

**APPLICATION AS NOTIFIED**

**NORTHLAKE INVESTMENTS  
LIMITED  
(RM210138)**

**Submissions Close 8 July 2021**

# FORM 12

File Number RM210138

## QUEENSTOWN LAKES DISTRICT COUNCIL

### PUBLIC NOTIFICATION

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Northlake Investments Limited

#### **What is proposed:**

- Land use consent for a mixed use visitor accommodation and commercial/retail development including earthworks and transport breaches; and
- Amended Outline Development Plan for Lot 1006 DP 515015; and
- 32 lot unit title subdivision.

The proposal will establish two 2-storey buildings oriented along the northern and western boundaries. The northern boundary building will comprise seven retail tenancies (possibly including a small supermarket) at ground level and 13 visitor accommodation units on the first floor. The western building will contain 12 visitor accommodation units. Each unit/tenancy is proposed to have a separate unit title. Access to the site is provided from Northlake Drive and Mount Linton Avenue.

#### **The location in respect of which this application relates is situated at:**

Northlake Drive, Wanaka (Lot 1006 Deposited Plan 515015)

**The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:**

- **74 Shotover Street, Queenstown;**
- **Gorge Road, Queenstown;**
- **and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).**

**Alternatively, you can view them on our website when the submission period commences:**

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM210138 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Wendy Baker, who may be contacted by phone at 021 1843309 or email at [wendy.baker@qldc.govt.nz](mailto:wendy.baker@qldc.govt.nz)

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

**If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:**

**8<sup>th</sup> July 2021**

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

[https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other\\_forms](https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms)

You must serve a copy of your submission to the applicant (Northlake Investments Limited) as soon as reasonably practicable after serving your submission to Council:

C/- Kim Banks  
[kim.banks@ppgroup.co.nz](mailto:kim.banks@ppgroup.co.nz)  
Paterson Pitts Group  
PO Box 283  
Wanaka 9343, New Zealand

#### **QUEENSTOWN LAKES DISTRICT COUNCIL**



(signed by Sarah Gathercole pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

**Date of Notification: 10<sup>th</sup> June 2021**

#### **Address for Service for Consent Authority:**

**Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
Gorge Road, Queenstown 9300**

**Phone  
Email  
Website**

**03 441 0499  
rcsubmission@qldc.govt.nz  
www.qldc.govt.nz**



APPLICATION FOR RESOURCE CONSENT OR  
FAST TRACK RESOURCE CONSENT

# FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



## APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

\*Applicant's Full Name / Company / Trust: **Northlake Investments Ltd**  
(Name Decision is to be issued in)

All trustee names (if applicable):

\*Contact name for company or trust: **Simon Palmer**

\*Postal Address: **PO Box 250 Wanaka**

\*Post code:  
**9343**

\*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

\*Email Address: **simon.palmer@winton.nz**

\*Phone Numbers: Day

Mobile: **0276 696 550**

\*The Applicant is:



Owner



Prospective Purchaser (of the site to which the application relates)



Occupier



Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by **email** and **phone**.

The decision will be sent to the Correspondence Details by **email** unless requested otherwise.



## CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

\*Name & Company: **Kim Banks Paterson Pitts Limited Partnership**

\*Phone Numbers: Day

Mobile: **0210344903**

\*Email Address: **kim.banks@ppgroup.co.nz**

\*Postal Address: **PO Box 283  
Wanaka**

\*Postcode:  
**9343**



## INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

\*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:



Agent:



Other - Please specify:

Email:



Post:



\*Attention: **Simon Palmer**

\*Postal Address: **PO Box 818  
Wanaka**

\*Post code:  
**9343**

\*Please provide an email AND full postal address.

\*Email: **simon.palmer@winton.nz**



## OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

\*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

Applicant:

Landowner:

Other, please specify:

\*Attention:

\*Email:

[Click here for further information and our estimate request form](#)



## DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

\*Address / Location to which this application relates:

Northlake Drive, Wanaka

\*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

Lot 1006 DP 515015

District Plan Zone(s): Northlake Special Zone (AA-D1)



## SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES  NO

Is there a dog on the property?

YES  NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES  NO

If 'yes' please provide information below

Construction hazards in wider zone area



## PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:

PA200165



## CONSENT(S) APPLIED FOR // \* Identify all consents sought

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate



## QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



## BRIEF DESCRIPTION OF THE PROPOSAL // \*Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

\*Consent is sought to:

Mixed use development - refer attached AEE



## APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



## OTHER CONSENTS

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

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m<sup>3</sup> per 500m<sup>2</sup>). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



## OTHER CONSENTS // CONTINUED

- I have included a Preliminary Site Investigation undertaken by a suitably qualified person.
- An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

■ Any other National Environmental Standard

- Yes       N/A

Are any additional consent(s) required that have been applied for separately?

■ Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

- Yes       N/A



## INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

- Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).
- A plan or map showing the locality of the site, topographical features, buildings etc.
- A site plan at a convenient scale.
- Written approval of every person who may be adversely affected by the granting of consent (s95E).
- An Assessment of Effects (AEE).  
An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.

- We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



## PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



## FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable **prior to issuing of the decision**. Payment is due on the 20th of the month or **prior to the issue date – whichever is earlier**.



## FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

**LIABILITY FOR PAYMENT** – Please note that by signing and lodging this application form you are acknowledging that the Applicant is responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

**MONITORING FEES** – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

**DEVELOPMENT CONTRIBUTIONS** – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, please call 03 441 0499 and ask to speak to our duty planner.

Please ensure to reference any banking payments correctly. Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



## PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

Bank transfer to account 02 0948 0002000 00(If paying from overseas swiftcode is – BKNZ22)

Cheque payable to Queenstown Lakes District Council attached

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

\*Reference **RMNIL**

\*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

\$2920 - Other subdivision (e.g. Rural Residential, Rural Lifestyle)

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

\*Date of Payment **2/18/21**

Invoices are available on request





## APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.



If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:



If lodging this application **as agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



Signed (by or as authorised agent of the Applicant) \*\* **Kim Banks**

Digitally signed by Kim Banks  
DN: cn=Kim Banks, o=Patterson Pitts Group, ou, email=kim.banks@ppgroup.co.nz, c=NZ  
Date: 2020.10.27 09:22:43 +13'00'

Full name of person lodging this form **Kim Banks**

Firm/Company **Paterson Pitts Limited Partnership**

Dated **19/2/2021**

\*\*If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.

Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

#### 1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

#### 2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

Information provided within the Form above

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

- (3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

#### ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
  - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
  - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
  - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
  - (b) an assessment of the actual or potential effect on the environment of the activity;
  - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
  - (d) if the activity includes the discharge of any contaminant, a description of—
    - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
    - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
  - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
  - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
  - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
  - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

### CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
  - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
  - (b) any physical effect on the locality, including any landscape and visual effects;
  - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
  - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
  - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
  - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

## UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
  - (a) the position of all new boundaries:
  - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
  - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
  - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
  - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
  - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
  - (g) the locations and areas of land to be set aside as new roads.

## Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
  - Water supply
  - Wastewater supply
  - Stormwater supply
  - Reserves, Reserve Improvements and Community Facilities
  - Transportation (also known as Roading)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request \*please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

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

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9	Engineering Report
Assessment of Environmental Effects (AEE)	Geotechnical Report
Computer Register (CFR)	Wastewater Assessment
Covenants & Consent Notice	Traffic Report
Affected Party Approval/s	Waste Event Form
Landscape Report	Urban Design Report
Ecological Report	



Our Ref: W6204  
24 February 2021

## Northlake Investments Ltd

**Application for Subdivision and Land Use  
Consent – Visitor Accommodation &  
Commercial Activities in AA-D1, including  
an Outline Development Plan**

**Lot 1006 DP 515015**

**Northlake Drive, Wanaka**

**DUNEDIN:**

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

**CHRISTCHURCH:**

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

**ALEXANDRA:**

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

**CROMWELL:**

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

**QUEENSTOWN:**

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

**WANAKA:**

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

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## 1.0 APPLICATION DETAILS

<b>Applicant:</b>	Northlake Investments Ltd
<b>Site Location:</b>	Northlake Drive, Wanaka
<b>Legal Description:</b>	Lot 1006 DP 515015
<b>Identifier:</b>	803943
<b>Area:</b>	4,580m <sup>2</sup>
<b>Zoning:</b>	Northlake Special Zone (Activity Area D1)
<b>Activity status:</b>	<b>Discretionary</b>

## 2.0 SUMMARY

Resource consent is sought for a mixed-use visitor accommodation and commercial/retail development at Lot 1006 DP 515015, Northlake Drive, within the Northlake Special Zone. The proposal requires resource consent for visitor accommodation and commercial activities, including a replacement Outline Development Plan (ODP) for Lot 1006 only. Resource consent is also required for breaches to transport and earthworks standards.

Overall, the proposal requires resource consent as a **Discretionary Activity**.

## 3.0 ZONE BACKGROUND

The Northlake Special Zone was created in December 2015 as part of the Northlake Plan Change (Plan Change 45). A Structure Plan applies to the zone and provides a high-level template to ensure the progressive development of the Northlake zone over several stages with different landowners to achieve the zone's objectives and policies. Plan Change 53 was made operative by Council on 9 May 2019 and amended the activity area boundaries of the existing Structure Plan, as well as number of provisions within the Northlake Special Zone chapter of the District Plan. The subject site is located within Activity Area D1 (AA-D1) of the Structure Plan.

Development of the various activity areas requires a resource consent for the relevant land use activity to be approved by Council under Rule 12.34.2.3 (ii), prior to subdivision or land use. An Outline Development Plan (ODP) is required as a condition of consent to ensure that development is undertaken in an integrated manner and gives effect to the Northlake Structure Plan. The ODP is therefore a high-level master plan template providing a link between the Structure Plan, and the subsequent detailed subdivision and building plans.

**4.0 THE SITE AND RELEVANT CONSENT HISTORY**

The subject site is legally described as Lot 1006 DP 515015 and is located within the village centre of the Northlake Special Zone (Activity Area D1). The site comprises a land area of 4,580m<sup>2</sup>, and has three road frontages to Northlake Drive (north), Mount Linton Ave (east) and Cluden Crescent (west). To the south the site adjoins Lot 1007, a Local Purpose Reserve for stormwater management purposes.

Immediately west of the site are existing commercial premises within the village centre which includes offices, an early childcare centre and a restaurant and bar. Northlake Investments Limited retain ownership of the existing commercial office building and the restaurant. East of the site is the terrace housing residential development approved under RM180492.

Encumbrances:

A CFR for the site is contained within **Appendix A**, and identifies that the site is subject to consent notice CONO 10904858.7. This consent notice contains only one condition applicable to Lot 1006, requiring plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the schedule relating to the certification of “good ground”. The schedule confirms that Lot 1006 is considered to meet the requirements, and this information will be provided at the time of building consent.

Consent History

**ODP Decisions:**

The site is within the area subject to Outline Development Plan ‘1’ (ODP 1) which was approved under RM160152. RM160152 granted consent under Rule 12.34.2.3 (ii) for residential and community land use activities in Activity Area D1. According to the approved plans of ODP1, the subject site was identified within the village centre and a building and car park area were indicated. Figure 1 below provides an extract of the approved plans of ODP 1.

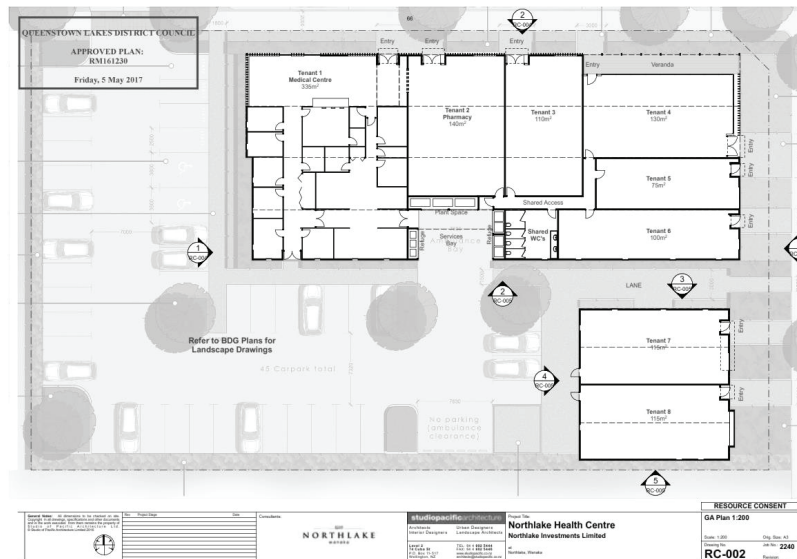


**Figure 1: Extract from approved Plan RM160152, ‘ODP Master Plan’, plan dated 30 May 2016.**



Northlake Drive is identified as a primary collector road (road type A), and a primary walkway/cycleway connection.

Subsequent to ODP 1, **RM161230** (5 May 2017) granted resource consent under Rule 12.34.2.4 for commercial and community activities on Lot 1006, including a replacement Outline Development Plan. This consent also approved buildings for a health care centre/medical facility, office and retail tenancies, and a gym. A copy of the approved site plan from RM161230 is included below.



As demonstrated in the figure above, RM161230 granted consent for two single level buildings on the site (max height 7m), with the larger building oriented along Northlake Drive comprising a footprint of approximately 1050m<sup>2</sup> with six proposed tenancies.

