,747,200

¹ Potable Demand based on 700 litres/person/day and 3 persons per residential unit.

Table 8-2 Average and Peak Day Demand Calculations from hydraulic model (Table 1 from Watershed Northlake Development Stages 1-14 hydraulic modelling report 31/08/17)

Development Stage	No. of Residential Lots	Population	Average Demand (l/s)	Peak Daily Demand (L/s)
Stage 1	36	108	0.875	1.750
Stage 1 A	10	30	0.243	0.486
Stage 2	37	111	0.899	1.799
Stage 3	33	99	0.802	1.604
Stage 4	45	135	1.094	2.188
Stage 5	25	75	0.608	1.215
Stage 6	20	60	0.486	0.972
Village Centre ¹	30	90	0.729	1.458
Stage 7	5	15	0.122	0.243
Stage 8	75	225	1.823	3.646
Stage 9	19	57	0.462	0.924
Stage 10	24	72	0.583	1.167
Stage 11	5	15	0.122	0.243
Stage 12	42	126	1.021	2.042
Stage 13	237	711	5.760	11.521
Stage 14	39	117	0.948	1.896
Total	682	2046	16.58	33.15

¹ The Village Centre and the information provided by the developer assesses the demand as equivalent to 30 Residential Lots.

- 8.3. The potable water demand has been calculated in accordance with Section 6.3.5.6 of QLDC LDCoP (using 700 l/p/day and firefighting demands as specified in SNZ PAS 4509) except that a minimum water demand peaking factor of 4.6 has been used instead of 6.6. This has been agreed via correspondence with Mark Baker of QLDC on 13 September on the basis that the 4.6 peaking factor is based on measured data from the neighbouring Beacon Point area, to the west of Northlake. However, the validity of relying on the same 4.6 peaking factor in the Northlake area at this stage should be understood as its applicability will depend on how closely the size and development mix of the two areas align. It is noted that if the full peaking factor of 6.6 is used, then the existing network will not be able to service the existing residential yield without the proposed 250mm dia connection to Beacon Point Reservoir. At this high level stage of design, a more robust approach would be to apply the QLDC LDCoP in full, but if the real life data from the Beacon Point area is admissible to Northlake, this is acceptable.
- 8.4. The firefighting classification for the village centre has been assumed to be FW3 50 l/s with the remaining residential lots assessed as FW2 25 l/s, which is an acceptable assessment. This does however omit the firefighting water demand from the existing and proposed commercial areas which could be assessed as FW4 100 l/s or FW5 150 l/s, depending on the configuration of the buildings. Section 5.2 of the Plan Change Infrastructure Report states, "Council modelling will be required to ensure FW2 flows can be maintained during Peak hour flows." We have not reviewed modelling demonstrating this although it is understood that the values in Table 8-2 include the assumed fire water demand. It is recommended that this aspect is clarified with the Applicant such that the QLDC is satisfied that clause (d) of Section 6.3.5.6 of QLDC LDCoP be satisfied: *The network should be designed to maintain appropriate nominated pressures for both peak demand (average daily demand in L/s x peaking factor) and firefighting demand scenarios.*
- 8.5. Having reviewed appended modelling reports to the Infrastructure Report, it is apparent that QLDC has already agreed upgrades necessary to service the existing residential yield (albeit this may have been based on 682 lots rather than the stated 777, see Paragraph 8.1); exact details of what these upgrades entail have not been provided. These assessments are based on hydraulic modelling reports using PPG's drawing, 'Lower & Upper Pressure Zones Overview of Stages 1 - 22 Proposed Water Supply Layout' (W4481-7 076 Sheet 600 Rev 3). It is recommended that the adequacy of the

proposed upgrade works be tested against the existing and proposed residential yields as stated in the Plan Change.

- 8.6. Through correspondence between the Applicant's representatives and Mark Baker of QLDC on 13 September, QLDC agreed only that 682 lots can be constructed below the 350m contour without further modelling. This cut-off level is largely driven by the elevation of Beacon Point Reservoir (TWL approx. 388m) and the need to maintain a suitable LoS (Level of Service) to customers considering how changes in reservoir level and headloss through the pipeline affect the water pressure customers receive which. According to Section 6.3.5.10 of QLDC LDCoP this water pressure should be at least 300kPa (30m head). The latest hydraulic modelling report was by Watershed on 31 August meaning further work is required for construction of additional lots. No reference was made to commercial activities in this correspondence.
- 8.7. It is proposed that the initial 682 lots be supplied by the existing network off Outlet Road. A new 250mm dia connection to the west is required to service further development. This approach assumes that it is acceptable to reduce the LoS to properties in the Northburn Road - Glenarary Crescent area (within Area A of the Northlake Special Zone) which have been identified in the current system performance assessment as receiving a minimum pressure less than 300kPa. Under the Applicant's proposal, pressure to these customers could be reduced to approx. 225kPa, less than the minimum 250 kPa cited in Section C6.3.5.10 of QLDC LDCoP. It is therefore recommended that QLDC understands the full extent of this reduced LoS and either grant approval on this basis, or insist that the proposed 250mm dia main to Beacon Point reservoir be commissioned before the 682 lots are brought online. It is noted that agreement of the reduced LoS (to a minimum 200 kPa) has been stated in the hydraulic modelling report from Watershed, dated 31 August 2017.
- 8.8. The hydraulic modelling report by Tonkin and Taylor dated 10 February 2016 includes a plan, 'Ultimate Development Water Supply Reticulation - with additional inlet pump'. It is not clear whether this additional duty / assist pump, introduced to prevent the downstream Beacon Point reservoir emptying during the peak hour of the day, is part of the required upgrades being considered by QLDC, or not. It is also not clear whether this upgrade was assumed to be in place as part of the latest Watershed modelling, or is now not deemed to be required considering other network upgrades which may already be planned or implemented. If this additional pump is required, an engineering assessment of the pumping station and, critically, the existing downstream 400mm dia steel main should take place. Upgrading one part of the pumped system without considering the system as a whole may result in unfavourable outcomes.
- 8.9. Section 5.1 of the PPG Plan Change report references 'APPENDIX G - Watershed Limited - Water Modelling Stages 1-4 (dated 31 August 2017)' as the evidence that the proposed reticulation will meet the required Level of Service for the proposed development. However, this Watershed report considers only 682 residential lots with the proposed Plan Change involving more than 20% additional residential lots, plus commercial areas. Considering a lower water demand peaking factor and reduced water pressure level of service have already been accepted by QLDC for the existing development, it is important that this aspect of the works be understood. However, it should be noted that the proposed 250mm dia trunk main to Beacon Point Reservoir can be expected to provide water supply to an additional 650 residential lots (based on Table 6.2 of QLDC LDCoP) or 84 ha of light industrial space, far in excess of the proposed residential and commercial increase beyond the modelled 682 residential lots.

9. CONCLUSIONS

- 9.1. The proposed wastewater reticulation within the Northlake Special Zone site is deemed to be sufficient to service the existing and proposed wastewater flow from residential and commercial development.
- 9.2. However, the QLDC wastewater infrastructure downstream of the development, from the junction with Outlet Road and Aubrey Avenue, is unlikely to have capacity for either the existing or proposed wastewater flow from residential and commercial development.

- 9.3. The proposed approach to stormwater management should not be affected by the proposed increase in residential yields. Further design development is required to assess whether the proposals meet QLDC requirements, including the viability of infiltration devices to reduce runoff, the size of the outfall pipe to the Clutha River and the choice of devices to limit post development runoff to pre development levels.
- 9.4. No details have been provided on proposed changes to OLFPs within the site, although it has been stated that existing OLFPs at the site boundaries will be maintained.
- 9.5.
- 9.6. Correspondence has been provided which show QLDC has agreed in principle that the existing water supply network can service 682 lots up to the 350m contour. QLDC has also stated that they will accept a reduced minimum LoS pressure of 200 kPa, rather than 300 kPa stated in QLDC LDCoP that will enable construction of these initial 682 lots to proceed.
- 9.7. There is a proposed 250mm dia water supply pipe linking the development directly with Beacon Point Reservoir. This will be needed to service the development with water beyond the already approved 682 lots. Although modelling has not been provided demonstrating the adequacy of the proposed network in providing water and fire supply for the additional 55 residential lots and 1,500m² of commercial area associated with the Plan Change, the new 250mm dia water supply pipe is expected to provide sufficient capacity. This adequacy should be evaluated considering the pressures available to the customer, the wider growth in the region and the need for a margin of oversupply to provide network resilience.

10. RECOMMENDATIONS

- 10.1. Detailed modelling and appraisal of options for the upgrade of the QLDC wastewater network downstream of its junction with Outlet Road and Aubrey Avenue to ensure it has capacity for the existing and propose residential yields.
- 10.2. A request be made to the Applicant for updated hydraulic modelling of the water supply network to reflect the existing and proposed residential yields of 777 and 832 dwellings respectively and the existing the proposed commercial areas of 1,000m² and 2,500m² respectively. Modelling should clearly show the firefighting classifications and flows.
- 10.3. Review of, and confirmation by QLDC that, the Applicant's proposed use of a peaking factor of 4.6 (rather than QLDC's standard 6.6) for minimum water demand, based on measured data from the neighbouring Beacon Point area, is applicable to the Northlake development.
- 10.4. Further liaison between QLDC and the Applicant to confirm QLDC's programme of upgrade works to the water supply network and how this affects the staging of the development and associated water supply connections (particularly the new 250mm dia main to Beacon Point Reservoir).

11. APPENDIX A – RFI RESPONSE 27.03.18

RFI submitted 5th March 2018 (*italics*) and bullet point **interpretation** of Applicant's **answers** based on Northlake Investments Limited reply 27th March 2018.

1. General

- a) *Please provide a copy of the Baxter Design Group plan 2754-SK02 referenced in the Infrastructure Report Rev2 Section 2 as being used to generate the proposed residential yield.*

The PPG report should refer to the Structure Plan that is included as Attachment F in the advertised Plan Change request.

- Drawing provided is 2754-SK05, not the 2754-SK02 referenced in the report.

2. Water Supply

- b) *Section 5.1 of the Infrastructure Report Rev2 states, "The QLDC LDSCoP Section 6.3.5.6 identifies a peaking factor for the 'Rest of District' as being 6.6 however recent modelling by Watershed suggests a peaking factor of 4.6 (peak day factor of 2 and peak hour factor of 2.3) is more appropriate (refer to Appendix G and Appendix J)". Please can you elaborate on the reasoning for the selection of 4.6 as Appendix G is an electricity supply confirmation and Appendix J doesn't seem to be included in the application documents.*

The peaking factor of 4.6 was used because that is the figure provided by and relied upon by the Council's consultant Watershed Limited.

That figure was queried with Mr. Baker of QLDC, and he provided confirmation to PPG that a peaking factor of 4.6 is appropriate as it is based on actual data.

E-mail confirmation is included at pages 267 of 278 in the PPG Infrastructure Report (Attachment C to the Plan Change Request).

- Agreed only that 682 lots can be constructed below the 350m contour without further modelling
- Only a small amount of head room in existing system until new 250mm dia main to reservoir complete...**when is this completed?**

From: Mark Baker <Mark.Baker@qldc.govt.nz>
Sent: Wednesday, 13 September 2017 12:06 p.m.
To: Mike Botting; Charlotte Broadbent
Cc: Alex Todd; Ulrich Glasner; Nichola Greaves - External
Subject: RE: Northlake Sub-Division - Water Supply

Mike,

Yes, we are happy with using the slightly reduced peaking factors as it is based on measured data and is being used to define a trunk main, although I noted that if we were to use the 6.6 peaking factor then you would not be able to service those stages without the connection through to the reservoir – so there is a relatively small amount of headroom in the LOS until the trunk main is completed.

I have also caught up with Sarah Johnstone (covering for Nichola) and Charlotte in the last couple of days regarding your further request for modelling of 19, 20 & 22 and have a couple of comments:

- I do not see that the modelling of further stages adds much value for North Lake, the current modelling indicates we are already eroding the LOS to some of the existing North Lake residents and while we do have a little headroom compared to our draft LOS document (not the COP) I would think that a further modelling report will state that we simply erode into that LOS further.
- Given that the current modelling results indicate that 682 lots can be serviced without the 250 mm trunk main being linked back to the reservoir. I would assume that demand of 682 is potentially 5 years or more before it is fully realised, and I would think Northlake would require the trunk main to be completed through to the reservoir before that due to other (non-capacity) triggers, e.g. resilience or operational requirements. So we perhaps we could come to an agreement that up to 682 lots sited below the 350 m contour with approved internal reticulation, built to the Subdivision Code of Practice, can be serviced without further modelling?

I am happy to discuss this further if required.

Cheers,
Mark

The PPG Infrastructure Report includes all of the earlier infrastructure assessments that have been provided to the Council for the preceding 9 subdivision stages. Each of these reports contains appendices, that include water modelling reports.

Please refer to page 2 of the PPG report where the list of appendices are correctly set out.

These reports appear as follows:

Author	Date	Subject	Page No#
Hadley Consultants		PC45	34 - 40
PPG	May 2016	Stages 1 - 3	-
PPG	December 2016	Stages 4- 6	155 - 165
PPG	April 2017	Stages 8 - 9	245 - 252

- c) Please confirm the results of the further testing undertaken in Northlake Stages 2 & 3 by the NZFS, referred to in Section 5.2 of the Infrastructure Report Rev2, and complete the assessment of whether FW2 flows can be maintained in the proposed development during peak hour flows.

The NZFS hydrant testing for Northlake Stages 2 & 3 are included with this response letter and referred to as Attachment G. In terms of completing the assessment of whether FW2 flows can be maintained in the proposed development during peak hour flows – it is most appropriate that this is assessed and commented upon by Watershed, as they are responsible for maintaining the Council’s model.

Northlake Stages 2-3 Hydrant Testing John Smalls & Marty Jillings (NZ Fire) Steve Pemberton (PPG) Tested 6 September 2017					
Hydrant Location	Main Size	Static Pressure (kPa)	Running Pressure (kPa)	Hydrant Discharge (L/S)	Hydrant Capacity
Stage 2 Lot 1006 (WEST)	250mm	500	400	45.3	101.02
Stage 2 Outside Lot 61	100mm	500	200	37.8	62.99
Stage 3 Outside Lot 77	100mm	450	300	37.8	65.39

- It is unclear whether FW2 flows can be maintained in the proposed development during peak hour flow – **Council modelling required / recommended.**
- d) QLDC LDSCoP Section 6.3.5.3 specifies an average daily demand PF of 1.5 (for pop > 10,000) or 2 (for pop <2000). Please confirm why 3.3. been selected in Section 4.2 of the Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report.

The Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report was compiled by Hadley Consultants in 2007 to support to the original PC45 request.

That report is referred to in the more recent PPG Infrastructure Report (Attachment C) for background purposes only.

- Results in over estimate, so conservative.
- e) QLDC LDSCoP Section 5.3.5.1 specifies an average DWF based on 250 l/day/person with each dwelling comprising 3 people = 750 l/day/dwelling. Please confirm why 1,050 been used in Section 5.2 of the Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report.

The Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report was compiled by Hadley Consultants in 2007 to support to the original PC45 request. That report is referred to in the more recent PPG Infrastructure Report (Attachment C) for background purposes only.

- Results in over estimate, so conservative.

3. Stormwater

- a) *Please provide further information on the proposed changes to stormwater runoff flow paths (existing and proposed catchment plans with overland flow paths) and peak flow rates (existing and proposed with supporting calculations) mentioned in Section 3 of the Infrastructure Report Rev2.*

The land form will be altered to suit the proposed development layout thus modifying the natural flow paths internal to the site. This is normal practice in land development and certainly the case within this site to date (as approved in all instances by QLDC). We have already mentioned in the report that the proposal is to maintain the runoff characteristics of the existing catchments i.e. where stormwater leaves the site.

The specific details of peak flow rates for existing and proposed overland stormwater flow paths will be developed in association with the detailed Outline Development Plans and subdivision design plans as development proposals occur. This is a continuation of the practice to date at Northlake which has been supported by QLDC.

Ultimately, the way in which stormwater is managed needs to comply with the Council's LDSCoP which is achievable.

- No reason to believe OLFP isn't manageable and will be picked up at resource consent

- b) *Please provide evidence that soakage / infiltration is a practicable option at the proposed site to reduce stormwater runoff, as stated in Section 3 of the Infrastructure Report Rev2.*

The initial report prepared by Geosolve for NIL (RM171190) is included as Attachment H.