The difference between the health care centre and the original approved plans for ODP1 (RM160152) was acknowledged in this decision. As stated at Page 4, as commercial activities and buildings were not identified on the approved plans for ODP1, resource consent was necessary for these activities under Rule 12.34.2.3(iv), and also as a Discretionary Activity under Rule 12.34.2.4 for an amended ODP to apply to Lot 1006 only. Therefore, RM161230 granted approval for commercial and community activities on Lot 1006, including an amended ODP. This decision also granted consent for a breach to the minimum car parking standards related to a shortfall of 18 spaces, where 59 spaces were required according to the district plan, and only 41 were to be provided.

Other consents of relevance to the proposal are detailed below.

**RM160509** – 29 September 2016. Granted subdivision consent for land subject to ODP1, including creation of the subject site Lot 1006 and adjacent local purpose reserve (stormwater) Lot 1007. It is noted that ground level was reset as part of this decision.

**RM171186** – 11 December 2017. Granted consent for a variation to the approved plans and conditions of RM161230 to amend the design of the health care facility building and construct a deck that breached the road boundary setback. This decision did not involve any change to the previously approved land use activities under RM161230.

**RM181903** – 25 June 2019. Granted consent for a 113 Room Hotel, Restaurant, Bar & Gym and Off-Site Bus Parking Facilities. As the current application involves the addition of visitor accommodation activities to Lot 1006 and a replacement ODP, the matters discussed throughout this decision are of relevance to the proposal. The relevance of the original ODP1 decision is discussed at page 29 of the Commissioner’s Decision (paras 146 – 150). This clarifies the role of an ODP in being focussed on activity allocations, and not buildings or detailed design outcomes on land. At page 31 and 32 it is noted that the District Plan enables an ODP to be applied for full activity areas, one or more activity areas, or a single site.

The matter of visitor accommodation activities being located within AA-D1 is also discussed in this decision. In particular at page 42 of the Commissioner’s Decision it is stated: *“AAD1 provides for visitor accommodation activities, with no limit on the scale or number of such activities anticipated. We find that it is significant that the word quantifier “small-scale” is expressed in policy 12.33.2(2.6) only in respect of “retail activities” but not the other non-residential activities enabled”*. This decision therefore clarifies and confirms that visitor accommodation is enabled within Activity Area D1 of the Northlake Special Zone.

**RM171504** – 19 March 2018. Granted consent for a two-storey commercial building at Mount Linton Avenue comprising eight retail and office tenancies. This consent approved 216.45m<sup>2</sup> of retail space at ground floor, and 225.53m<sup>2</sup> of office space on the first floor.

## 5.0 DESCRIPTION OF PROPOSAL

### Overview

The previously approved health care facility and associated buildings approved under RM161230 (and varied by RM171186) are no longer intended to be implemented on Lot 1006; and an alternative mixed-use development is proposed for the site.

It is proposed to establish two buildings on the site oriented along the northern and western boundaries to accommodate visitor accommodation and commercial/retail land use activities. As the previously approved ODP for Lot 1006 (RM161230, varied by RM171186) authorised commercial activities on the site, but did not include visitor accommodation, a replacement ODP is proposed for Lot 1006.

Along the northern boundary fronting Northlake Drive it is proposed to establish a two storey commercial building (Building 1) with six retail tenancies including a small supermarket at ground level, and 13 visitor accommodation units on the first floor.

Along the western boundary it is proposed to construct a second two storey building (Building 2) comprised of 12 two-bedroom visitor accommodation units, with 6 located on ground floor and 6 located on the first floor.

Resource consent is also sought for a unit title subdivision to create separate titles for both the commercial and visitor accommodation units.

Architectural plans are included in **Attachment B** and a subdivision scheme plan is included in **Appendix C**. The following additional information is also included with this application:

- Landscaping Plan (**Appendix D**)
- Infrastructure Report (**Appendix E**)
- Parking and Access Assessment (**Appendix F**)
- Urban design statement (**Appendix G**)
- Acoustic Assessment (**Appendix H**)

Each element of the proposal is outlined separately below.

### Commercial/Retail Activity (and Building 1):

It is proposed to construct a two storey commercial building oriented alongside Northlake Drive, referred to as “Building 1”. Building 1 is proposed to contain six commercial tenancies at ground floor level which may include retail and/or offices. On the first floor 13 visitor accommodation units are proposed and this component is discussed separately below. The position and footprint of Building 1 within the site is similar to that approved for the health care facility under RM161230.

Building 1 is designed with a linked gable roof form, with lower link connecting roofs, as demonstrated on the elevations in **Appendix B**. The building has a maximum height of 9.4m to the top of the ridge line, and 7.3m to the lower ridge line and complies with the maximum height limit of 10m which applies to AA-D1. External colours and materials have been selected with recognition to the existing character of the village centre, including mortared brick, timber and metal roofing. The perceived scale of the building is reduced by the broken gable roof form, and articulation provided by the changes in façade material, window treatment and rhythm. A more detailed urban design statement for the building is included in **Appendix G**.

Building 1 is setback approximately 3.75m from the Northlake Drive site boundary, with the additional setback intentionally provided to support the widening of the pedestrian footpath along the Northlake Drive frontage to 3m. The widening of the footpath will provide better pedestrian movement and desire lines around the Northlake Drive frontage of the site.

Building 1 is proposed to contain a total commercial/retail GFA of 1051m<sup>2</sup> comprised of six individual tenancies. The largest tenancy (Tenancy 1) has an area of 532m<sup>2</sup> and is intended to accommodate a small supermarket. The remaining tenancies are all less than 200m<sup>2</sup> may accommodate any other commercial/retail or office activity. Together tenancies 2-6 comprise a total additional GFA of 519m<sup>2</sup>.

Zone Standard 12.34.4.2 (viii) states that the total amount of retail activity in Activity Area D1 shall be 1000m<sup>2</sup>, with an additional area of up to 1,250m<sup>2</sup> limited to a small supermarket within Lot 1005 or Lot 1006. Existing retail development within the village centre includes:

- Ground floor tenancies existing commercial building (Mount Linton Avenue) – 216.45m<sup>2</sup>
- Monkey Farm Restaurant (RM170418) – 176m<sup>2</sup>
- **Total** existing retail = 392.45m<sup>2</sup>

Combined with the floor areas of proposed tenancies 2-6 (519m<sup>2</sup> GFA), a total of 911.45m<sup>2</sup> of commercial/retail GFA would be provided within AA-D1, in addition to the proposed small supermarket within Tenancy 1 (532m<sup>2</sup> + 122m<sup>2</sup> store). Tenancy 1 will be conditioned for a small supermarket or non-retail activity. As such, less than 1000m<sup>2</sup> of retail area is achieved within AA-D1 and the proposal complies with Zone Standard 12.34.4.2 (viii).

Visitor Accommodation Activity (and Building 2):

A total of 25 visitor accommodation units are proposed across the site, with 13 units being located on the first floor of the commercial building (Building 1 – discussed above) and 12 units set across two levels of Building 2.

Building 2 is also a two storey building and is oriented to Cluden Crescent. Building 2 is designed to integrate with and complement Building 1, having a linked gable roof form with lower link connecting roofs. Building 2 has a maximum height of 8.55m to the upper ridge line, and 6.1m to the lower ridge line. As for Building 1, external colours and materials have been selected with recognition to the existing character of the village centre, including mortared brick, timber and metal roofing. The façade treatment provides articulation and interest through a variety of materials and rhythm, as well as retaining the gable roof form which is consistent with the existing character of adjacent residential and commercial buildings.

Building 2 has an increased setback of approximately 6.05m from the Cluden Crescent site boundary. The increased road setback of Building 2 from Cluden Crescent provides an increased setback to the adjacent terrace housing development and also enables the provision of six external vehicle parking spaces and outdoor patios.

The visitor accommodation units are intended to be individually titled and privately owned, operated as managed holiday apartments with owners being bound to a management agreement for short term occupation. Owners would be limited to the number of days allowable for private use of the apartments. A number of internal layout typologies are proposed, with each unit above ground level having a balcony, and an external patio area provided for ground floor units. All balconies exceed 8m<sup>2</sup> in area.

As visitor accommodation activities were not approved as part of the replacement ODP applicable to Lot 1006 (RM161230, varied by RM171186), a replacement ODP is also proposed to approve this activity on the site. As described in Section 3 above, visitor accommodation activity is enabled in AA-D1 and this matter was covered as part of the Commissioners Decision for the Northlake hotel.

A condition of consent is volunteered to confirm that the replacement ODP approves visitor accommodation only and does not approve residential activity.

Transport and parking:

The parking and access arrangement for the development is indicated on the plans in **Appendix B** and **Appendix C**. Access to the site is provided from Northlake Drive as well as Mount Linton Avenue, and will provide for two-way vehicle movement through the site. A total of 70 parking spaces are provided, with 64 being located internal to the site, and a further 6 spaces located at the Cluden Crescent frontage. Two accessible parking spaces are provided within convenient access from Mount Linton Avenue and to the commercial building. As noted in the Infrastructure Report (**Appendix E**) the proposed access design will result in the loss of two existing on-street parking spaces located at Mount Linton Avenue.

The proposal has been reviewed by Carriageway Consulting Ltd and an access and parking assessment is contained in **Attachment F**. It is intended that 25 spaces would be allocated to the

visitor accommodation units, and the remaining spaces for the commercial tenancies. The allocation of car parking spaces is demonstrated on the scheme plans in **Appendix C**. The overall parking ratios are determined to meet requirements of the District Plan.

The proposed parking layout does however result in a non-compliance with the required minimum queuing length to Mount Linton Avenue. Accordingly, three parking spaces (numbers 1, 2 and 28) located within this queuing area have been identified as dedicated staff parking and will ensure access by users who are familiar with the parking layout. As discussed in **Appendix G**, this arrangement is considered appropriate and is not anticipated to give rise to any adverse effects on the safety and efficiency of the roading network.

### Unit title subdivision

A unit title subdivision is proposed to create separate titles for each of the VA units and commercial tenancies. Scheme Plans are included in **Appendix C**. Each VA unit (principal unit - PU) has an associated accessory unit (car park). Principal units 1-13 that are located within the commercial building (Building 1) also have an additional accessory unit for storage and a 1/13<sup>th</sup> share in accessory unit 100 (access to storage). The storage units are provided at the rear of Building 1 adjacent to Tenancy 6 (PU31).

In order to allow for the development and release of lots in a controlled and logical manner the development may be staged. The standard staging condition (below) is requested and would be appropriate in these circumstances.

*In order to allow for the development and release of allotments in a controlled and logical manner the subdivision may be staged in any order that the consent holder sees fit provided that all allotments within each stage are adequately serviced and accessed in accordance with the conditions of this consent.*

### Earthworks:

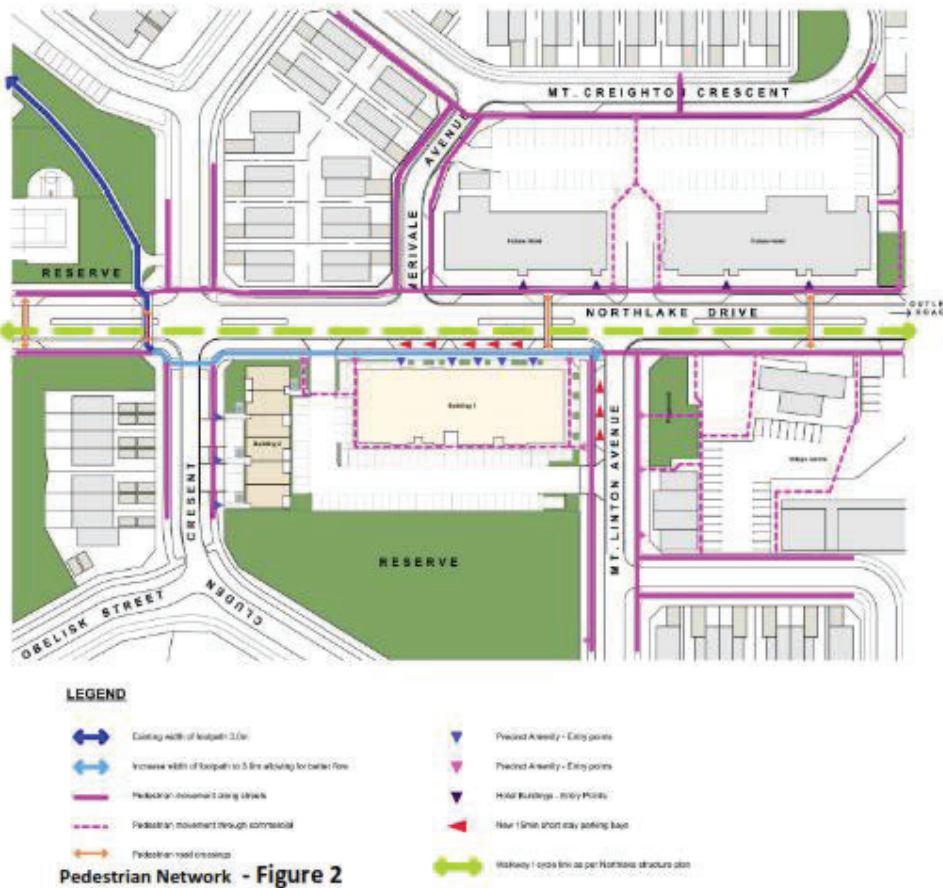
The proposal will require minor additional earthworks for the movement of topsoil and trenching for services only. The total quantity of earthworks required is estimated to be 900m<sup>3</sup>, and the details are outlined in the Infrastructure Report within **Appendix E**.