- Report does not specifically address the suitability of the soil for infiltration – this should be tested in detail to ensure infiltration and soakage is a viable option for reducing stormwater discharge from the site.

- c) *Please confirm the standards or specifications of the proposed LIDs discussed in Section 3 of the Infrastructure Report Rev2.*

Further detailed design work will be necessary. However, it is most appropriate that the detailed design is provided to the Council at the subsequent detailed consenting stage (ODP, subdivision consent and Engineering Acceptance). This has been the accepted practice to date for those areas of the site that have been approved / developed.

- To be reviewed at Resource Consent

- d) *Please confirm the standards to which post development flows (peak rates and total volumes) will be designed to with respect to the pre-development values.*

All stormwater solutions will be designed in accordance with the QLDC LDSCoP and be subject to review and acceptance by Council. Again, this has been the accepted practice to date for the more than 300 lots at Northlake that have been/ are being constructed.

Best practice will continue to be adopted – which is to balance post development peak flows with pre-development peak flows.

- OK

4. Wastewater

- a) Please demonstrate that the existing wastewater system, downstream of the 300mm dia sewer running north – south on Outlet Road, has capacity for the additional total peak flow from the development.

The Council network consultants (Rationale Limited) have provided advice to Northlake Investments (refer pages 253 – 266 of the PPG Report – Attachment C) that the Council network has capacity for development within the Northlake Special Zone, but that capacity depends upon the peaking factor that the Council applies. That ‘peaking factor’ can only be determined by the Council and its network consultants.

The wider wastewater system is subject to inputs from other developments and needs to be assessed in a wider context than simply the NIL land (for example Scurr Heights, Kirimoko, Allenby Farms, Exclusive/Hikuwai).

NIL has provided upgrades to the Council’s wastewater network and provided additional capacity consistent with the projected demands. Currently the network upgrades provided by NIL exceed the additional demand that the proposed Plan Change would generate.

As Rationale Limited hold the Council wastewater model; it is necessary that the Council infrastructure department consult directly with their consultants to determine the capacity of this part of the network.

- Council to assess downstream impact of new development flows

- b) Section 5.3 of the Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report refers to Council upgrades in the Aubrey Road area of Wanaka. GIS currently shows as a 300mm dia pipe an Aubrey Road to Gunn Road intersection. Please confirm the status of the referenced Council upgrades and this impact this has on the wastewater network to accommodate flows from the proposed development.

The Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report was compiled by Hadley Consultants in 2007 to support to the original PC45 request.

That report is referred to in the more recent PPG Infrastructure Report (Attachment C) for background purposes only.

It is noted that some of the upgrades referenced in this report have, in the decade since, been completed by Council i.e. the Ø300mm wastewater main in Aubrey Road (from Outlet Road to Gunn Road) and the Ø375mm wastewater main in Aubrey Road (from Gunn Road to the Albert Town #2 pump station on SH6).

- Council to assess downstream impact of new development flows

- c) Section 5.5.3 of the Private Plan Change Request Nov-17 states that the, ‘Internal pipe reticulation extends west along Northlake Drive (150mm) as far as the intersection with Mt. Linton Avenue.’ Please provide additional information of the internal reticulation as it noted that the 36.11 l/s design flow noted in Section 4.2 of Infrastructure Report Rev2 is significantly beyond the capacity of a typical 150mm dia pipe.

The statement made in the PC request (section 5.5.3) is incorrect.

The wastewater main along Northlake Drive is Ø300mm not Ø150mm. The Ø300mm main will run from the Outlet Road / Northlake Drive intersection, along Northlake Drive all the way to the Allenby boundary.

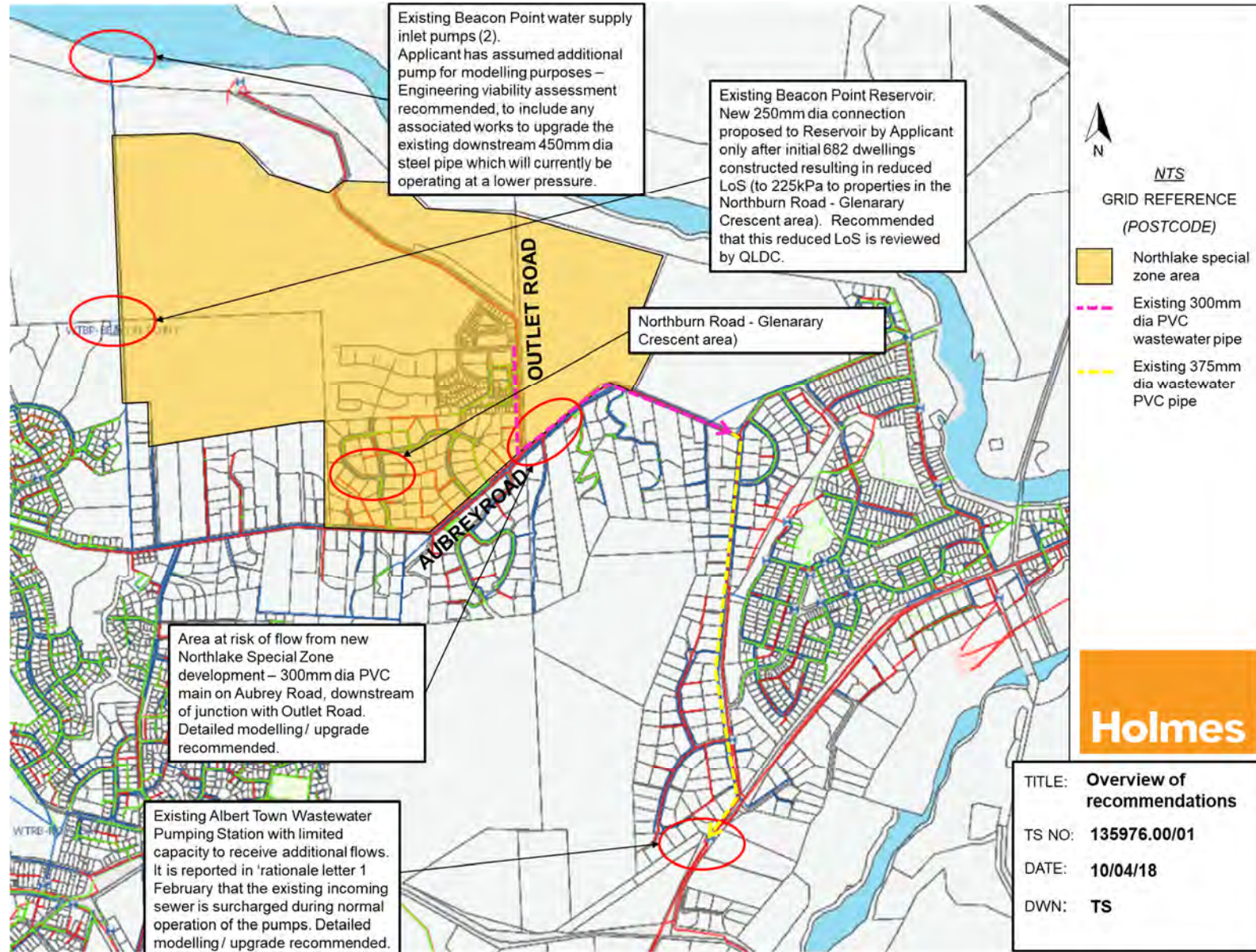
This reticulation has already been approved by QLDC in previous subdivision resource consents.

- OK

12. APPENDIX B - NORTHLAKE SPECIAL ZONE PROPOSED STRUCTURE PLAN



13. APPENDIX C - OVERVIEW OF HOLMES RECOMMENDATIONS



APPENDIX 6

Request for Further Information & Response

12 March 2018

Northlake Investments Limited
C/- John Edmonds
John Edmonds and Associates Limited
PO Box 95
Queenstown

By Email Only: john@jea.co.nz

Private Plan Change 53 – Northlake Request for Further Information

Dear John

This request for additional information seeks to better understand the nature of the plan change request and how any potential effects are being managed.

The Council's respective specialists engaged to review the plan change request have undertaken an assessment and have identified the following matters that require clarification.

Planning

1. Can you confirm whether the plan change proposal would affect any parts of the agreed terms of the Northlake Community Housing Stakeholders Deed, or would obstruct the Deed from being able to be given effect to?
2. Resource consent RM171556 has recently been granted to reduce the landscape requirements for the Outlet Road interface within Northlake Stages 1 and 2. Please advise whether a similar treatment is envisaged within the plan change area where it fronts Outlet Road.
3. Resource consent RM171190 has recently been granted for earthworks on land that is affected by the plan change request. Please advise whether the earthworks able to be undertaken by this resource consent fulfil the outcomes sought by the plan change.

Retail Distribution

Market Economics have reviewed the plan change application's report by RCG and have requested the following to better understand the plan change:

4. Does the retail model include assumptions about changes in retail floorspace productivity? If so, what are they?
5. The retail demand model covers "core retail" businesses which focus on selling physical goods. It excludes service businesses and other users of retail space – such as banks, travel agents, real estate agents, or hairdressers and beauty services. It is

estimated that shop based service business account for “at least another 10% of the demand for retail floor space”.

- a. Can you confirm if the estimated 20,000m² of existing retail floorspace in Wanaka excludes or includes service business and other users of retail space?
6. The number of lots/potential dwellings in the North Wanaka Catchment – i.e. those considered closer to the proposed supermarket than the existing New World, total 3,395 (taken from the Plan Change’s transport Carriageway report).
 - a. Please confirm if that catchment was based on road travel distance or straight-line distance.
 - b. Can you confirm that the catchment did not take into account the distance to the proposed supermarket in Three Parks (commercial core precinct)? Please comment on how the count of dwellings/lots in the catchment closest to the proposed Northlake supermarket might differ when the proposed Three Parks supermarket is factored into travel distances? *The expectation is that the suggested catchment is a short-term catchment and will contract when some dwellings become closer to the Three Parks store when operational.* Again, please comment on the implications of this on your projected retail demand figures.
 - c. Does the 800 yield in the Northlake subdivision area include or exclude the 36 net additional dwellings created by the shift in structure plan boundaries to AA D1 (as per the Carriageway report)?
 - d. Can you confirm whether any existing and likely future usually unoccupied dwellings within the Wanaka North catchment are taken into account in the demand model (with regard to household demand)? If not, please comment on the implications in terms of your projected retail floorspace demand estimates.
 7. The report indicates that business retail demand is based on an employment counts and that real spend per business (presumably employee) is increased by 1% per annum. The report does not explain the data or approach for projecting employment (or businesses if applicable). Please provide a comment on the approach used. Please include commentary on how an equivalent employment/projection has been generated for the Rationale Recommended scenario modelled for total Wanaka demand?
 8. Confirm if floor spaces quoted in the report are GFA?

Transportation

Abley Transportation Limited have reviewed the plan change applications’ report by Carriageway Consultants and have requested the following to better understand the plan change:

9. What are the effects on the Aubrey/Anderson Road intersection and what are the implications of PC53 on the staging/timing of the Aubrey/Anderson Road intersection upgrade referred to in PC45?

10. How is traffic going to be managed to reinforce Outlet Road as the main access to the commercial area, in particular to avoid commercial and other through traffic using Mount Linton Road or Northburn Road?
11. How is construction traffic going to be managed with respect to access, in particular to avoid the use of Mount Linton Road or Northburn Road?

Infrastructure

Holmes Consulting have reviewed the Plan Change application and have requested the following to better understand the plan change:

12. Please provide a copy of the Baxter Design Group plan 2754-SK02 referenced in the Infrastructure Report Rev2 Section 2 as being used to generate the proposed residential yield.

Water Supply

13. Section 5.1 of the Infrastructure Report Rev2 states, "The QLDC LDSCoP Section 6.3.5.6 identifies a peaking factor for the 'Rest of District' as being 6.6 however recent modelling by Watershed suggests a peaking factor of 4.6 (peak day factor of 2 and peak hour factor of 2.3) is more appropriate (refer to Appendix G and Appendix J)".

Please comment on the reasoning for the selection of 4.6 as Appendix G is an electricity supply confirmation and Appendix J doesn't seem to be included in the application documents.

14. Please confirm the results of the further testing undertaken in Northlake Stages 2 & 3 by the NZFS, referred to in Section 5.2 of the Infrastructure Report Rev2, and complete the assessment of whether FW2 flows can be maintained in the proposed development during peak hour flows.
15. QLDC LDSCoP Section 6.3.5.3 specifies an average daily demand PF of 1.5 (for pop > 10,000) or 2 (for pop <2000). Please confirm why 3.3. has been selected in Section 4.2 of the Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report.
16. QLDC LDSCoP Section 5.3.5.1 specifies an average DWF based on 250 l/day/person with each dwelling comprising 3 people = 750 l/day/dwelling. Please confirm why 1,050 been used in Section 5.2 of the Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report.

Stormwater

17. Provide further information on the proposed changes to stormwater runoff flow paths (existing and proposed catchment plans with overland flow paths) and peak flow rates (existing and proposed with supporting calculations) mentioned in Section 3 of the Infrastructure Report Rev2.

18. Provide evidence that soakage / infiltration is a practicable option at the proposed site to reduce stormwater runoff, as stated in Section 3 of the Infrastructure Report Rev2.
19. Confirm the standards or specifications of the proposed LIDs discussed in Section 3 of the Infrastructure Report Rev2.
20. Confirm the standards to which post development flows (peak rates and total volumes) will be designed to with respect to the pre-development values.

Wastewater

21. Please demonstrate that the existing wastewater system, downstream of the 300mm dia sewer running north – south on Outlet Road, has capacity for the additional total peak flow from the development.
22. Section 5.3 of the Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report refers to Council upgrades in the Aubrey Road area of Wanaka. GIS currently shows as a 300mm dia pipe an Aubrey Road to Gunn Road intersection. Please confirm the status of the referenced Council upgrades and this impact this has on the wastewater network to accommodate flows from the proposed development.
23. Section 5.5.3 of the Private Plan Change Request Nov-17 states that the, 'Internal pipe reticulation extends west along Northlake Drive (150mm) as far as the intersection with Mt. Linton Avenue.' Please provide additional information of the internal reticulation as it noted that the 36.11 l/s design flow noted in Section 4.2 of Infrastructure Report Rev2 is significantly beyond the capacity of a typical 150mm dia pipe.

Urban Design

Rebecca Skidmore has reviewed the plan change application's urban design report and has requested the following to better understand the plan change:

24. The AEE refers to the progress of masterplanning to inform the proposed amendments to the boundaries of activity areas. It would be helpful to provide the most recent masterplan to understand this rationale. It would also be helpful on the masterplan to identify areas that have been consented and areas that have been constructed.
25. The Baxter Design Group Landscape and Urban Design Assessment, does not include any assessment of potential effects arising from a single 1250m² retail activity in Activity Area D1. An assessment of this should be provided together with any additional provisions (controls and/or assessment matters and criteria) that are recommended to be included to address identified adverse landscape and/or urban amenity effects arising from this activity in its context.
26. The Baxter Design Group report does not include any assessment of the proposed amendments to the signage provisions. An assessment of potential landscape and visual amenity effects should be provided.

27. The Baxter Design Group report identifies the revegetation of the slope at the proposed boundary between Activity Area D1 and B3 as being important. Please identify the mechanism for requiring this revegetation to be implemented.

Please advise as soon as practicable the indicative timing of your response. The key dates known at this time are a hearing date tentatively confirmed for Tuesday 5 June 2018. The preferred date for the Council's section 42a report to be circulated is 16 April 2016. However this may be required to be revisited depending on the time taken to respond, and now that the hearing date has moved from mid-May to 5 June.

Regards
Craig Barr

A handwritten signature in blue ink, appearing to read 'Craig Barr', is located below the typed name.



22 March 2018

Craig Barr
 QLDC
 Private Bag 50072
 Queenstown 9348

By email to: craig.barr@qldc.govt.nz

Dear Craig,

RE: Plan Change 53 – Further Information Reply

I refer to your further information request dated 12 March 2018.

This reply is formatted in the same order as your letter.

Planning

1. Can you confirm whether the plan change proposal would affect any parts of the agreed terms of the Northlake Community Housing Stakeholders Deed, or would obstruct the Deed from being able to be given effect to?

The Plan Change request does not affect any of the agreed terms of the Northlake Community Housing Stakeholders Deed, nor does it obstruct the deed from being given effect to in any way.

Northlake Investments Limited's obligations under the Deed have already been discharged in full.

2. Resource consent RM171556 has recently been granted to reduce the landscape requirements for the Outlet Road interface within Northlake Stages 1 and 2. Please advise whether a similar treatment is envisaged within the plan change area where it fronts Outlet Road.

Yes. It is proposed that screening planting and a post & rail fence will be continued along the Outlet Road boundary.

3. Resource consent RM171190 has recently been granted for earthworks on land that is affected by the plan change request. Please advise whether the earthworks able to be undertaken by this resource consent fulfil the outcomes sought by the plan change.

Yes. These bulk earthworks are intended to provide for wider civil development of the site, including those outcomes sought by the plan change.

The undeveloped portion of D1, including the extended area sought by PC53 is sloping and as such unsuitable for the requisite residential housing density of 15ha (+/- 15%) required by the District Plan.

The earthworks consented under RM 171190 enable the D1 area to be modified, meaning that the wider area will be better suited to smaller lots and/or a retirement village development.

Retail Distribution

Response prepared by RCG Limited:

4. Does the retail model include assumptions about changes in retail floorspace productivity? If so, what are they?

RCG's retail model does not include assumptions about changes in retail floorspace productivity (or, alternatively, it assumes that retail floorspace productivity is constant). The reasoning is that the evidence for including such an assumption is very weak, based on long-term historical data.

RCG's analysis of historic retail trends concludes that any changes are driven mainly by retailer decisions and changes in store formats. For example, supermarket floorspace productivity has declined in recent years, due to the decisions of the two major operators to open/ expand stores faster than the growth rate of food volumes. Similarly, a general shift towards LFR is likely to have reduced floorspace productivity in the last couple of decades, although this may now be reversing again as retailers consolidate footprints. Overall, RCG's review of the evidence is that changes in retail floorspace productivity are not something which should be considered an intrinsic feature of the model.

5. The retail demand model covers “core retail” businesses which focus on selling physical goods. It excludes service businesses and other users of retail space – such as banks, travel agents, real estate agents, or hairdressers and beauty services. It is estimated that shop-based service business account for “at least another 10% of the demand for retail floor space”.

a. Can you confirm if the estimated 20,000m² of existing retail floorspace in Wanaka excludes or includes service business and other users of retail space?

The 20,000m² figure is based on a survey RCG carried out in 2007 during work for Three Parks. RCG estimated there was “16,389m² of retail space in the Wanaka town centre and a supply of 4,796m² of retail space at the Anderson Heights Business Centre”. As noted in the 2017 RCG report for the Plan Change 53 request, this figure excluded building supplies businesses which were similarly not covered by the Retail Trade Survey in 2007.

RCG have reviewed the spreadsheet containing those survey results and advise that the findings merit some additional detail.

The Wanaka town centre figure included some service categories (Personal & Household Services) but not others (Business Services, Cinema, Civic, Health). A more detailed breakdown of the business types included is given below:

	Stores	Other Retail	LFR	Total	
Food Retailing	8	802.00	1,500.00	2,302.00	14.05%
Café & Restaurants	41	5,566.78	0.00	5,566.78	33.97%
Hardware	0	0.00	0.00	0.00	0.00%
Appliance Retailing	0	0.00	0.00	0.00	0.00%
Department Stores	1	42.75	0.00	42.75	0.26%
Furniture & Floor Coverings	3	441.50	0.00	441.50	2.69%
Other Stores	9	523.50	0.00	523.50	3.19%
Personal & Household Services	7	1,362.95	0.00	1,362.95	8.32%
Footwear, Clothing & Soft Goods	21	1,706.25	0.00	1,706.25	10.41%
Liquor	4	648.00	0.00	648.00	3.95%
Chemist	2	317.75	0.00	317.75	1.94%
Recreational Goods	21	2,187.50	0.00	2,187.50	13.35%
Vacant	8	1,290.00	0.00	1,290.00	7.87%
				16,388.98	

- Food retailing included the 'store' component of *Caltex* and *BP*, which should not be included as the primary business activity is fuel retailing (which is not part of our retail model)
- 'Personal & Household Services' included hairdressers and various tourism service businesses – rentals, bookings etc.

The survey also estimated floor space for various other business uses not included above:

	Stores	Other Retail	LFR	Total
Business Services	23	2,097.85	0.00	2,097.85
Cinema	1	126.00	0.00	126.00
Civic	5	0.00	0.00	0.00
For Sale	1	120.00	0.00	120.00
Health	2	124.00	0.00	124.00
				2,467.85

- "Business services" (excluded from the floor space total we used) consists of real estate agents, bank branches, travel agents, etc. These should probably be considered as users of retail space and added to the total floor space figure.
- Cinema presumably refers to the lobby/ café area within the *Paradiso Cinema*. However, this would not be considered retail (unless it is a separate business) as the primary business activity is as a cinema.
- Civic includes police, fire, Plunket, library and the Lake Wanaka Centre. RCG's survey did not measure floor space for these uses.
- 'For sale' was a house for sale, although depending on its location it is possible that it could have been used for retail purposes.
- Health included an optometrist and a dentist. Optometrists often use retail space (and seem to have in this case, *Eyes on Ardmore*) but it is less common for dentists.

The Anderson Heights figure included:

	Stores	Other Retail	LFR	Total
Food Retailing	4	451.30	0.00	451.30
Café & Restaurants	2	130.00	0	130.00
Hardware	4	373.25	1,071.00	1,444.25
Appliance Retailing	3	236.25	930.00	1,166.25
Department Stores	0	0.00	0.00	0.00
Furniture & Floor Coverings	2	460.00	0.00	460.00
Other Stores	1	0.00	1,000.00	1,000.00
Personal & Household Services	0	0	0.00	0.00
Footwear, Clothing & Soft Goods	0	0.00	0.00	0.00
Liquor	1	144.00	0.00	144.00
Chemist	0	0.00	0.00	0.00
Recreational Goods	0	0.00	0.00	0.00
Vacant	0	0.00	0.00	0.00
				4,795.80

- The survey estimated *Mitre 10* at 2,142 sqm and assumed 50% of it was retail (1,071 sqm) with the remainder being trade and excluded. It also included the retail areas (but not the back-of-house/ trade areas) of *Mastertrade*, *Edward Gibbon* and *Plumbing World* – in fact, these businesses should have been considered as wholesalers in 2007 and excluded. However, they would be considered retail in 2017 as the definition for “Hardware, building, and garden supplies” businesses in the Retail Trade Survey is now much broader than it was in 2007.
- Food Retailing included the *Med Market*, *Prime Cut Meats* and the ‘retail’ components of two F&B businesses, which should more properly be included under Café & Restaurants.

Overall, if ‘hardware/ business supplies’ businesses are excluded entirely for a cleaner separation, the total amount of retail space in 2007 was approximately 22,000 sqm including all service users of retail space; or 18,300 sqm excluding all service users of retail space but including vacancies.

6. The number of lots/potential dwellings in the North Wanaka Catchment – i.e. those considered closer to the proposed supermarket than the existing New World, total 3,395 (taken from the Plan Change’s transport Carriageway report).

a. Please confirm if that catchment was based on road travel distance or straight-line distance.

b. Can you confirm that the catchment did not take into account the distance to the proposed supermarket in Three Parks (commercial core precinct)? Please comment on how the count of dwellings/lots in the catchment closest to the proposed Northlake supermarket might differ when the proposed Three Parks supermarket is factored into travel distances? The expectation is that the suggested catchment is a short-term catchment and will contract when some dwellings become closer to the Three Parks store when operational. Again, please comment on the implications of this on your projected retail demand figures.

The number of households is based on a ‘crow-fly’ distance.

The reason for this approach is that any analysis that is based upon road-travel distance is that the shortest distance doesn’t necessarily correspond to the shortest travel time (and drivers typically select their route based upon time).

For example, a driver might travel on a longer route where the speeds are higher, in order to have the shorter journey time. In addition, there will be some drivers that will not travel to a small supermarket nearby but will instead travel further to a larger one. Hence trying to be accurate with journey times is not only a complex task, it also does not provide a fully accurate result.

The presence of a supermarket within Three Parks within the commercial core will not result in a large change to the traffic. For most people in the ‘North Wanaka Catchment’, Northlake will still be the closest shopping destination

Carriageway Consulting confirm that by reconsidering the calculation the wording of the Traffic Report (Attachment D to the Plan Change Request) should be updated to read (changes highlighted):

"...from the plans provided we have reviewed the number of existing residences in Wanaka, plus lots that are zoned but undeveloped, that are closer to the proposed supermarket than to the New World supermarket in the town centre. This shows that there is a total of 3,195 residences for which this will be the closest supermarket:

- *Peninsula Bay: 350 residences;*
- *30% of Eely Point: 260 residences;*
- *Korimoko: 300 residences;*
- *Aubrey Road: 215 residences;*
- *Albert Town: 700 residences;*
- *Hikuwai: 200 residences;*
- *Allenby Farms: 350 residences;*
- *Northlake: 800 residences; and*
- *Urquhart land: 20 residences."*

In essence, the recalculation means that the southernmost parts of Albert Town may find the Three Parks supermarket more convenient – but the other areas would all remain the same.

From the perspective of the traffic generation, this re-calculation does not give rise to any different conclusions to the initial Carriageway Consulting traffic assessment ([Attachment D](#)).

- c. Does the 800 yield in the Northlake subdivision area include or exclude the 36 net additional dwellings created by the shift in structure plan boundaries to AA D1 (as per the Carriageway report)?

The 800-lot yield, described at page 6 of the Carriageway Consulting report ([Attachment D](#) to the Plan Change request), is exclusive of the 36 additional dwellings that would be enabled by the shift in the Structure Plan boundaries.

- d. Can you confirm whether any existing and likely future usually unoccupied dwellings within the Wanaka North catchment are taken into account in the demand model (with regard to household demand)? If not, please comment on the implications in terms of your projected retail floorspace demand estimates.

The analysis assumes that all of the 3,395 dwellings would be occupied by households but excluded tourism and business spending. A more detailed analysis would reduce the household spend to allow for unoccupied dwellings/ holiday homes, but also add in tourism spending from those holiday homes and other tourists, and business spending based on employee projections. The 'net' effect of these changes would be small, so RCG did not consider the more detailed analysis to be necessary.

7. The report indicates that business retail demand is based on an employment counts and that real spend per business (presumably employee) is increased by 1% per annum. The report does not explain the data or approach for projecting employment (or businesses if applicable). Please provide a comment on the approach used. Please include commentary on how an equivalent employment/projection has been generated for the Rationale Recommended scenario modelled for total Wanaka demand?

The RCG report is based upon the real spend per employee which is increased by 1% per annum (in a similar way as for households).

The 'business spend' modelling uses 2013 employee counts as a base and assumes that employee counts increase at the same percentage rate as household numbers. In the very long term, employment might be considered to grow at a lower growth rate than households - with an ageing population and declining household sizes - but this would be a minor effect from a modelling point of view.

In the shorter term, employment fluctuates based on economic conditions, and the 2013 'base year' for our employment modelling predated the recent tourism boom. As such, employment has grown significantly faster than RCG modelled. Business demography statistics from Statistics NZ show that Wanaka's employment was 4,070 employees in 2013 and had grown to 5,640 by 2017. The RCG modelling assumed that this level of employment would not be reached until 2026.

8. Confirm if floor spaces quoted in the report are GFA?

The floor spaces used in the report are GFA.

Transportation

Response prepared by Carriageway Consultants Limited:

9. What are the effects on the Aubrey/Anderson Road intersection and what are the implications of PC53 on the staging/timing of the Aubrey/Anderson Road intersection upgrade referred to in PC45?

The Carriageway Consulting assessment ([Attachment D](#) to the Plan Change Request), identifies that the Plan Change will result in an additional 76 vehicles (two-way) passing through the Anderson Road / Aubrey Road intersection in the peak hour (which is effectively the same as the creation of 67 additional lots).

The traffic report submitted with Plan Change 45 identified that the Anderson Road/ Aubrey Road intersection would have to be upgraded when 1,150 additional (from that date) residential lots are created and developed.

The effect of the additional 76 vehicle movements/ 67 lots, referred to above, upon the staging/timing of an upgrade is very minor in the context of the surrounding neighbourhood.

The Council may need to upgrade the intersection at some time in the future, and that timing will be dependent upon traffic volumes resulting from a range of developments in the wider neighbourhood, including Scurr Heights, Albert Town, Exclusive Developments and Allenby Farms. Timing of the intersection upgrade will also be affected by any policy decisions that are made through the District Plan review.

10. How is traffic going to be managed to reinforce Outlet Road as the main access to the commercial area, in particular to avoid commercial and other through traffic using Mount Linton Road or Northburn Road?

The Carriageway Consulting assessment (Attachment D to the Plan Change Request) identifies that at peak times, the supermarket could result in up to 76 vehicle movements per peak hour (two-way) on Aubrey Road, with 38 vehicle movements (two-way) approaching from the east and 38 vehicle movements (two-way) approaching from the west.

Drivers typically select their routes to minimise their travel times.

For vehicles approaching from the east, the shortest route is to use Outlet Road because:

- The operating speed on Outlet Road is faster than on either Mt. Linton Road or Northburn Road due to a reduced potential to encounter drivers turning to/from driveways;
- There are no intersections to negotiate if travelling on Outlet Road; and
- The distance is slightly shorter via Outlet Road.

Carriageway Consultants measurements show that for each route (Northburn Road, Mt. Linton Avenue and Outlet Road) vehicles approaching from the west are approximately the same in terms of the journey length. Hence on this basis, no route is more favourable than the other. However, it is likely that the route via Outlet Road will be the quicker for the first two reasons set out above.

The natural tendency of drivers travelling to/from the east will be to use Outlet Road in preference to either Mt. Linton Road or Northburn Road.

Use of Outlet Road could be encouraged by signage – but that is a matter for the road controlling authority.

11. How is construction traffic going to be managed with respect to access, in particular to avoid the use of Mount Linton Road or Northburn Road?

Construction traffic will be managed in relation to the subsequent and activity specific resource consent applications. A Construction Traffic Management Plan (CTMP) will be required as a

condition of those consents. This will require approval from the Council prior to construction commencing.

It is noted that all construction traffic associated with NIL's development is required to use Outlet Road and signage indicating "Northlake Site Entrance" on both approaches to Outlet Road (along Aubrey Road) has been present since development commenced.

As well as setting out matters such as temporary traffic management measures and the like, it is common for CTMPs to specify the routes to be used by construction traffic. From a practical perspective, focussing vehicle movements onto Outlet Road and Northlake Drive better fits with the roading hierarchy since these are Collector Road and therefore are appropriate for use by heavy vehicles.

Infrastructure

Paterson Pitts Group Limited have provided a response to the Infrastructure related matters.

12. Please provide a copy of the Baxter Design Group plan 2754-SK02 referenced in the Infrastructure Report Rev2 Section 2 as being used to generate the proposed residential yield.

The PPG report should refer to the Structure Plan that is included as Attachment E in the advertised Plan Change request.

Water Supply

13. Section 5.1 of the Infrastructure Report Rev2 states, "The QLDC LDSCoP Section 6.3.5.6 identifies a peaking factor for the 'Rest of District' as being 6.6 however recent modelling by Watershed suggests a peaking factor of 4.6 (peak day factor of 2 and peak hour factor of 2.3) is more appropriate (refer to Appendix G and Appendix J)".

The peaking factor of 4.6 was used because that is the figure provided by and relied upon by the Council's consultant Watershed Limited.

That figure was queried with Mr. Baker of QLDC, and he provided confirmation to PPG that a peaking factor of 4.6 is appropriate as it is based on actual data.

E-mail confirmation is included at pages 267 of 278 in the PPG Infrastructure Report (Attachment C to the Plan Change Request).

Please comment on the reasoning for the selection of 4.6 as Appendix G is an electricity supply confirmation and Appendix J doesn't seem to be included in the application documents.

The PPG Infrastructure Report includes all of the earlier infrastructure assessments that have been provided to the Council for the preceding 9 subdivision stages. Each of these reports contains appendices, that include water modelling reports.

Please refer to page 2 of the PPG report where the list of appendices are correctly set out.