### Servicing:

Infrastructure required for the wider Northlake Development has been designed (and approved) with further development of Lot 1006 in mind and, has been installed in accordance with Council's Land Development and Subdivision Code of Practice (LDSCOP). An infrastructure report has been prepared detailing the location of existing service connections and additional requirements for servicing the site, and this is included in **Appendix E**.

### Pedestrian and cycle connections

The pedestrian and cycle network surrounding the site is identified and discussed in the urban design assessment (**Appendix G**) and the Infrastructure Report (**Appendix E**). The image below is extracted from the urban design assessment and indicates the wider site context.



As noted above, a primary pedestrian and cycle network exists along Northlake Drive, continuing up through the multi-purpose reserve located immediately north-west of the site. To support connectivity and ease of pedestrian movements between the site, other sites in the village centre and adjacent reserves, it is proposed to widen the pedestrian footpath along the Northlake Drive frontage to 3m.

The widened footpath will continue west along Northlake Drive past the Cluden Crescent intersection to a new pedestrian crossing to be installed across Northlake Drive. The new 3.0m wide footpath will then link to the existing 3.0m wide footpath within the Northlake recreation reserve (Lot 1000 549205) and through Northlake Stage 15 to Outlet Road. The proposed modifications to the surrounding road network are illustrated in the image below, extracted from the Infrastructure Report.



**6.0 ASSESSMENT UNDER THE OPERATIVE DISTRICT PLAN**

**6.1 RESOURCE CONSENTS REQUIRED**

The following resource consents are determined to be required for the proposal:

Part A – Land Use Consent

- A **Controlled Activity** under Rule 18.2.4 for signage platforms within Activity Area D1 of the Northlake Special Zone that comply with the size requirements specified in the Activity Table 1.
- A **Restricted Discretionary Activity** under Rule 12.34.2.3(iv) for the construction of buildings for visitor accommodation and commercial activities in Activity Area D1.
- A **Restricted Discretionary Activity** under Rule 14.2.2.3(i) for a breach to the following transport standards:
  - Site Standard 14.2.4.1i: Minimum Parking Space Numbers – as no coach park is provided.
  - Site Standard 14.2.4.1v: Size of Parking Spaces – due to the design of mobility spaces only.
  - Site Standard 14.2.4.1xi: Queuing.
  - Site Standard 14.2.4.2iv: Minimum Sight Distances from Vehicle Access.
  - Site Standard 14.2.4.1vi: Distances of Vehicle Crossings from Intersections.
- A **Restricted Discretionary Activity** for a breach to site standard 12.34.4.1 (vii) as screening walls are proposed within the road boundary setback for landscaping purposes.
- A **Discretionary activity** under Rule 12.34.2.4 (ii) for Visitor Accommodation (excluding buildings) in Activity Area D1 where an Outline Development Plan is proposed for only part of Activity Area D1.
- A **Restricted Discretionary Activity** for a breach to site standard 12.34.4.1(ix) as the maximum volume of earthworks will exceed 200m<sup>2</sup> per site. A total volume of 900m<sup>3</sup> of earthworks is proposed.

*It is noted that earthworks standards for the zone are contained within Chapter 12 of the Operative District Plan, and the District Wide Earthworks chapter does not apply to the Northlake Special Zone in accordance with 12.34.1.*

Part B – Subdivision Consent

- **Restricted Discretionary Activity** under Rule 15.2.3.3 (xi) for subdivision in the Northlake Special Zone.

Overall, the application is determined to require resource consent as a **Discretionary Activity**.

**6.2 NORTHLAKE SPECIAL ZONE**

**6.2.1 Rules and standards**

The application has been assessed against the site and zone standards for the Northlake Special Zone as outlined below.

6.2.1.1 Site Standards - 12.34.4.1

Ref	Standard	Comments
i	<p><b>Nature and Scale of Non-Residential Activities</b></p> <p><i>(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.</i></p> <p><i>(e) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.</i></p>	Complies. No goods or materials will be stored outside a building and no manufacturing or processing activities are proposed.
ii	<p><b>Setback from Roads</b></p> <p><i>The minimum setback from road boundaries of any building within Activity Area D1 shall be 3m.</i></p>	Complies. Buildings have been set back more 3m or more from all road boundaries.
iii	<p><b>Setbacks from Internal Boundaries</b></p> <p><i>(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.</i></p>	Complies.
iv	<p><b>Continuous Building Length</b></p> <p><i>Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16m; either:</i></p> <p><i>(a) The entire building(s) shall be set back an additional 0.5m for every 6m of additional length or part thereof</i></p>	Complies. This rule applies to internal boundaries only. The building façade oriented to the southern internal boundary is set back more than 18m from the southern boundary in accordance with clause (a) of this rule.



	<p><i>from the minimum yard setback (continuous façades) at the same distances from the boundary; or</i></p> <p><i>(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).</i></p> <p><i>Refer Appendix 4</i></p>	
v	<p><b>Outdoor Living Space</b></p> <p><i>(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></p> <p><i>(i) For residential activities within Activity Area D1, 40m<sup>2</sup> 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.</i></p> <p><i>(ii) In all other Activity Areas 36m<sup>2</sup> contained in one area with a minimum dimension of 4.5m.</i></p> <p><i>(b) The minimum provision of outdoor living space for each residential unit above ground level shall be 8m<sup>2</sup> contained in one area with a minimum dimension of 2m.</i></p> <p><i>(c) The outdoor living space shall be readily accessible from a living area.</i></p> <p><i>(d) No outdoor living space shall be occupied by:</i></p> <p><i>(i) Any building, other than an outdoor swimming pool or accessory building of less than 8m<sup>2</sup> gross floor area; or</i></p> <p><i>(ii) A driveway or parking space; or</i></p> <p><i>(iii) Areas to be used for the storage of waste and recycling.</i></p>	N/A – No residential units are proposed.
vi	<p><b>Garages</b></p> <p><i>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</i></p>	N/A – No residential units are proposed.
vii	<p><b>Walls and Fences</b></p> <p><i>No walls or fences shall be located within a setback from roads, except that:</i></p> <p><i>(a) Fences within a road setback in Activity Areas C1 – C4 are allowed up to 1.2m high provided they are post and wire.</i></p>	<b>Does not comply.</b> Broken 1.2m high concrete board form walls and a 1.8m bin screening wall are indicated on the landscape plan within the road setback for screening and amenity purposes.