These reports appear as follows:

Author	Date	Subject	Page No#
Hadley Consultants		PC45	34 - 40
PPG	May 2016	Stages 1 - 3	-
PPG	December 2016	Stages 4- 6	155 - 165
PPG	April 2017	Stages 8 - 9	245 - 252

14. Please confirm the results of the further testing undertaken in Northlake Stages 2 & 3 by the NZFS, referred to in Section 5.2 of the Infrastructure Report Rev2, and complete the assessment of whether FW2 flows can be maintained in the proposed development during peak hour flows.

The NZFS hydrant testing for Northlake Stages 2 & 3 are included with this response letter and referred to as Attachment G.

In terms of completing the assessment of whether FW2 flows can be maintained in the proposed development during peak hour flows - it is most appropriate that this is assessed and commented upon by Watershed, as they are responsible for maintaining the Council's model.

15. QLDC LDSCoP Section 6.3.5.3 specifies an average daily demand PF of 1.5 (for pop > 10,000) or 2 (for pop <2000). Please confirm why 3.3 has been selected in Section 4.2 of the Michaela Ward Meehan - Northlake Plan Change Feasibility of Utility Services & Infrastructure Report.

The *Michaela Ward Meehan - Northlake Plan Change Feasibility of Utility Services & Infrastructure Report* was compiled by Hadley Consultants in 2007 to support to the original PC45 request.

That report is referred to in the more recent PPG Infrastructure Report (Attachment C) for background purposes only.

16. QLDC LDSCoP Section 5.3.5.1 specifies an average DWF based on 250 l/day/person with each dwelling comprising 3 people - 750 l/day/dwelling. Please confirm why 1,050 been used in Section 5.2 of the Michaela Ward Meehan - Northlake Plan Change Feasibility of Utility Services & Infrastructure Report.

The *Michaela Ward Meehan - Northlake Plan Change Feasibility of Utility Services & Infrastructure Report* was compiled by Hadley Consultants in 2007 to support to the original PC45 request.

That report is referred to in the more recent PPG Infrastructure Report ([Attachment C](#)) for background purposes only.

Stormwater

17. Provide further information on the proposed changes to stormwater runoff flow paths (existing and proposed catchment plans with overland flow paths) and peak flow rates (existing and proposed with supporting calculations) mentioned in Section 3 of the Infrastructure Report Rev2.

The land form will be altered to suit the proposed development layout thus modifying the natural flow paths internal to the site. This is normal practice in land development and certainly the case within this site to date (as approved in all instances by QLDC). We have already mentioned in the report that the proposal is to maintain the runoff characteristics of the existing catchments i.e. where stormwater leaves the site.

The specific details of peak flow rates for existing and proposed overland stormwater flow paths will be developed in association with the detailed Outline Development Plans and subdivision design plans as development proposals occur. This is a continuation of the practice to date at Northlake which has been supported by QLDC.

Ultimately, the way in which stormwater is managed needs to comply with the Council's LDSCoP which is achievable.

18. Provide evidence that soakage / infiltration is a practicable option at the proposed site to reduce stormwater runoff, as stated in Section 3 of the Infrastructure Report Rev2.

The initial report prepared by Geosolve for NIL (RM171190) is included as [Attachment H](#).

19. Confirm the standards or specifications of the proposed LIDs discussed in Section 3 of the Infrastructure Report Rev2.

Further detailed design work will be necessary. However, it is most appropriate that the detailed design is provided to the Council at the subsequent detailed consenting stage (ODP, subdivision consent and Engineering Acceptance). This has been the accepted practice to date for those areas of the site that have been approved / developed.

20. Confirm the standards to which post development flows (peak rates and total volumes) will be designed to with respect to the pre-development values.

All stormwater solutions will be designed in accordance with the QLDC LDSCoP and be subject to review and acceptance by Council. Again, this has been the accepted practice to date for the more than 300 lots at Northlake that have been/ are being constructed.

Best practice will continue to be adopted – which is to balance post development peak flows with pre-development peak flows.

Wastewater

21. Please demonstrate that the existing wastewater system, downstream of the 300mm dia sewer running north – south on Outlet Road, has capacity for the additional total peak flow from the development.

The Council network consultants (Rationale Limited) have provided advice to Northlake Investments (refer pages 253 – 266 of the PPG Report – Attachment C) that the Council network has capacity for development within the Northlake Special Zone, but that capacity depends upon the peaking factor that the Council applies. That ‘peaking factor’ can only be determined by the Council and its network consultants.

The wider wastewater system is subject to inputs from other developments and needs to be assessed in a wider context than simply the NIL land (for example Scurr Heights, Kirimoko, Allenby Farms, Exclusive/Hikuwai).

NIL has provided upgrades to the Council’s wastewater network and provided additional capacity consistent with the projected demands. Currently the network upgrades provided by NIL exceed the additional demand that the proposed Plan Change would generate.

As Rationale Limited hold the Council wastewater model; it is necessary that the Council infrastructure department consult directly with their consultants to determine the capacity of this part of the network.

22. Section 5.3 of the Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report refers to Council upgrades in the Aubrey Road area of Wanaka. GIS currently shows as a 300mm dia pipe an Aubrey Road to Gunn Road intersection. Please confirm the status of the referenced Council upgrades and this impact this has on the wastewater network to accommodate flows from the proposed development.

The *Michaela Ward Meehan – Northlake Plan Change Feasibility of Utility Services & Infrastructure Report* was compiled by Hadley Consultants in 2007 to support to the original PC45 request.

That report is referred to in the more recent PPG Infrastructure Report ([Attachment C](#)) for background purposes only.

It is noted that some of the upgrades referenced in this report have, in the decade since, been completed by Council i.e. the Ø300mm wastewater main in Aubrey Road (from Outlet Road to Gunn Road) and the Ø375mm wastewater main in Aubrey Road (from Gunn Road to the Albert Town #2 pump station on SH6).

23. Section 5.5.3 of the Private Plan Change Request Nov-17 states that the, 'Internal pipe reticulation extends west along Northlake Drive (150mm) as far as the intersection with Mt. Linton Avenue.' Please provide additional information of the internal reticulation as it noted that the 36.11 l/s design flow noted in Section 4.2 of Infrastructure Report Rev2 is significantly beyond the capacity of a typical 150mm dia pipe.

The statement made in the PC request (section 5.5.3) is incorrect.

The wastewater main along Northlake Drive is Ø300mm not Ø150mm. The Ø300mm main will run from the Outlet Road / Northlake Drive intersection, along Northlake Drive all the way to the Allenby boundary.

This reticulation has already been approved by QLDC in previous subdivision resource consents.

Urban Design

The Urban Design matters have been responded to by Baxter Design Group Limited.

24. The AEE refers to the progress of master-planning to inform the proposed amendments to the boundaries of activity areas. It would be helpful to provide the most recent masterplan to understand this rationale. It would also be helpful on the masterplan to identify areas that have been consented and areas that have been constructed.

An updated Master Plan is included as [Attachment I](#).

25. The Baxter Design Group Landscape and Urban Design Assessment, does not include any assessment of potential effects arising from a single 1250m² retail activity in Activity Area D1. An assessment of this should be provided together with any additional provisions (controls and/or assessment matters and criteria) that are recommended to be included to address identified adverse landscape and/or urban amenity effects arising from this activity in its context.

The development of a 1,250m² building within Activity Area D1 of the operative Northlake Special Zone is a Restricted Discretionary activity.

The footprint of non-retail buildings within the D1 area is not currently constrained.

Rule 12.34.2.3 (iv) lists 4 matters of discretion (including the "location, external appearance and design of buildings"). In addition, there are 13 Assessment Matters that also apply (12.34.5.2 (v)).

The Plan Change request relies upon these operative matters of discretion and assessment to provide the necessary framework for the subsequent assessment of such a building.

26. The Baxter Design Group report does not include any assessment of the proposed amendments to the signage provisions. An assessment of potential landscape and visual amenity effects should be provided.

An assessment of the proposed signage provisions for the Activity Area D1 is included as [Attachment J](#).



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Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

Please contact me if you require any clarification of the matters provided in this letter.

Regards,

A handwritten signature in blue ink, appearing to read 'John Edmonds', is positioned above the typed name.

John Edmonds
Planner- JEA

Attachments:

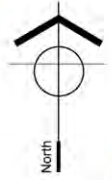
Attachment F – Baxter Design Group plan 2754-SK02 (part of notified Plan Change request)

Attachment G - Northlake Stages 2 / 3 – Flow Rates and Capacity

Attachment H - Geosolve - (RM171190)

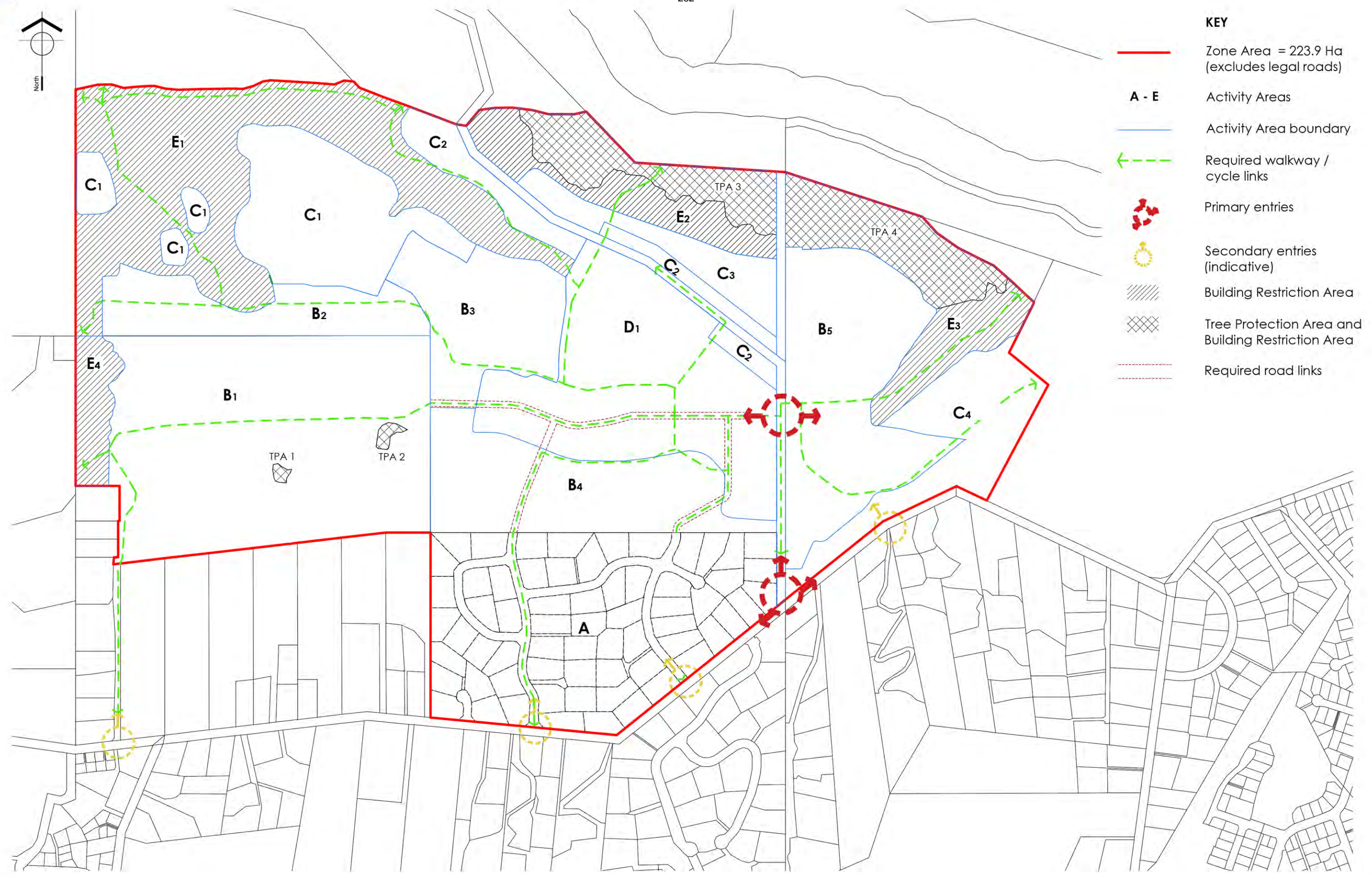
Attachment I – PPG – Updated Northlake Master Plan

Attachment J – Baxter Design Group – Signage - Urban Design Assessment



KEY

-  Zone Area = 223.9 Ha (excludes legal roads)
- A - E** Activity Areas
-  Activity Area boundary
-  Required walkway / cycle links
-  Primary entries
-  Secondary entries (indicative)
-  Building Restriction Area
-  Tree Protection Area and Building Restriction Area
-  Required road links



Northlake Stages 2-3 Hydrant Testing John Smalls & Marty Jillings (NZ Fire) Steve Pemberton (PPG) Tested 6 September 2017					
Hydrant Location	Main Size	Static Pressure (kPa)	Running Pressure (kPa)	Hydrant Discharge (L/S)	Hydrant Capacity
Stage 2 Lot 1006 (WEST)	250mm	500	400	45.3	101.02
Stage 2 Outside Lot 61	100mm	500	200	37.8	62.99
Stage 3 Outside Lot 77	100mm	450	300	37.8	65.39



Geotechnical Report

Northlake Subdivision – Subzone Areas
B2, B3 and C1, Outlet Road, Wanaka

Report prepared for:

Northlake Investments Limited

Report prepared by:

GeoSolve Ltd

Distribution:

Northlake Investments Limited

GeoSolve Limited (File)

Paterson Pitts Group Wanaka

August 2017

GeoSolve Ref: 170372



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1 Introduction

1.1 General

This report presents the results of a geotechnical investigation carried out by GeoSolve Ltd in order to determine subsoil conditions and earthworks recommendations at Outlet Road, Wanaka. Geotechnical design parameters and foundation bearing parameters are provided. The proposed development area has been provided by Paterson Pitts Group.



Photo 1. View of the site looking northwest from TP23.

The investigation was carried out for Northlake Investments Limited in accordance with GeoSolve Ltd.'s proposal dated the 31st of May 2017, which outlines the scope of work and conditions of engagement. This report will supplement a resource and earthworks consent application.

1.2 Proposed Development

We understand the above property is being subdivided and this requires geotechnical assessment of the site to assess suitability for development and to identify any geotechnical issues.

Earthworks plans for the site have been provided to GeoSolve with a proposed maximum cut depth of 8.7 m and a maximum fill depth of 5.8 m. Topsoil stripping of 131,250 m³ and cut to fill of 390,500 m³ is proposed as part of the earthworks design.

Figure 1, Appendix A shows the proposed subdivision area.

2 Site Description

2.1 General

The subject property, legally described as Lots 65-66 DP 371470, is located approximately 3 km northeast of central Wanaka, as shown in Figure 1 below.



Figure 1. Site location (blue symbol) in relation to Wanaka township (Source: <http://maps.qldc.govt.nz/qldcviewer/>)

The property is accessed off Outlet Road and is situated to the northwest of Mt Iron.

The site is currently undeveloped with ground cover comprising grass, shrubs and pine trees.

The site is bounded by Aubrey Road and the Allenby Farms development to the south, SEC 2 of 5 BLK XIV to the west, the Hikuwai subdivision to the east and Outlet Road and the outlet camping ground to the north.

2.2 Topography and Surface Drainage

The site topography is generally undulating sloping from the northwest corner of the lot to the southeast. Various shallow gullies run through the property from the high point at the northwest corner of the section towards the eastern extent of the section.

Earthworks plans have been developed by Paterson Pitts Group, which include a maximum cut of 8.7 m and a maximum fill depth of 5.8 m.

Spring flows or seepages were not observed during any of the site investigations completed.

Topographic contours are shown in Figure 1, Appendix A.

3 Geotechnical Investigations

GeoSolve Ltd visited the subject property on 7-8th April 2017 undertaking an engineering geological site appraisal with confirmatory subsurface investigations.

The subsurface investigations carried out for the purposes of this report are as follows:

- 25 Test pits (TP 1-25), extending to a maximum depth of 3.8 m below ground level (bgl) to produce geological logs of the subsoils;

Investigation locations and logs are presented in Appendices A and B respectively.

4 Subsurface Conditions

4.1 Geological Setting

The site is located in the Wanaka Basin, a feature formed predominantly by glacial advances. The schist bedrock within the basin has been extensively scoured by ice and lies at considerable depth below this site. Overburden material above the schist in this region includes glacial till, alluvial outwash sediments, lake sediments and beach deposits.

During the Mt Iron and Hawea Glacial Advances 20-30,000 years before present, the glaciers terminated upstream from Albert Town forming moraine loops and outwash terraces. Well-consolidated glacial till gravels were laid down on the flanks and beds of the glaciers. With the final retreat of the ice, about 15,000 years ago, Lake Wanaka formed and the Clutha River became entrenched in the glacial deposits.

Schist bedrock outcrops on the slopes of Mt Iron and Tertiary sediments outcrop to the east at Halliday's Bluff.

No active fault traces were observed on the property, however several seismically active faults are mapped in the Wanaka area, including the Cardrona Fault, which is located approximately 3 km east of the property and is considered capable of earthquakes of Magnitude 7.3. The Alpine Fault, located approximately 70 km away, runs along the western foothills of the Southern Alps, and is likely to present a more significant seismic risk in the short term. There is a high probability that an earthquake of Magnitude 7.5 or more will occur along the Alpine Fault within the next 50 years and such a rupture is likely to result in strong ground shaking in the vicinity of Wanaka.

4.2 Stratigraphy

Results from the test pitting indicate the sub-surface stratigraphy comprises:

- 0.2 to 0.3 m of topsoil, overlying;
- 0.2 to 0.4 m of loess, overlying;
- 0.2 to 0.8 m of colluvium, overlying;
- 0.1 to 1.9 m of outwash sand and gravel, overlying;
- 0.2-3.2 m+ thickness of glacial till.

Topsoil was observed at the surface of all test pits and predominately comprises dark brown, organic SILT with roots.

Loess was observed to underlie the topsoil in four test pits (TP 1, 4, 7 and 12). The loess predominately comprises brown firm, sandy SILT and extends to 0.5 to 0.7 m bgl.

Colluvium was observed to underlie the topsoil and loess in all test pits and extended to a depth of between 0.5 and 1.3 m bgl. The colluvium predominately comprises loose/firm silty GRAVEL, silty SAND with some gravel, gravelly SILT and sandy SILT with some gravel.

Outwash Sand and Gravel was observed to underlie the colluvium and glacial till in 4 out of 25 test pits (TP 5, 6, 7 and 16). Outwash sand and gravel typically comprises grey, medium dense sandy GRAVEL and gravelly SAND with minor to some cobbles and boulders. The outwash sand and gravel extends to depths of between 0.7 and 2.7 m.

Glacial till was observed to underlie the colluvium, outwash sand and gravel in all test pits at 0.5 to 2.7 m bgl. The glacial till predominantly comprises medium dense/very stiff grey, silty SAND with some gravel, silty sandy GRAVEL with some cobbles and boulders, gravelly silty SAND and sandy SILT with some gravel.

Full details of the observed subsurface stratigraphy can be found within the test pit logs contained in Appendix B.

4.3 Groundwater

Groundwater seepage was not observed during test pit investigations. Soils were observed to be in a predominately moist condition. The regional groundwater table is expected to lie more than 15 metres below the ground surface of this site, as it was not intercepted within a borehole completed by Rileys in December 2015 to this depth. Minor groundwater seepages may be observed in gullies following heavy or prolonged rainfall.

4.4 Slope Stability

No instability features were observed on the site during investigations. This is supported by the absence of a shallow groundwater table and the predominately very stiff/medium dense condition of the soils observed in test pits.

During site investigations it was noted that the terrain is generally undulating and varies from horizontal to moderately sloping. Earthworks plans have been reviewed by GeoSolve and slope stability is not considered an issue as long as the temporary and permanent cut and fill batters are in accordance with section 5 of this report and that fill is engineered and certified in accordance with NZS 4431.

5 Earthworks Considerations

5.1 General

The recommendations and opinions contained in this report are based upon ground investigation data obtained at discrete locations on site and historical information held on the GeoSolve database. The nature and continuity of subsoil conditions away from the investigation locations is inferred and cannot be guaranteed.

5.2 Geotechnical Parameters

Table 1 provides a summary of the recommended geotechnical design parameters for the soils expected to be encountered during construction of any future dwellings and retaining walls.

Table 1 Recommended Geotechnical Design Parameters

Unit	Thickness (m)	Bulk Density γ (kN/m ³)	Effective Cohesion c' (kPa)	Effective Friction ϕ' (deg)	Elastic Modulus E (kPa)	Poissons Ratio ν
Topsoil (organic SILT with roots)	0.2-0.3	16	To be removed from engineered fill footprints			
Loess (firm, sandy SILT)	0.2-0.5	18	To be removed from engineered fill footprints or blended with suitable material and re-compacted			
Colluvium (firm/loose gravelly SILT and silty GRAVEL, silty SAND and sandy SILT with some gravel)	0.2-0.8	18	0	32-34	5,000	0.3
Outwash Sand and Gravel (medium dense, sandy GRAVEL and gravelly SAND with minor to some cobbles and boulders, silty SAND and SAND)	0.1-3.7	18	0	36 (32 in Sand)	10,000-20,000	0.3
Glacial Till (very stiff/medium dense sandy SILT to silty SAND with minor to some gravel, silty gravelly SAND)	0.2-2.7	19	2	34	20,000-30,000	0.3

5.3 Site Preparation/Earthworks

During the earthworks operations all topsoil, organic matter and other unsuitable materials should be removed from the construction areas in accordance with the recommendations of NZS 4431:1989. These soil types will also need to be removed from areas where engineered fill is proposed. Loess in its natural state will not be suitable as an engineered fill subsoil and should either be removed or blended with other suitable material and re-compacted.

Robust, shallow graded sediment control measures should be instigated during construction where rainwater and drainage run-off across exposed soils is anticipated. If slope gradients in excess of 4%

are proposed in colluvium or silt soils then the construction and lining of drainage channels is recommended, e.g. with geotextile and suitably graded rock, or similarly effective armouring.

Topsoil coverage is recommended upon completion of engineered fill placement.

All fill that is utilised as bearing for foundations should be placed and compacted in accordance with the recommendations of NZS 4431:1989 and certification provided to that effect. The loess, colluvium, glacial till, and outwash soils can be used as engineered fill on site. The topsoil is not suitable as a fill source. To use the loess material as a fill source it will have to be blended with a more granular soil source to be satisfactory. Due to the changeable grain size of the natural soil materials on site, a range of compaction reference tests will be required. Maximum density and optimum moisture content will vary. Compaction of the fill sources at lab tested optimum moisture content is critical for these soil types. In areas where significant amounts of cobbles over 100 mm are observed the material should be blended with fine grained soil materials to create a well graded fill.

5.4 Excavations

Earthworks plans have been provided by Paterson Pitts with cuts expected to be made within topsoil, loess, colluvium, outwash soils and glacial till.

Recommendations for temporary and permanent batter slope angles are described below in Table 2. Slopes that are required to be steeper than those described below should be structurally retained or subject to specific geotechnical design.

All slopes should be periodically monitored during construction for signs of instability and excessive erosion, and, where necessary, corrective measures should be implemented to the satisfaction of a suitably qualified Chartered Professional Engineer.

No seepage was encountered during any of the test pits and hence groundwater is unlikely to be encountered during excavations. However, a geotechnical or civil engineer should inspect any seepage, spring flow or under-runners if they are encountered during construction.

The soils are anticipated to be excavated by conventional methods, however boulders are likely to be encountered within the glacial till and outwash gravels.

5.4.1 Cut Slopes in Soil Materials

Table 2 summarises the recommended batter angles for temporary and permanent slopes up to 9 m high, which are formed in the soil materials identified at the site.

Table 2 Recommended maximum batter angles for cut slopes up to 9 m high in site soils.

Material Type	Recommended Maximum Batter Angles for Temporary Cut Slopes Formed in Soil (horizontal to vertical)		Recommended Maximum Batter Angles for Permanent Cut Slopes Formed in Soil – dry ground only (horizontal to vertical)
	Dry Ground	Wet Ground	
Topsoil/Loess	2H: 1V	3H: 1V	3H: 1V
Colluvium	1.5H: 1V	2.5H: 1V	2.5H: 1V
Glacial Till and Outwash	1H: 1V	2H: 1V	2H: 1V

5.5 Engineered Fill Slopes

All fill should be placed and compacted in accordance with the recommendations of NZS4431: 1989 and Queenstown Lakes District Council Standards. All cut and fill earthworks should be inspected and tested as appropriate during construction and certified by a Chartered Professional Engineer.

All un-retained fill slopes which are less than 6.0 m high should be constructed with a batter slope angle of 2.0H: 1.0V (horizontal to vertical) or flatter and be benched into sloping ground.

Reinforced earth slopes can be considered if batters need to be steeper than 2H:1V.

6 Engineering Considerations

6.1 Ground Retention

All retaining walls should be designed by a Chartered Professional Engineer using the geotechnical parameters recommended in Table 1 of this report. Due allowance should be made during the detailed design of all retaining walls for forces such as surcharge due to the sloping ground surface behind the retaining walls, groundwater, seismic and traffic loads.

All temporary slopes for retaining wall construction should be battered in accordance with the recommendations outlined in Table 2 of this report. Where these batter slopes cannot be achieved temporary retaining will be required.

No groundwater seepage was observed during investigations, but infiltration of surface water behind retention structures, in particular as a result of heavy or prolonged rainfall, can occur. To ensure potential water seepage or flows are properly controlled behind retaining walls, the following recommendations are provided:

- A minimum 0.3 m width of durable free draining granular material should be placed behind all retaining structures;
- A heavy duty non-woven geotextile cloth, such as Bidim A14, should be installed between the natural ground surface and the free draining granular material to prevent siltation and blockage of the drainage media;
- A heavy-duty (TNZ F/2 Class 500) perforated pipe should be installed within the drainage material at the base of all retaining structures to minimise the risk of excessive groundwater pressures developing. This drainage pipe should be connected to the permanent piped storm water system, and;
- Comprehensive waterproofing measures should be provided to the back face of all retaining walls forming changes in floor level within the dwelling to minimise groundwater seepage into the finished buildings.

It is recommended that the retaining wall excavation batters are inspected by a suitably qualified and experienced Geotechnical Engineer or Engineering Geologist.

6.2 Slope Stability

No evidence of existing slope instability was identified during our walkover inspection of the site. Earthworks plans have been provided to GeoSolve. Slope stability is not considered to be an issue for this development assuming the recommendations of Section 5 are implemented during construction.

6.3 Groundwater Issues

The regional water table is expected to lie at depth below any future foundation levels and is not expected to be encountered during any future construction on this site. Dewatering or other groundwater-related construction issues are therefore unlikely to be required.

It is important that a geotechnical engineer be contacted should there be any seepage, spring flow or under-runners encountered during construction.

6.4 Foundation Considerations

Topsoil and loess should be stripped from the buildable areas. Foundation loads will be transferred to the outwash gravel and glacial till deposits or engineered fill in most cases.

All unsuitable soil materials identified in foundation excavations, particularly those softened by exposure to water, should be undercut and replaced with engineered fill during foundation construction. Any fill that is utilised as bearing for foundations should be placed and compacted in accordance with NZS 4431:1989 and certification provided to that effect.

To minimise the effects of freeze-thaw cycles in footings founded on soil, all shallow foundations should be founded a minimum of 0.4 m below the adjacent finished ground surface.

Figure 2 summarises the recommended working stresses for shallow footings, which bear upon glacial till, outwash gravel and engineered fill. It should be noted the foundation working stresses presented on Figure 2 are governed by bearing capacity in the case of narrow footings and settlement in the case of wide footings.

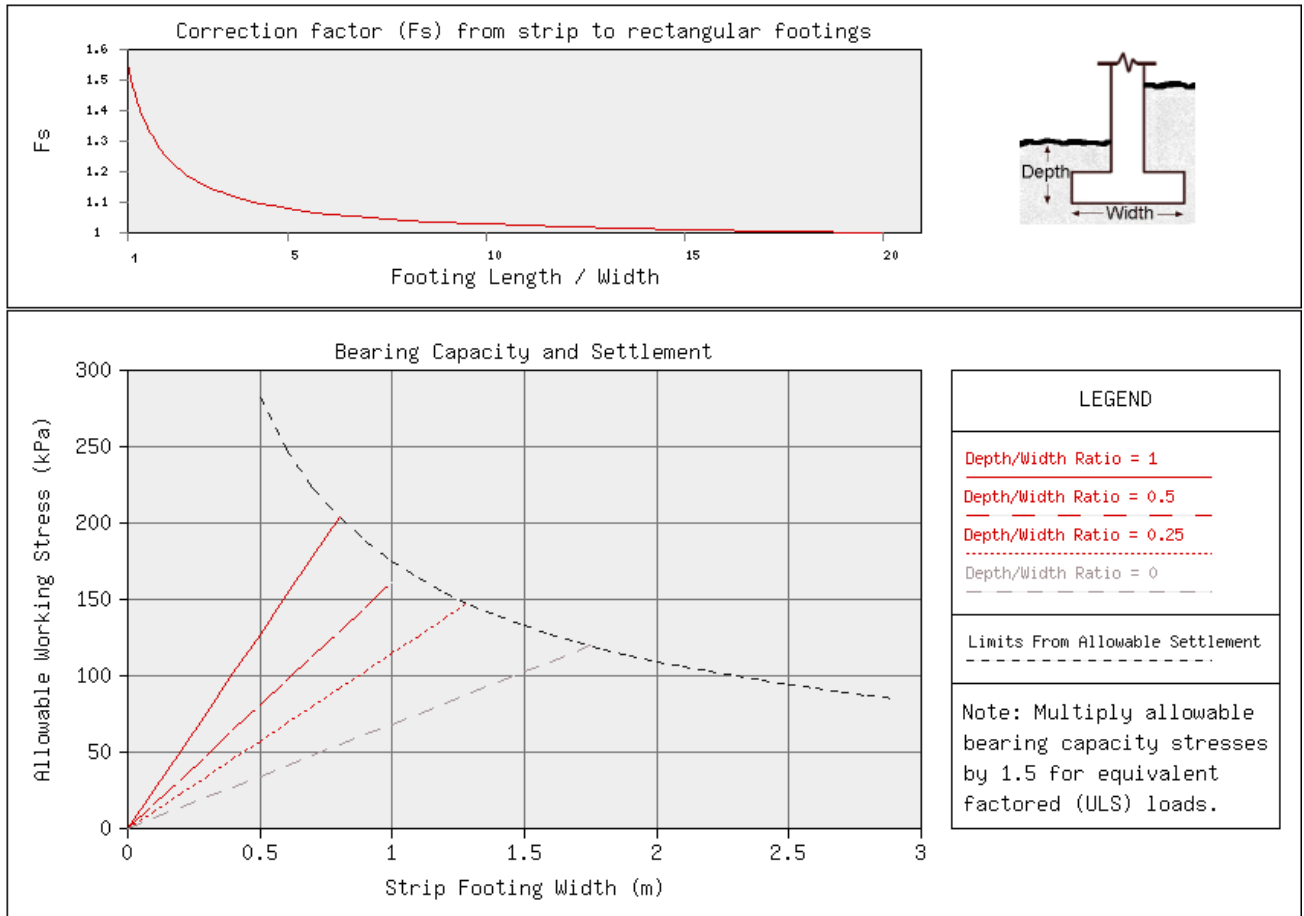


Figure 2. Recommended Bearing for Shallow Footings on Glacial Till, Outwash Gravel and Engineered Fill.

From Figure 2 it can be seen an allowable working stress of approximately 100 kPa is recommended for a 400 mm wide by 400 mm deep strip footing founded within glacial till, outwash gravel and engineered fill. This corresponds to a factored (ULS) bearing capacity of approximately 150 kPa and an ultimate geotechnical bearing capacity of 300 kPa.

Inspection and testing (dynamic probe/Scala penetrometers) should be completed along footing alignments during construction to confirm the above values are applicable and that the soil has not been softened by weather or excavation, particularly in the glacial till. Plate compaction or rolling is recommended following building platform and footing excavation.

6.4.1 Outwash Sand and Colluvium Bearing

Thin lenses of outwash sand and silty sand and colluvium have been observed in test pits. If substantial outwash sand and silty sand or colluvium is observed under a buildable area the bearing capacity should be assessed on a case by case basis. Colluvium was observed to underlie the topsoil and loess in all test pits to depths of between 0.5 and 1.3 m bgl. This should be evaluated where engineered fill earthworks have not been completed.