	<p><i>(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.</i></p> <p><i>(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.</i></p>	
vii	<p><b>Access</b></p> <p><i>Each residential unit shall have legal access to a formed road.</i></p> <p><i>(b) Within Activity Area D1 no residential or non-residential activity shall have direct access to Outlet Road.</i></p>	N/A – no residential units are proposed and no direct access to Outlet Road is proposed.
ix	<p><b>Earthworks</b></p> <p><b>(a) Earthworks</b></p> <p><i>(i) The total volume of earthworks does not exceed 200m<sup>3</sup> per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.</i></p> <p><i>(ii) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed 400m<sup>2</sup> in area within that site (within a 12 month period).</i></p> <p><i>(iii) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed 20m<sup>3</sup> (notwithstanding provision 17.2.2).</i></p> <p><i>(iv) No earthworks shall:</i></p> <p><i>a. expose any groundwater aquifer;</i></p> <p><i>b. cause artificial drainage of any groundwater aquifer;</i></p> <p><i>c. cause temporary ponding of any surface water</i></p> <p><b>(b) Height of cut and fill and slope</b></p> <p><i>(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.</i></p> <p><i>(ii) The maximum height of any cut shall not exceed 2.4m.</i></p>	<p><b>Does not comply.</b> The proposal will require earthworks for the movement of topsoil, construction of carpark and footpath pavement and the installation of services. The total quantity of earthworks required is estimated to be 900m<sup>3</sup>, and the details are outlined in the Infrastructure Report within <b>Appendix E.</b></p>
x	<p><b>Landscaping and Planting</b></p>	N/A – this rule does not apply to Activity Area D1.

<p>xi</p>	<p><b>Outlook Space</b></p> <p><i>(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.</i></p> <p><i>(b) The minimum dimensions for a required outlook space are as follows:</i></p> <p><i>(i) principal living room: 6m in depth and 4m in width</i></p> <p><i>(ii) principal bedroom: 3m in depth and 3m in width</i></p> <p><i>(iii) all other habitable rooms: 1m in depth and 1m in width.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>(f) Outlook spaces may be within the site, over a public street, or other public open space.</i></p> <p><i>(g) Outlook spaces required from different rooms within the same dwelling may overlap.</i></p> <p><i>(h) Outlook spaces must:</i></p> <p><i>(i) be clear and unobstructed by buildings</i></p> <p><i>(ii) not extend over adjacent sites or overlap with outlook spaces required by another dwelling.</i></p> <p><i>(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.</i></p>	<p>Complies. The visitor accommodation units have outlook space that complies with these standards.</p>
<p>xii</p>	<p><b>Universal Access</b></p> <p><i>(a) Where an attached multi-unit development contains 10 or more dwellings, 20 per cent of those dwellings must comply with the following:</i></p> <p><i>(i) doorways must have a minimum clear opening width of 810mm</i></p> <p><i>(ii) stairwells must have a minimum width of 900mm</i></p> <p><i>(iii) corridors must have a minimum width of 1050mm</i></p>	<p>N/A - No residential units are proposed.</p>

	<p>(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:</p> <ul style="list-style-type: none"> <li>• a minimum width of 1.2m</li> <li>• a maximum slope of 1:20</li> <li>• a maximum cross fall of 1:50.</li> </ul> <p>(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.</p> <p>(c) All dwellings required to be universally accessible must provide at least one parking space for people with a disability.</p> <p>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).</p>	
<p>xiii</p>	<p><b>Sustainable development</b></p> <p>(a) In new attached multi-unit developments containing five or more dwellings, each dwelling must be designed and constructed to achieve:</p> <p>(i) a minimum 6-star level from New Zealand Green Building Council Homestar Tool (2013), or</p> <p>(ii) certification under the Living Building Challenge</p> <p>(b) This control does not apply to:</p> <p>(i) extensions and alterations to existing buildings</p> <p>(ii) converting an existing building to a dwelling</p> <p>(iii) new developments containing four or fewer dwellings.</p>	<p>N/A - No residential units are proposed.</p>
<p>xiv</p>	<p><b>Separation between buildings within a site</b></p> <p>(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.</p> <p>(b) The separation space required must be free of buildings for the depth, width and height set out below.</p> <p>(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</p>	<p>Complies. A separation space between VA units of Building 1 and Building 2 complies with this standard.</p>

	<p><i>separation applies to a balcony, it is measured from the outside edge of the balcony.</i></p> <p><i>(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.</i></p> <p><i>(e) For the principal bedroom, the depth of the separation space required is 6m.</i></p> <p><i>(f) For other habitable rooms, the depth of the separation space required is 3m.</i></p> <p><i>(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.</i></p> <p><i>(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></p> <p><i>(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.</i></p>	
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6.2.1.2 Zone Standards - 12.34.4.2

Ref	Standard	Comments
i.	<p><b>Structure Plan</b></p> <p><i>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.</i></p>	Complies. The site is located within Activity Area D1 which is identified for the village centre development and the lot has been previously subdivided. The proposal is consistent with the purpose of Activity Area D1, as discussed further in this report.
ii.	<p><b>Outline Development Plan &amp; Staging Plan</b></p> <p><i>(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,</i></p> <p><i>(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.</i></p> <p><i>(c) A consent application with an Outline Development</i></p>	N/A - This proposal applies to lot 1006 only and a consent application with an Outline Development Plan is not being lodged under these rules.

	<p><i>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.</i></p> <p><i>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.</i></p>									
iii.	<p><b>Density</b></p> <p><i>The density of residential units within each Activity Area shall achieve limits set out in Table 1 plus or minus fifteen per cent (15%).</i></p> <p><i>Table 1: Activity Density (residential units Areas per hectare)</i></p> <table border="1"> <tr> <td>A &amp; C4</td> <td>N/A</td> </tr> <tr> <td>B1 – B5</td> <td>10</td> </tr> <tr> <td>C1 – C3</td> <td>4.5</td> </tr> <tr> <td>D1</td> <td>15</td> </tr> </table>	A & C4	N/A	B1 – B5	10	C1 – C3	4.5	D1	15	N/A - No residential units are proposed.
A & C4	N/A									
B1 – B5	10									
C1 – C3	4.5									
D1	15									
iv.	<p><b>Building Height</b></p> <p><i>(a) Flat sites</i>  <i>Where all elevations indicate a ground slope of less than 6 degrees (approximately 1:9.5), then the maximum height for buildings shall be:</i></p> <ul style="list-style-type: none"> <li>- 8.0m for residential activities within Activity Areas A, B1 – B5, and C2 – C4;</li> <li>- 5.5m in Activity Area C1;</li> <li>- 10.0m for activities within Activity Area D1,</li> </ul> <p><i>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.</i></p> <p><i>(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.</i></p> <p><b>(b) Sloping site</b>  <i>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:...</i></p>	Complies. Building height is less than 10 meters and recession planes do not apply to activity area D1. It is noted that ground level was reset as part of the previous subdivision RM160509.								
v.	<p><b>Building Coverage</b></p> <p><b><i>The maximum building coverage for all activities on any site shall be:</i></b></p>	Complies. The proposed building coverage over the entire site is approximately 38%.								