6.5 Settlement

Settlement and differential settlement of shallow foundations are expected to be within structurally acceptable limits provided the recommendations of Section 6.4 and 6.4.1 are followed and all unsuitable materials, particularly those softened by water, are undercut and replaced with engineered fill during construction.

6.6 Site Subsoil Category

For detailed design purposes it is recommended the magnitude of seismic acceleration be estimated in accordance with the recommendations provided in NZS 1170.5:2004.

The site is "Class D" (Deep soil site) in accordance with NZS 1170.5:2004 seismic provisions. The soil parameters for static conditions given above require no downgrading for seismic bearing. The soil materials are not subject to liquefaction or other strength loss on cyclic loading.

7 Neighbouring Structures/Hazards

Natural Hazards: Known seismic hazards affecting the development are detailed in Section 4.1 and appropriate allowance should be made for seismic loading during detailed design of the future building, foundations, and retaining walls. The development is not located within any mapped slope instability features, liquefaction susceptibility areas or any other hazard features on the QLDC or GeoSolve databases. There is no liquefaction risk due to the depth to groundwater and observed relative density of the site subsoils.

Flooding has not been assessed as part of this assessment, although assuming natural drainage paths are controlled following earthworks this is not considered a risk. The development is significantly higher than the closest body of flowing water that runs to the north of the site.

Distances to adjoining structures: No adverse geotechnical implications apply for neighbouring properties during construction provided appropriate vibration and dust mitigation measures are taken during construction.

Aquifers: No aquifer resource will be adversely affected by the development.

Erosion and Sediment Control: The site presents some potential to generate silt runoff during heavy rainfall events and this would naturally drain downslope. Effective systems for erosion control are runoff diversion drains and contour drains, while for sediment control, options are earth bunds, silt fences, hay bales, vegetation buffer strips and sediment ponds.

Noise: It is expected that conventional earthmoving equipment, such as excavators, trucks and rollers will be required during construction. The earthworks contractor should take appropriate measures to control the construction noise, and ensure QLDC requirements are met in regard to this issue.

Dust: Regular dampening of soil materials to meet QLDC standards should be completed where required.

Vibration: No vibration induced settlement is expected in these soil types. The effects of vibrations from rollers and plate compactors on adjacent structures will need to be considered if fill is compacted within 10 m of an existing structure.

8 Conclusions and Recommendations

- The site is underlain by surficial topsoil, loess and colluvium, which overlies outwash sand and gravel and glacial till, which extends to at least 4 m beneath the surface of the subdivision.
- No groundwater seepage was observed during site investigations and therefore it is unlikely to be encountered during earthworks.
- No evidence of existing slope instability has been identified on site. Earthworks plans have been developed by Paterson Pitts Group that include cuts of up to 8.7 m and engineered fills of up to 5.8 m. Assuming cut and fill slopes are implemented as per Section 5 of this report slope stability is not considered to be an issue.
- Bearing on the site will predominantly be governed by the outwash gravel, glacial till and engineered fill. The outwash gravel, glacial till and engineered fill will provide good bearing (100 kPa allowable), for 400 mm wide by 400 mm deep shallow footings.
- Foundation bearing capacity on outwash sand and colluvium will need to be assessed on a case by case basis if not re-worked as engineered fill as part of the bulk earthworks.
- Recommendations for temporary and permanent batter slope angles are described in Table 2. Slopes that are required to be steeper than those described should be structurally retained or subject to specific geotechnical design.
- All retaining walls should be designed by a Chartered Professional Engineer using the geotechnical parameters recommended in Table 1 of this report.
- The colluvium, glacial till and outwash soils are considered suitable for use as engineered fill (in accordance with an earthfill specification).
- Loess soil will need to be mixed with granular soils prior to use as an engineered fill source.
- In areas where significant amounts of cobbles over 100 mm are observed the material should be blended with fine grained soil materials to create a well graded fill.
- All unsuitable soils identified in foundation excavations, particularly those softened by exposure to water, should be undercut and replaced with engineered fill during construction.
- Any fill that is utilised as bearing for foundations should be placed and compacted in accordance with NZS 4431:1989 and certification provided to that effect.
- For detailed design purposes it is recommended that the site is classified "Class D – Deep subsoil" in accordance with NZS 1170.5:2004 seismic provisions.
- A Chartered Professional Engineer should inspect all excavations, batters and spring flow or under-runners that may be encountered during construction.

9 Applicability

This report has been prepared for the benefit of Northlake Investments Limited with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

It is important that we be contacted if there is any variation in subsoil conditions from those described in this report.

Please don't hesitate to contact the undersigned if we can provide any further assistance with this project.

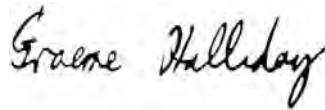
Report prepared by:



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Mike Plunket

Geotechnical Engineer

Reviewed for GeoSolve Ltd by:



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Graeme Halliday

Senior Engineering Geologist

Reviewed for GeoSolve Ltd by:



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Fraser Wilson

Senior Engineering Geologist



GeoSolve Ltd

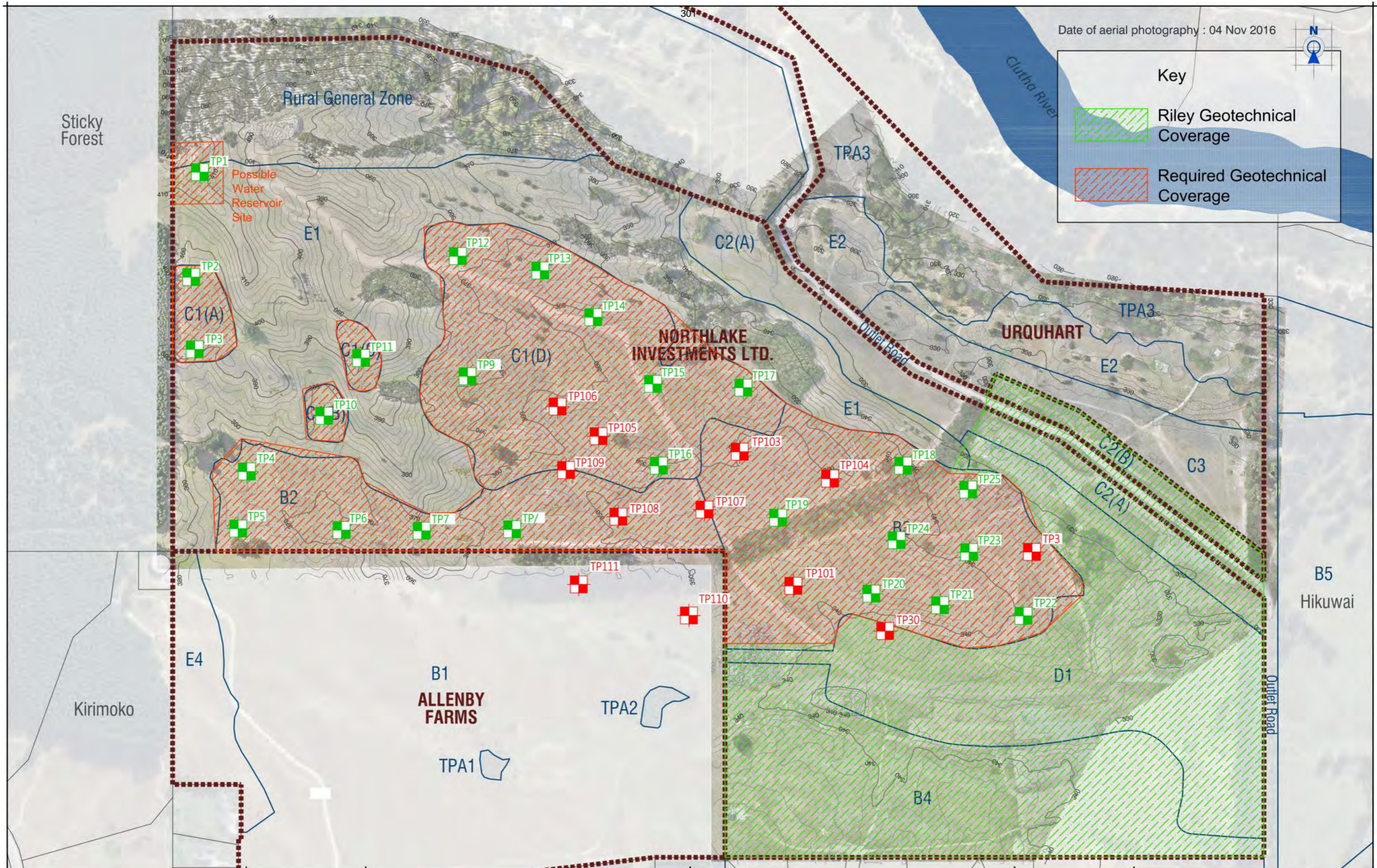
Appendix A: Site Investigation Plan

Date of aerial photography : 04 Nov 2016



Key

-  Riley Geotechnical Coverage
-  Required Geotechnical Coverage



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Client & Location:

NORTHLAKE
 wanaka

Purpose & Drawing Title:

**Overview
 Geotechnical Coverage**

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Surveyed by:	UAV	Original Size:	A3	Scale:	1:5000 @ A3
Designed by:					
Drawn by:	MJB				
Checked by:	AGT				
Approved by:	MJB				DO NOT SCALE
Job No:	W4481-7	Sheet No:	101	Revision No:	0
Drawing No:	078			Date Created:	23/05/2017

L:\DATA\4400\4481-7 STAGES 1-3\ACAD\W4481-7 078 PLAN FOR GEOSOLVE.DWG

Appendix B: Investigation Data



GeoSolve Ltd EXCAVATION LOG

EXCAVATION NUMBER:
TP 1

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.5		Brownish grey, sandy SILT. Sand is fine to coarse. Silt is non-plastic. Firm.	Moist	LOESS
		0.9		Brown, sandy gravelly SILT. Gravel is fine to coarse. Sand is fine to coarse. Silt is non-plastic. Firm.	Moist	COLLUVIUM
	NO SEEPAGE	3.8		Grey, silty SAND with some gravel and sandy SILT with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense to dense.	Moist	GLACIAL TILL

Total Depth = 3.8 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd EXCAVATION LOG

EXCAVATION NUMBER:
TP 2

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.2		organic SILT with some rootlets. Silt is non-plastic.	Moist	TOPSOIL
		0.6		Brown, sandy SILT with some gravel. Sand is fine to coarse. Silt is non-plastic. Firm.	Moist	COLLUVIUM
	NO SEEPAGE	3.2		Grey, silty SAND with some gravel and a trace of boulders. Sand is fine to medium. Boulders up to 250mm. Silt is non-plastic. Medium dense to dense.	Moist	GLACIAL TILL

Total Depth = 3.2 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



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GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 3

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT with roots. Silt is non-plastic.	Moist	TOPSOIL
		0.6		Brown, silty SAND with minor boulders. Sand is fine to coarse. Boulder to 900mm. Silt is non-plastic. Loose.	Moist	COLLUVIUM
	NO SEEPAGE	3.0		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense to dense.	Moist	GLACIAL TILL

Total Depth = 3 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 4

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

					GEOLOGICAL	
SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	SOIL / ROCK TYPE, ORIGIN, MINERAL COMPOSITION, DEFECTS, STRUCTURE, FORMATION
		0.3		Dark brown, organic SILT with rootlets. Silt is non-plastic.	Moist	TOPSOIL
		0.5		Brown, sandy SILT. Sand is fine to medium. Silt is non-plastic. Firm.	Moist	LOESS
		0.8		Light brown/orange, silty SAND with some gravel to gravelly silty SAND. Sand is fine to coarse.. Silt is non-plastic. Loose.	Moist	COLLUVIUM
		2.1		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense to dense.	Moist	GLACIAL TILL
	NO SEEPAGE	3.0		Grey, cobbly gravelly silty SAND. Gravel is fine to coarse. Sand is fine to medium. Schist and greywacke present in unit cobbles to 150mm. Silt is non-plastic. Dense.	Moist	GLACIAL TILL

Total Depth = 3 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 5

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

				GEOLOGICAL		
SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	SOIL / ROCK TYPE, ORIGIN, MINERAL COMPOSITION, DEFECTS, STRUCTURE, FORMATION
		0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.5		Brown, gravelly SILT. Gravel is fine to coarse. Silt is non-plastic. Firm.	Moist	COLLUVIUM
		0.7		Brown/grey, sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse. Gravel sub-angular to sub-rounded. Medium dense.	Moist	OUTWASH GRAVEL
		1.4		Grey, silty SAND. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL
		1.5		Grey, SAND with minor gravel. Sand is fine to coarse. Medium dense.	Moist	OUTWASH SAND
		2.7		Grey, sandy GRAVEL and gravelly SAND. Sand is fine to coarse. Gravel is fine to coarse. Medium dense.	Moist	OUTWASH SAND & GRAVEL
	NO SEEPAGE	3.1		Grey, gravelly silty SAND. Sand is fine to medium. Gravel is fine to coarse. Silt is non-plastic. Dense to medium dense.	Moist	GLACIAL TILL

Total Depth = 3.1 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 6

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
	NO SEEPAGE	0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown, silty GRAVEL. Gravel is fine to coarse. Sub-rounded to sub-angular. Silt is non-plastic. Loose.	Moist	COLLUVIUM
		0.9		Grey, silty SAND. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL
		2.2		Grey/brown, SAND and sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse. Gravel is sub-angular to sub-rounded. Medium dense.	Moist	OUTWASH SAND & GRAVEL
		3.2		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.2 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd EXCAVATION LOG

EXCAVATION NUMBER:
TP 7

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

				GEOLOGICAL		
SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	SOIL / ROCK TYPE, ORIGIN, MINERAL COMPOSITION, DEFECTS, STRUCTURE, FORMATION
		0.3		Brown, organic SILT with roots. Silt is non-plastic.	Moist	TOPSOIL
		0.6		Brown, sandy SILT. Sand is fine to medium. Silt is non-plastic. Firm.	Moist	LOESS
		1.1		Brown, silty GRAVEL. Gravel is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
		1.6		Grey, SAND with some gravel and silt. Sand is fine to medium. Medium dense.	Moist	GLACIAL TILL
		2.4		Grey, sandy GRAVEL with some cobbles and boulders. Sand is fine to coarse. Gravel is fine to coarse. Boulders up to 500mm. Medium dense.	Moist	OUTWASH GRAVEL
	NO SEEPAGE	3.0		Grey, silty SAND to SAND with some silt and gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 8

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT with roots. Silt is non-plastic.	Moist	TOPSOIL
		0.6		Brown, sandy SILT minor gravel. Sand is fine to coarse. Silt is non-plastic. Firm.	Moist	COLLUVIUM
	NO SEEPAGE	3.8		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.8 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 9

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

					GEOLOGICAL	
SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	SOIL / ROCK TYPE, ORIGIN, MINERAL COMPOSITION, DEFECTS, STRUCTURE, FORMATION
		0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.8		Brown, sandy SILT with some gravel. Sand is fine to medium. Silt is non-plastic. Firm.	Moist	COLLUVIUM
		2.0		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL
	NO SEEPAGE	3.1		Grey, silty sandy GRAVEL with minor boulders and some cobbles. Sand is fine to medium. Gravel is fine to coarse. Boulders up to 300mm. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.1 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd EXCAVATION LOG

EXCAVATION NUMBER:
TP 10

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT with rootlets. Silt is non-plastic.	Moist	TOPSOIL
		0.6		Brown/orange, sandy SILT with some gravel. Sand is fine to coarse. Silt is non-plastic. Firm.	Moist	COLLUVIUM
	NO SEEPAGE	3.8		Grey, silty SAND with some gravel. 300 mm sand with some silt at 0.9 m. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.8 m

COMMENT: Hole stood well during excavation.	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd EXCAVATION LOG

EXCAVATION NUMBER:
TP 11

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT with rootlets. Silt is non-plastic.	Moist	TOPSOIL
		0.6		Brown, silty SAND with some gravel. Sand is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
	NO SEEPAGE	3.6		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.6 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 12

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown, sandy SILT. Sand is fine to coarse. Silt is non-plastic. Firm.	Moist	LOESS
		1.3		Brown, silty SAND with minor gravel. Sand is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
		1.8		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL
		2.1		Grey, gravelly silty SAND to sandy silty GRAVEL. Gravel is fine to coarse. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL
	NO SEEPAGE	3.8		Grey/brown, silty SAND with minor gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.8 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 13

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

				GEOLOGICAL	
SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	WATER CONTENT	SOIL / ROCK TYPE, ORIGIN, MINERAL COMPOSITION, DEFECTS, STRUCTURE, FORMATION
		0.3		Moist	TOPSOIL
		0.8		Moist	COLLUVIUM
		2.3		Moist	GLACIAL TILL
	NO SEEPAGE	3.0		Moist	GLACIAL TILL

Total Depth = 3 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 14

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown/orange, silty SAND with gravel. Sand is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
	NO SEEPAGE	3.7		Grey, silty SAND with minor to some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.7 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 15

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.5		Brown, silty SAND with some gravel. Sand is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
	NO SEEPAGE	3.0		Grey, silty SAND with some gravel to sandy SILT with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense to very stiff.	Moist	GLACIAL TILL

Total Depth = 3 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 16

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
	NO SEEPAGE	0.3		Dark brown, organic SILT with rootlets. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown, silty SAND with some gravel. Sand is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
		1.3		Grey, sandy GRAVEL and gravelly SAND with some cobbles and boulders. Gravel is fine to coarse. Sand is fine to coarse. Boulders up to 300mm. Medium dense.	Moist	OUTWASH GRAVEL
		3.0		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL
		3.5		Grey, silty sandy GRAVEL with some cobbles and minor boulders. Sand is fine to medium. Gravel is fine to coarse. Boulders up to 200mm. Silt is non-plastic. Medium dense to dense.	Moist	GLACIAL TILL

Total Depth = 3.5 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 17

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT with roots. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown, gravelly SILT with some sand. Gravel is fine to coarse. Silt is non-plastic. Firm.	Moist	COLLUVIUM
	NO SEEPAGE	3.8		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.8 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 18

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT with roots. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown, gravelly SILT with some sand. Gravel is fine to coarse. Silt is non-plastic. Firm.	Moist	COLLUVIUM
		3.0		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL
	NO SEEPAGE	3.0		Grey, gravelly silty SAND. Gravel is fine to coarse. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



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GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 19

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown, silty SAND with some to minor gravel. Sand is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
	NO SEEPAGE	3.5		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.5 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



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GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 20

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.6		Brown, silty SAND with some gravel. Sand is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
	NO SEEPAGE	3.6		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.6 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



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GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 21

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown, silty SAND some gravel. Sand is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
	NO SEEPAGE	3.3		Grey, silty SAND and sandy SILT with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense/very stiff.	Moist	GLACIAL TILL

Total Depth = 3.3 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



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GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 22

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT with roots. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown, gravelly silty SAND. Sand is fine to coarse. Gravel is fine to coarse. Silt is non-plastic. Loose.	Moist	COLLUVIUM
	NO SEEPAGE	3.6		Grey, silty SAND with minor to some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.6 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



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GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 23

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.2		organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.7		Brown, sandy SILT with some gravel. Sand is fine to coarse. Silt is non-plastic. Firm.	Moist	COLLUVIUM
	NO SEEPAGE	3.3		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.3 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



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GeoSolve Ltd

EXCAVATION LOG

EXCAVATION NUMBER:
TP 24

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		0.5		Brown, sandy SILT with minor gravel. Sand is fine to coarse. Silt is non-plastic. Firm.	Moist	COLLUVIUM
	NO SEEPAGE	3.2		Grey, silty SAND with minor to some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3.2 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



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GeoSolve Ltd EXCAVATION LOG

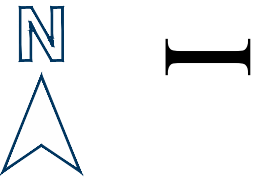
EXCAVATION NUMBER:
TP 25

PROJECT: NorthlakeStage2		Job Number: 170372	
LOCATION: See Site Plan		Inclination: VERTICAL	Direction:
EASTING: mE	EQUIPMENT: 5T	OPERATOR: Ethan	
NORTHING: mN	INFOMAP NO.	COMPANY: Diverse Works	
ELEVATION: m	DIMENSIONS:	HOLE STARTED: 7-Jun-17	
METHOD:	EXCAV. DATUM:	HOLE FINISHED: 7-Jun-17	

SCALA PENETRATION	GROUNDWATER / SEEPAGE	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	WATER CONTENT	GEOLOGICAL
		0.3		Dark brown, organic SILT. Silt is non-plastic.	Moist	TOPSOIL
		1.1		Brown, sandy SILT with some gravel and schist clasts. Sand is fine to coarse. Schist to 700mm. Silt is non-plastic. Firm.	Moist	COLLUVIUM
	NO SEEPAGE	3.0		Grey, silty SAND with some gravel. Sand is fine to medium. Silt is non-plastic. Medium dense.	Moist	GLACIAL TILL

Total Depth = 3 m

COMMENT:	Logged By: GSH/MDP
	Checked Date:
	Sheet: 1 of 1



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CLUTHA RIVER

OUTLET ROAD

KEY

Settled to date

Stages 1-3

- 107 residential lots
- 3 village centre lots
- 1 future residential development lot (10 lots)

Under Development

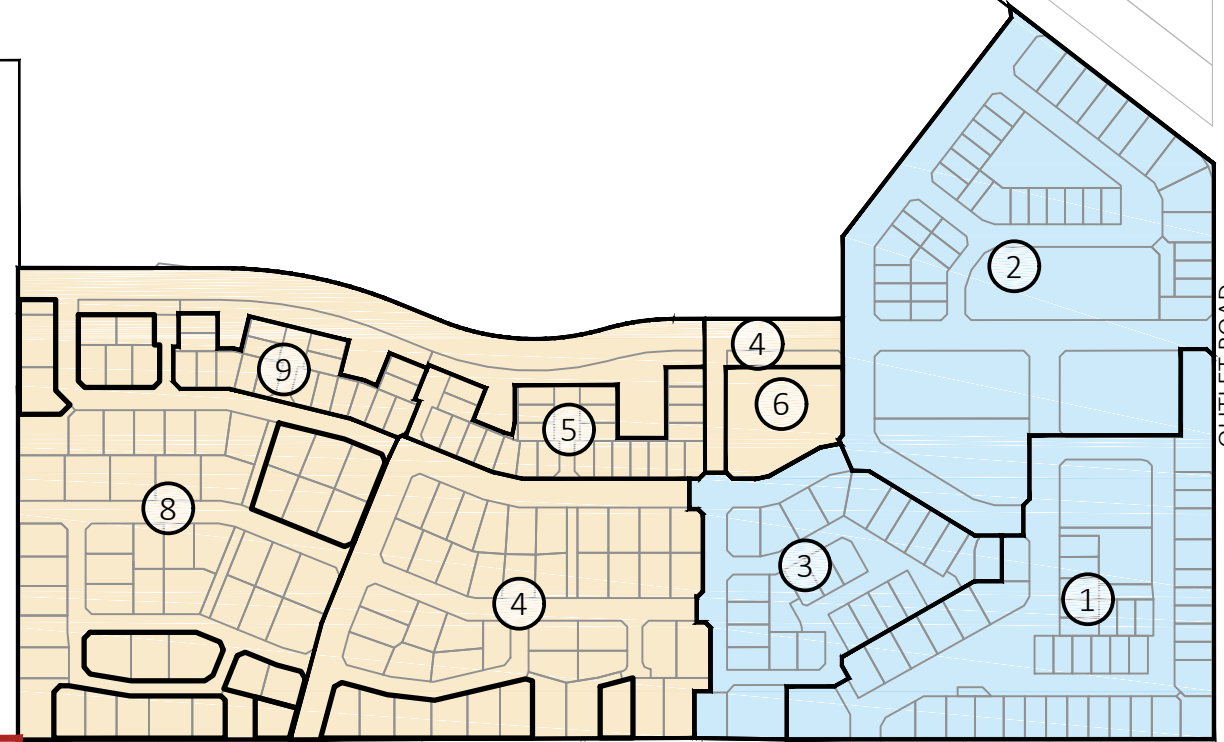
Stages 4-9

- 145 residential lots
- 1 future residential development lot (20 lots)

Future Development

Activity Areas B2, C1, C2 and balance of B3

Future Development



Job No: W4481-7
 Scale: 1:5000 @ A3
 Sheet: 001
 Date: 22/03/2018

Client and Location:
NORHLAKE
 wanaka

Title and Purpose:
 Northlake Overall Development
 Northlake Development Progress

22 March 2018

**Queenstown-Lakes District Council – Operative District Plan
Plan Change 53 - Northlake Investments Limited**

Urban Design Assessment of Amended Signage Rules – Activity Area D1
Response to Item 25 of Further Information Request dated 12 March 2018

Prepared by Baxter Design Group Limited

1.0 Introduction

Plan Change 53 proposes four changes to the rules of the operative District Plan, including a change to the signage rules for buildings within Activity Area D1.

Activity Area D1 is the centrally located mixed use core of the Northlake Special Zone; where density, building height and building mass is focused to provide a village centre.

The operative signage rules apply equally across the whole of the Northlake Special Zone, and do not currently distinguish between the different activity areas.

The Plan Change proposes to apply the same signage rules for Corner Shopping Zones to Activity Area D1.

From an urban design perspective this is an appropriate response.

2.0 Northlake Special Zone Signage Rules - Operative District Plan

The sign rules are contained in Chapter 18 of the Operative District Plan. Activity Table 2 (column 3) sets out the various sign rules that apply throughout the Northlake Special Zone.

In summary these include:

- | | |
|------------|---|
| Permitted: | One sign per site with a maximum area of 0.5m ² |
| Permitted: | Signs for recreation grounds, churches, medical facilities, nursing homes, educational institutions and community buildings with a maximum area of 2m ² per site and which are attached to a building or free standing |
| Permitted | Signs for Visitor Accommodation comprising no more than two signs, one identifying the Visitor accommodation and measuring no more than 2m ² in area and the other containing only the words 'No' and "Vacancy" and measure no more than 0.15m ² in area. |

Any sign that does not comply with the above-mentioned standards requires a Discretionary Activity consent.

3.0 Development Anticipated and Approved in Activity Area D1

Activity Area D1 is the urban mixed-use core of the Northlake Special Zone.

This is recognised through the range of activities that are anticipated, together with the most-enabling bulk and location standards in the zone.

A range of activities can occur within the D1 area including:

- Medium-high density residential
- Retirement villages
- Retail
- Commercial
- Community activities

To date the Council has granted consent within the D1 area to:

- Medium- high density residential – as part of an approved Outline Development Plan
- A medical centre and pharmacy together with six other associated tenancies for a range of community purposes
- A café/ restaurant
- Early Childcare Centre

Buildings within this part of the zone may be constructed up to 10m high, covering up to 65% of sites. Buildings are required to address the street, with street setbacks of 3m and internal setbacks of 1.5m.

These rules provide a much greater built form than residential neighbourhoods in other parts of the District Plan. Combined with the range of activities that are enabled and consented; the urban outcome is much more of a commercial nature.

4.0 Corner Shopping Zone Signage Rules – Operative District Plan

The sign rules for the Corner Shopping Zone is included at Activity Table 1, column 5 (pages 18-4/5)

Permitted	All new and replacement signs located within an approved Signage Platform
Permitted	Arcade Directory Signs that do not exceed 3m ² in area limited to one per arcade.
Permitted	Upstairs Entrance Signs that do not exceed 1.5m ² in area per building.
Permitted	All signs located within the Ground Floor Area of a building which do not cumulatively exceed a total area of 15% of the Ground Floor Area provided that: <ul style="list-style-type: none"> (i) Where a building contains more than one commercial tenancy on the ground floor each commercial tenancy shall not display signs larger than 15% of the Ground Floor Area that tenancy occupies, and, (ii) Signs attached to glazing shall not exceed 50% coverage of that glazing. This applies to individual or partitioned glazed areas located within the Ground Floor Area. Signs not attached to glazing, or sited anywhere within the enclosed interior of a building, and visible or not, are not subject to this rule.

Controlled Identification of Signage Platforms that comply with the size requirements for 3-6 below

Controlled Above Ground Floor Signs that cumulatively do not exceed 2m² in area per building or 1m² per tenancy up to a maximum of 3m² per floor

Any sign that does not comply with the above-mentioned standards requires a Discretionary Activity consent.

5.0 Urban Design Assessment

The operative Corner Shopping Zones are generally located amongst established residential zoned areas and provide a range of local services such as convenience food, cafes, beauty salons and similar.

The operative sign rules are divided into two Tables; with Table 1 encompassing the commercial, Industrial, and Business zoned areas, whilst Table 2 applies to the residential and rural zones.

The list of signs and their respective activity status within each of table are generic and provide little to distinguish between the group of zones.

The sign rules in Table 1; which currently apply to activity Area D1 are very limited, and provide minimal opportunity for consented and anticipated commercial, retail and community activities to adequately advertise their premises.

Recent consent applications by NIL (Health Centre, Day-care and Restaurant) have included applications for discretionary activity consent to breach the sign standards. Whilst those consents have been granted, they add a layer of consenting and uncertainty.

The signs rules in Table 1 enable a range of signs to be displayed, generally up to 15% of the cumulative ground floor wall area. That is consistent with the level of advertising generally applied to commercial buildings, while still ensuring that the overall street-scene is characterised by the architecture of the structures.

The operative Table 1 rule also encourage the identification of signage platforms as buildings are developed and enable subsequent signs to be displayed within approved platforms as a permitted activity. This avoids the need for new tenants to apply for additional sign consents or existing use certificates.

Providing for a change to the sign rules within Activity Area D1 will be consistent with good urban design; as it will enable anticipated local business and a range of commercial and community activities to be established and successfully promote their activity to the community.

Those sign rules are consistently used throughout the district and provide an appropriate balance between advertising and promotion of a business activity without dominating the street-scene.

The inclusion of Activity Area D1 within Table 1 of the sign rules is consistent with the relevant objectives and policies in the Northlake Special Zone , including policies 1.7, 1.8, 2.5, and 2.6.

APPENDIX 7

Summary of Submissions & Recommendation

Submitter Number: 01	Submitter: John Patrick
Contact Name: John Patrick	Email/Contact: John@patricksound.co.nz
Address: 17 Northburn Road, Wanaka 9305	
Point Number: 01.1	
Position: Oppose	
Summary of Decision Requested: Reject the plan change on the basis that Northburn Road is not suitable for large volumes of traffic. Speed bumps or curb widening are undertaken.	

S42a Council Staff recommendation: N/A Submission Withdrawn	Issue Reference:
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<p>Submitter Number: 02</p> <p>Contact Name: Gary Tate</p> <p>Address: PO Box 352 Wanaka</p>	<p>Submitter: Gary Tate</p> <p>Email/Contact: gary@latinlink.co.nz</p>
<p>Point Number: 02.1</p> <p>Position: Oppose.</p> <p>Summary of Decision Requested: Reject the rule to increase the maximum floor area of retail activities to 2500m².</p>	<p>Supported by FS-15 WDL Supported by FS-16 CLDL</p>
<p>Point Number: 02.2</p> <p>Position: Oppose</p> <p>Summary of Decision Requested: Reject the rule enabling the processing of fish and meat processing.</p>	

S42a Council Staff recommendation 02.1: Accept in part

Issue Reference: Issue 2

S42a Council Staff recommendation 02.2: Reject

Issue Reference: Other Issues Part 13

Submitter Number: 03

Submitter: Stephen Popperwell

Contact Name: Stephen Popperwell

Email/Contact: stevetrish@xtra.co.nz

Address: 701 Aubrey Road Wanaka 9305.

Point Number: 03.1

Supported by FS-15 WDL

Supported by FS-16 CLDL

Position: Oppose

Summary of Decision Requested:

Reject the entire plan change.

S42a Council Staff recommendation: Reject

Issue Reference: Other Issues Part 13

Submitter Number: 04	Submitter: Greg Ford
Contact Name: Greg Ford	Email/Contact: fordgp@gmail.com
Address: 103 Houghton Bay Road Wellington 6023	
Point Number: 04.1	
Position: Oppose	
Summary of Decision Requested: Reject the plan change unless trade service and construction traffic use the main route into the site via Outlet Road and not Mount Linton Road.	
Point Number: 04.2	
Position: Oppose	
Summary of Decision Requested: That adequate signs are provided to direct trade service and construction traffic into the site via outlet road and not Mount Linton Road.	