	<p>(a) 40% in Activity Areas A, B1 – B5, C1 – C4 (b) 65% in Activity Area D1.</p>	
vi.	<p><b>Noise</b></p> <p>(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 LAeq(15 min) (ii) Night-time (2000 to 0800 hrs) 40 dB LAeq(15 min) (iii) Night-time (2000 to 0800 hrs) 70 dB LAFmax</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>Complies. An acoustic assessment is included in <b>Appendix H</b>.</p>
vii.	<p><b>Lighting, Glare and Controls on Building Materials</b></p> <p>(a) All fixed exterior lighting shall be directed away from adjacent sites and roads; and</p> <p>(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.</p> <p>(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%.</p>	<p>Complies. Building materials comply with the specified reflectivity limits. Fixed exterior lighting will be able to comply with this standard.</p>

viii.	<p><b>Retail</b></p> <p>(a) No retail activity shall occur within the Northlake Special Zone except in Activity Area D1.</p> <p>(b) No retail activity shall have a gross floor area exceeding 200m<sup>2</sup> except for one activity which may have a maximum gross floor area of 1,250m<sup>2</sup> being limited to a small supermarket on Lot 1005 DP 515015 or Lot 1006 DP 515015..</p> <p>(c) The total amount of retail activity (excluding a small supermarket established pursuant to (b)) shall not exceed a gross floor area of 1000m<sup>2</sup>.</p>	<p>Complies. Retail activity is proposed within Building 1 and the site is located within Activity Area D1 where this activity is enabled. Each unit is less than 200m<sup>2</sup> in floor area with the exception of a small supermarket (Tenancy 1) which has a proposed floor area of 532m<sup>2</sup>. The total area of retail activity in the zone (excluding the small supermarket) is less than 1000m<sup>2</sup> as detailed in section 5 of this report.</p>
ix.	<p><b>Roof Design</b></p>	<p>N/A – this rule applies to Activity Area C1 only.</p>
x.	<p><b>Activity Areas E1 &amp; E4</b></p> <p>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.</p>	<p>N/A</p>

**6.2.2 Assessment matters**

Those assessment matters that are considered relevant to the proposal are detailed below.

Ref	Assessment matter	Comments
iii.	<p><b>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)</b></p>	
(a)	<p><b>In regard to indicative subdivision design</b></p>	<p>A unit title subdivision is proposed for each of the visitor accommodation units and commercial tenancies. The subdivision design has been designed around the proposed building design and floor layout, access and parking areas. Each principal VA unit has a dedicated parking space, and an accessory unit for storage and a 1/13th share in accessory unit 100 (access to storage). The site layout and location of buildings is considered appropriate to provide a quality urban design outcome, with an active and high amenity streetscape and sufficient provision for pedestrian movement and safety through and around the site.</p>
(b)	<p><b>In regard to roading pattern and vehicle access arrangements</b></p> <p>(i) Whether the roading pattern realises</p>	<p>No roads are proposed and therefore these assessment matters have limited relevance. However, the parking and access design is considered in detail in the assessment by</p>



	<p><i>opportunities to connect streets. Where practical, cul-de-sacs, except those that are short and straight, should be avoided.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p>	<p>Carriageway Consulting Ltd in <b>Appendix F</b>. The proposal complies with the onsite parking requirements and the width of the access aisles from both Northlake Drive and Mount Linton Avenue are considered appropriate for two-way traffic flow. Separate pedestrian routes are provided around the commercial building. The design does result in a breach to the queuing length required at each access, therefore, parking spaces adjacent to these locations have been specified as staff parking to ensure users entering these spaces will be familiar with the layout and hence minimise the time spent manoeuvring within the queuing space.</p>
(c)	<p><b><i>In regard to road and street designs</i></b></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>(iv) The extent to which road and street designs make a positive contribution to the amenity of the zone.</i></p> <p><i>(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.</i></p>	<p>No roads are proposed and therefore these assessment matters have limited relevance. However, the design has considered pedestrian amenity and safety through the incorporation of an increased building setback to Northlake Drive to allow a widening of the footpath to 3m. Pedestrian walkways have also been incorporated around all sides of the commercial building.</p> <p>A landscaping plan is proposed (<b>Appendix D</b>) to soften the visual effects of the proposed buildings and to enhance the amenity of the site and the streetscape.</p>
(d)	<p><b><i>In regard to open space areas, pedestrian and cycle links</i></b></p> <p><i>(i) The extent to which public access to places of public interest and enjoyment is created and enhanced.</i></p> <p><i>(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.</i></p>	<p>Residential activity is not proposed and therefore open space is not provided within the site. However, the site is within close proximity to existing recreational areas on adjacent sites, including the reserve to the immediate south (Lot 1007), the multi-purpose reserve to the north (Lot 1000), and the playground at Mount Linton Avenue. These areas external to the site are considered appropriate for the proposed visitor accommodation use and for short-term visitors.</p>

	<p><i>(iii) Provision of a range of public open spaces, including larger natural areas, and smaller urban parks and playgrounds.</i></p> <p><i>(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.</i></p>	
<i>(e)</i>	<b>In regard to infrastructure</b>	Servicing for the proposed development is outlined in the infrastructure report in <b>Appendix E</b> .
	<i>(f) In regard to approaches to stormwater disposal</i>	
<i>i)</i>	<b>In regard to controls on built form in Activity Area D1</b>	The proposal is for visitor accommodation and commercial buildings. Specific building designs are proposed and sought for approval, rather than a set of design controls.
<i>(k)</i>	<p><b><i>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></b></p> <p><i>(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.</i></p> <p><i>(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.</i></p>	<p>As discussed at Section 3 of this report, two ODP's have been previously consented applicable to Lot 1006. This includes ODP1 (RM160152) which was the first ODP approved for the zone and provided a general indication of buildings and anticipated activities. Subsequent to this, RM161230 proposed a specific land use activity and buildings for Lot 1006 being a health care centre and gym. A replacement ODP was therefore approved for Lot 1006 as a condition of consent.</p> <p>As has been canvassed through a number of hearings to date, resource consent Rule 12.34.2.3.ii is granted for land use activities, with an ODP being a condition of consent. An ODP is focussed on activity allocations, and not buildings or detailed design outcomes on land. The most recent decision applicable to Lot 1006 (i.e. RM161230) therefore approved commercial and community activities on the site, including a replacement ODP. The replacement ODP indicated a commercial building similar in floor area and position to that currently proposed, in addition to a second smaller building on the site. The current application also proposes commercial activity and this component is therefore in accordance with the previously approved ODP. However, RM161230 and the approved ODP did not approve visitor accommodation activities on the site, and therefore the current application seeks consent under Rule 12.34.2.4 (ii) for <i>visitor accommodation, where a consent with an ODP has previously been granted under Rule 12.34.2.3.ii.</i></p>