S42a Council Staff recommendation: N/A Submission Withdrawn

Issue Reference:

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Submitter Number: 05	Submitter: Jo and Mark Harry
Contact Name: Jo Harry	Email/Contact: joharry@nzcmhn.org.nz
Address: Not provided.	
Point Number: 05.1	
Position: Support	
Summary of Decision Requested: Accept the change for a supermarket at Northlake.	
Point Number: 05.2	
Position: Oppose	
Summary of Decision Requested: Access to the commercial area is from Outlet Road with clearly marked entry points and methods to slow traffic.	

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S42a Council Staff recommendation 05.1: Accept in part

Issue Reference: Issue 3

S42a Council Staff recommendation 05.2: Accept in part

Issue Reference: Issue 4

<p>Submitter Number: 06</p> <p>Contact Name: Alison Devlin</p> <p>Address: PO Box 170 Dunedin</p>	<p>Submitter: Willowridge Developments Limited</p> <p>Email/Contact: alison@WILLOWRIDGE.CO.NZ</p>
<p>Point Number: 06.1</p> <p>Position: Oppose</p> <p>Summary of Decision Requested: Reject the increase of retail floorspace.</p>	
<p>Point Number: 06.2</p> <p>Position: Oppose</p>	

Summary of Decision Requested:

Reject the proposal to enable one retail activity of 1250m²

S42a Council Staff recommendation 06.1: Accept in part

Issue Reference: Issue 3

S42a Council Staff recommendation 06.2: Accept in part

Issue Reference: Issue 3

Submitter Number: 07

Submitter: Central Land Holdings Limited

Contact Name: Alison Devlin

Email/Contact: Alison Devlin <alison@WILLOWRIDGE.CO.NZ>

Address: PO Box 170 Dunedin

Point Number: 07.1

Position: Oppose

Summary of Decision Requested:

Reject the increase of retail floor space.

Point Number: 07.2

Position: Oppose

Summary of Decision Requested:

Reject the proposal to enable one retail activity of 1250m².

S42a Council Staff recommendation 07.1: Accept in part

Issue Reference: Issue 3

S42a Council Staff recommendation 07.2: Accept in part

Issue Reference: Issue 3

Submitter Number: 08

Submitter: Kim Parry

Contact Name: Kim Parry

Email/Contact: kimparry@gmail.com

Address: Not provided

Point Number: 08.1

Position: Oppose

Summary of Decision Requested:

Reject the plan change until more thought and community discussion into traffic management, infrastructure and proposed size of the commercial development.

Point Number: 08.2

Position: Oppose

Summary of Decision Requested:

Provide speed bumps on Mount Linton Ave to slow traffic down to maintain safety.

Point Number: 08.3

Position: Oppose

Summary of Decision Requested:

Investigate access via Outlet Road and that it is clearly signposted.

S42a Council Staff recommendation: N/A Submission Withdrawn

Issue Reference:

Submitter Number: 09

Submitter: Peter Eastwood

Contact Name: Peter Eastwood

Email/Contact: peteeastwood@gmail.com

Address: 22 Northburn Road, Wanaka 9305

Point Number: 09.1

Position: Oppose

Summary of Decision Requested:

Restrict commercial activities to a small convenience shop for the Northlake Village Centre.

Point Number: 09.2

Position: Oppose

Summary of Decision Requested:

Make changes to the Northlake Structure Plan to restrict roading access linking Northburn Rd and Mt Linton Place to the commercial zone on Northlake Drive.

Point Number: 09.3

Position: Oppose

Summary of Decision Requested:

Restrict commercial transport providers to use the Outlet Road entry to Northlake.

Point Number: 09.4

Position: Oppose

Summary of Decision Requested:

Reject the plan change and undertake a consultation process with Northlake residents on the best way to minimise traffic concerns before any approval is made.

Point Number: 09.5

Position: Oppose

Summary of Decision Requested:

Reject the changes to sign rules for Northlake.

S42a Council Staff recommendation: N/A Submission Withdrawn

Issue Reference:

Submitter Number: 10	Submitter: Michael and Eyre McCauley
Contact Name: Michael and Eyre McCauley	Email/Contact: memcc@xtra.co.nz
Address: 29 Mount Linton Ave. Wanaka 9305	
Point Number: 10.1	
Position: Oppose	
Summary of Decision Requested: That if the plan change is allowed it should form part of the District Plan and not by way of private plan change requests.	
Point Number: 10.2	
Position: Oppose	
Summary of Decision Requested: The plan change request is rejected.	

S42a Council Staff recommendation 10.1: Reject

Issue Reference: Part 13 s42a

S42a Council Staff recommendation 10.2: Reject

Issue Reference: Entire report.

Submitter Number: 11

Submitter: Exclusive Developments Limited

Contact Name: Lee Brown

Email/Contact: hello@hikuwai.com

Address: 444 Aubrey Road Wanaka 9305

Point Number: 11.1

Supported by FS-15 WDL

Supported by FS-16 CLDL

Supported by FS-16 Robyn and Paul Hellebrekers

Position: Oppose

Summary of Decision Requested:

The entire plan change is rejected.

S42a Council Staff recommendation 11.1:

Issue Reference: Entire report

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Submitter Number: 12

Submitter: Lindsey Turner and Andrew Thompson

Contact Name: Lindsey Turner

Email/Contact: lindseyturner65@gmail.com

Address: 19 Nokomai Street Wanaka 9305

Point Number: 12.1

Position: Oppose

Summary of Decision Requested:

That Community facilities be included to include an outdoor pool and two tennis courts.

Point Number: 12.2

Position: Oppose

Summary of Decision Requested:

That traffic calming measures such as speed bumps are installed on Mount Linton Ave and Northlake Drive.

Point Number: 12.3

Position: Oppose

Summary of Decision Requested:

Any further building or resource consent should stipulate that construction access is via Outlet Road.

Point Number: 12.4

Supported by FS-15 WDL

Supported by FS-16 CLDL

Position: Oppose

Summary of Decision Requested:

Any supermarket and any other commercial activity are rejected until it can be shown that there is demand.

S42a Council Staff recommendation 12.1: Reject

Issue Reference: Part 13

S42a Council Staff recommendation 12.2: Accept in part

Issue Reference: Issue 5

S42a Council Staff recommendation 12.3: Accept in part

Issue Reference: Issue 4

S42a Council Staff recommendation 12.4: Accept in part

Issue Reference: Issue 3

Submitter Number: 13	Submitter: Karen Birkby
Contact Name: Karen Birkby	Email/Contact: 34 Northburn Drive Wanaka 9305
Address: 34 Northburn Drive Wanaka 9305	
Point Number: 13.1	
Position: Oppose	
Summary of Decision Requested: Reject on the basis construction is damaging vegetation and causing dust nuisance.	
Point Number: 13.2	
Position: Oppose	
Summary of Decision Requested: That the plan change is rejected due to increases in traffic associated with commercial development.	
Point Number: 13.3	
Position: Oppose	

<p>Summary of Decision Requested: Reject the plan change because there is already enough housing.</p>
<p>Point Number: 13.4</p> <p>Position: Oppose</p> <p>Summary of Decision Requested: Reject the plan change because there is insufficient infrastructure.</p>

<p>S42a Council Staff recommendation: N/A Submission Withdrawn</p>	<p>Issue Reference:</p>
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<p>Submitter Number: 14</p> <p>Contact Name: Duncan White</p> <p>Address: PO Box 196 Wanaka</p>	<p>Submitter: Allenby Farms Ltd</p> <p>Email/Contact: Duncan.White@ppgroup.co.nz</p>
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Point Number: 14.1

Position: Support

Summary of Decision Requested:
That the plan change is approved.

S42a Council Staff recommendation: Accept in Part

Issue Reference: Part 6

APPENDIX 8

Extract of Matters to Consider for Plan Changes

Excerpt from ‘Queenstown Lakes District Council. Hearing of submissions on Proposed District Plan. Report 1. Report and Recommendations of Independent Commissioners: Introduction’. Dated 28 March 2018. At 8.

1. Guidance provided by the Environment Court as to the statutory requirements for consideration of proposed district plans and proposed district plan changes in *Colonial Vineyard Limited v Marlborough District Council*¹ as follows:

“A. *General requirements*

1. *A district plan (change) should be designed to accord with² - and assist the territorial authority to carry out – its functions³ so as to achieve the purpose of the Act⁴.*
2. *The district plan (change) must also be prepared in accordance with any regulation⁵ (there are none at present) and any direction given by the Minister for the Environment⁶.*
3. *When preparing its district plan (change) the territorial authority must give effect to⁷ any national policy statement or New Zealand Coastal Policy Statement⁸.*
4. *When preparing its district plan (change) the territorial authority shall:*
 - a. *Have regard to any proposed regional policy statement⁹;*
 - b. *Give effect to any operative regional policy statement¹⁰.*
5. *In relation to regional plans:*
 - a. *The district plan (change) must not be inconsistent with an operative regional plan for any matter specified in section 30(1) or a water conservation order¹¹; and*
 - b. *Must have regard to any proposed regional plan on any matter of regional significance etc¹².*
6. *When preparing its district plan (change) the territorial authority must also:*
 - *Have regard to any relevant management plans and strategies under other Acts, and to any relevant entry in the Historic Places Register and to various fisheries regulation¹³ to the extent that their context has a bearing on resource management issues of the district; and to consistency with plans and proposed plans of adjacent territorial authorities¹⁴*
 - *Take into account any relevant planning document recognised by an iwi authority¹⁵; and*

¹ [2014] NZ EnvC 55

² Section 74(1) of the Act

³ As described in section 31 of the Act

⁴ Sections 72 and 74(1) of the Act

⁵ Section 74(1) of the Act

⁶ Section 74(1) of the Act added by section 45(1) Resource Management Amendment Act 2005.

⁷ Section 75(3) RMA

⁸ The reference to “any regional policy statement” in the Rosehip list here has been deleted since it is included in (3) below which is a more logical place for it.

⁹ Section 74(2)(a)(i) of the RMA

¹⁰ Section 75(3)(c) of the Act [as substituted by section 46 Resource Management Amendment Act 2005].

¹¹ Section 75(4) of the Act [as substituted by section 46 Resource Management Amendment Act 2005]

¹² Section 74(2)(a)(ii) of the Act

¹³ Section 74(2)(b) of the Act

¹⁴ Section 74(2)(c) of the Act

¹⁵ Section 74(2A) of the Act

- *Not have regard to trade competition¹⁶ or the effects of trade competition;*
7. *The formal requirement that a district plan (change) must¹⁷ also state its objectives, policies and the rules (if any) and may¹⁸ state other matters.*
- B. Objectives [the section 32 test for objectives]*
8. *Each proposed objective in a district plan (change) is to be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the Act¹⁹.*
- C. Policies and methods (including rules) [the section 32 test for policies and rules]*
9. *The policies are to implement the objectives, and the rules (if any) are to implement the policies²⁰;*
 10. *Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objective²¹ of the district plan taking into account:*
 - i. The benefits and costs of the proposed policies and methods (including rules); and*
 - ii. The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods²²; and*
 - iii. If a national environmental standard applies and the proposed rule imposes a greater prohibition or restriction than that, then whether that greater prohibition or restriction is justified in the circumstances²³.*
- D. Rules*
11. *In making a rule the territorial authority must have regard to the actual or potential effect of activities on the environment²⁴.*
 12. *Rules have the force of regulation²⁵.*
 13. *Rules may be made for the protection of property from the effects of surface water, and these may be more restrictive²⁶ than those under the Building Act 2004.*
 14. *There are special provisions for rules about contaminated land²⁷.*
 15. *There must be no blanket rules about felling of trees²⁸ in any urban environment²⁹.*
- E. Other statutes:*
16. *Finally territorial authorities may be required to comply with other statutes."*

¹⁶ Section 74(3) of the Act as amended by section 58 Resource Management (Simplifying and Streamlining) Act 2009

¹⁷ Section 75(1) of the Act

¹⁸ Section 75(2) of the Act

¹⁹ Section 74(1) and Section 32(3)(a) of the Act

²⁰ Section 75(1)(b) and (c) of the Act (also section 76(1))

²¹ Section 32(3)(b) of the Act

²² Section 32(4) of the RMA

²³ Section 32(3A) of the Act added by section 13(3) Resource Management Amendment Act 2005.

²⁴ Section 76(3) of the Act.

²⁵ Section 76(2) RMA

²⁶ Section 76(2A) RMA

²⁷ Section 76(5) RMA as added by section 47 Resource Management Amendment Act 2005 and amended in 2009

²⁸ Section 76(4A) RMA as added by the Resource Management (Simplifying and Streamlining) Amendment Act 2009.

²⁹ Section 76(4B) RMA – this “Remuera rule” was added by the Resource Management (Simplifying and Streamlining) Amendment Act 2009

[Underlining in original to identify changes resulting from the 2009 amendment to the Act]

2. The *Colonial Vineyard* decision predated the 2013 amendment to the Act coming into effect. Accordingly, the tests poised by the Environment Court need to be read subject to the effect of that Amendment Act, specifically:
 - a. Points A1 and 2 need to be read subject to the amended section 74(1) of the Act which states:

“A territorial authority must prepare and change its District Plan in accordance with –

 - a. *Its functions under section 31; and*
 - b. *The provisions of Part 2; and*
 - c. *A direction given under section 25A(2) [by the Minister for the Environment]; and*
 - d. *Its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
 - e. *Its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
 - f. *Any regulations”.*

3. Point C10 needs to be read subject to the amended section 32³⁰ including in particular:
 - (1) *An evaluation report required under this Act must - ...*
 - a. *Examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by –*
 - i. *Identifying other reasonably practicable options for achieving the objectives; and*
 - ii. *Assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - iii. *Summarising the reasons for deciding on the provisions; and*
 - (2) *An assessment under subsection (1)(b)(ii) must –*
 - a. *identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*
 - i. *Economic growth that are anticipated to be provided or reduced; and*
 - ii. *Employment that are anticipated to be provided or reduced; and*
 - b. *If practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - c. *Assess the risk of acting or not acting if there is uncertainty or insufficient information about the subject matter of the provisions....*
 - (4) *If the proposal will impose a greater prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that*

³⁰ Introduced by section 70 of the Resource Management Amendment Act 2013

standard, the evaluation report must examine whether the prohibition or restriction is justified the circumstances of each region or district in which the prohibition or restriction would have effect.”

4. Section 76(4A)-(4D) of the Act have been inserted providing further guidance regarding the permissible scope of rules related to felling of trees.
5. The Colonial Vineyard decision also predated the decision of the Supreme Court in *Environmental Defence Society v The New Zealand King Salmon Company Limited*³¹, which provides direction on a number of aspects relevant to finalisation of the PDP.
6. The Supreme Court’s decision related to the way in which the New Zealand Coastal Policy Statement should be given effect to in considering a Plan Change proposal. The particular Plan Change in issue would have changed the activity status of marine farms in an identified outstanding natural landscape from prohibited to discretionary. The majority of the Supreme Court rejected an approach based on a broad overall judgement of all policies in the New Zealand Coastal Policy Statement, holding that that document had to be considered in terms of each relevant policy.
7. The Supreme Court also confirmed that there is a hierarchy of policy documents under the Act with the documents at each level giving effect to and amplifying those at the next level up.
8. In the context of the Supreme Court’s decision, that fact meant that it was unnecessary to refer back to Part 2 of the Act in order to determine how the particular Plan Changes in issue should be decided. The New Zealand Coastal Policy Statement could be taken as implementing the purpose and principles of the Act in the absence of identified invalidity, incompleteness or uncertainty.
9. Subsequent cases have applied that principle more generally, both in the context of District Plan processes (considering the formulation of rules relative to settled objectives) and of resource consent applications³². More recent authority³³, however, confirms that it only applies to reference back to Part 2 of the Act. The obligation to give effect for instance to a National Policy Statement applies notwithstanding than an intermediate higher level document might have settled provisions that also need to be given effect.

³¹ [2014] NZSC 38

³² See *Thumb Point Station Limited v Auckland Council* [2015] NZHC 1035 and *RJ Davidson Family Trust v Marlborough District Council* [2017] NZHC 52 respectively.

³³ *Royal Forest and Bird Protection Society v Bay of Plenty Regional Council* [2017] NZHC3080