		<p>The proposal is considered to integrate with existing activities already developed under ODP1 (and others), and will not undermine the previous ODP. The scale of commercial activity proposed (and associated parking) is similar to that consented under RM161230. Visitor accommodation activities are provided for and enabled within the zone, and this matter was canvassed during the Commissioners Decision for the Hotel and is summarised in section 3 of this report.</p> <p>The proposed buildings comply with all relevant site and zone standards for the Northlake Special Zone (with the exception of the proposed landscaped walls). Therefore, overall the proposed activities are consistent with expectations of land use within the village centre, and the building design is consistent with the ‘envelope’ of built form which could be provided on the site under the permitted site and zone standards. The combination of activities proposed for Lot 1006 is therefore consistent with anticipated scale and intensity of land uses within the village centre.</p> <p>The village centre presently contains existing commercial development, offices, a restaurant and a childcare centre. A hotel has also been recently consented. The addition of the proposed retail and visitor apartments will support and enhance these existing uses and their economic viability, and provide for small scale activities to service the local neighbourhood. The scale of the proposed buildings has been specifically designed to integrate with existing (and approved) development.</p>
v.	<p><b><i>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)</i></b></p>	
	<p><i>(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></p> <p><i>(i) Noise, vibration and lighting from vehicles</i>  <i>(ii) Protecting privacy for residential neighbours.</i></p>	<p>The site adjoins a stormwater reserve to the southern boundary, and road reserve to all other boundaries. Therefore, the site is effectively an ‘island’ and proposed activities and buildings do not directly adjoin residential or other land uses. This separation will enable effects on neighbours associated with noise, vibration, lighting and privacy to be minimised.</p> <p>An urban design assessment of the proposal is included in <b>Appendix G</b>. This discusses that the car parking areas have been located internal to the site, and concealed to the north and west by</p>

		<p>the position (and height) of the proposed buildings along the road frontages. To the east, a landscaped buffer is provided to provide some screening to the car park area and entrance from Mount Linton Avenue, however there are no residential uses located in this direction.</p> <p>To the west, the adjacent lots fronting Cluden Crescent contain the Northlake terrace houses. These buildings have an increased setback from the road frontage associated with external car parking, and this increases the separation from internal living areas to the proposed visitor accommodation units. Car parking spaces for the proposed visitor accommodation units within building 2 are predominantly internal to the site, with only six spaces proposed along the Cluden Crescent frontage. External balcony areas of the visitor accommodation units that face Cluden Crescent (building 2) are limited to the north-western corner and are also offset to the north slightly from the terrace housing units.</p> <p>To the north of the site is the consented Northlake Hotel and a small block of residential lots. These residential lots are located in close proximity to Northlake Drive and the village centre and presently experience effects of traffic, noise and lighting associated with Northlake Drive being a primary collector road. The proposed building design mitigates any additional effects through minimising the presence of windows at the northern façade of building 2, and through an increased setback of Building 1 to Northlake Drive which is proposed to be landscaped with specimen trees along the Northlake Drive frontage.</p> <p>Noise effects of the proposal are addressed in <b>Appendix H</b> and the proposal is determined to comply with the District Plan standards.</p> <p>Overall, the proposal is consistent with anticipated land use activities and scale of built form provided for within Activity Area D1 and the village centre. Effects of the proposal to residential development near to the site have been considered through the design and layout.</p>
	<p><i>(b) Whether buildings, taking account of their proposed location, function and visibility, will make an attractive contribution to the streetscape or landscape.</i></p>	<p>An urban design assessment of the proposal is included in <b>Appendix G</b> and responds to these assessment matters in greater detail. As discussed, the buildings have been designed as a linked gable with the inclusion of lower link</p>

	<p><i>(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.</i></p> <p><i>(d) Whether the buildings would be attractive when viewed from elevated locations inhabited or frequented by people.</i></p>	<p>roofs, which articulate the roof form and reduce the perceived scale and dominance, whilst still providing a contrasting intensity and character to the village centre (as compared to other parts of the zone).</p> <p>The design of the buildings is considered to be appropriate with regard to consistency of built form and colours and materials existing within the village centre, and the roof design fits with sketch images included in the Northlake Special Zone. However, it is noted that the sketch images do not appear to directly relate to commercial activities nor two storey (10m) building height forms that are enabled within Activity Area D1. Additionally, strict compliance with these images would not provide for efficiency of land use, or integration of the current site with the ongoing nature of development which has occurred in the village centre to date. Importantly, the proposed design and layout is intended to provide a coherent theme for the village centre and integrate with existing and approved two storey-built forms (such as the hotel and existing office block), and creates a different (scale and intensity) to the village centre.</p> <p>Building 1 addresses the street edges and the existing village hub to the east, with retail tenancies that have been located to address these street frontages at ground level. A widened footpath has been provided for by the increased setback of building 1 from Northlake Drive. These features will support and active and pedestrian friendly streetscape.</p> <p>Both buildings incorporate changes in façade material, window treatment and rhythm to break the scale of the building. Landscaping will also be provided along all road boundaries to soften the buildings and improve amenity.</p>
	<p><i>(e) Whether the building is setback from the road or not and the extent to which it is set back.</i></p>	<p>The proposed buildings comply with the specified road setback. An increased setback has been provided to all boundaries to enhance the public frontage through wider footpaths and landscaping treatment. A proposed landscape plan is included in <b>Appendix D</b>.</p>
	<p><i>(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.</i></p>	<p>A waste storage area is located in the south-eastern corner of the site and is proposed to be screened to the road reserve by a 1.8m high concrete board form wall and landscaping. No goods will be stored outside. A loading bay is</p>

	<p><i>(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.</i></p>	<p>provided within the centre of the site enabling direct access of delivery vehicles to the commercial units within building 1.</p>
	<p><i>(h) Whether any landscaping associated with buildings, for the purposes of mitigation or beautification, would:</i></p> <p><i>(i) Result in adverse effects on neighbouring properties;</i></p> <p><i>(ii) Be practical to maintain.</i></p>	<p>A landscaping plan is included in <b>Appendix D</b> and includes details of planting which is considered to be appropriate and practical to maintain.</p>
	<p><i>(i) Whether sufficient car and cycle parking is available or proposed either on site or through shared or common areas.</i></p> <p><i>(j) Whether car parking is appropriately located and designed.</i></p>	<p>A parking and access assessment is included in <b>Appendix F</b>. The proposal complies with the minimum car parking space numbers and dimensions. Two accessible parking spaces are provided, in compliance with the District Plan standards. The design results in a breach to the minimum queuing length however this is mitigated through allocating dedicated staff parks in these locations.</p> <p>As assessed in <b>Appendix F</b> the proposed parking is considered appropriate for the nature of proposed activities and will not give rise to adverse effects.</p>
<p><i>(k)</i></p> <p><i>(l)</i></p>	<p><i>Whether the building contributes to the creation of an active street frontage.</i></p> <p><i>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.</i></p>	<p>An urban design assessment of the proposed buildings is included in <b>Appendix G</b>. Each of the buildings have been architecturally designed, consistent with the established Northlake character. Both buildings provide articulated road facing facades with the incorporation of windows of varied size and shape, mix of gable and flat roof design and a range of colours and materials. An increased building setback to Northlake Drive is provided to enable widening of the existing footpath to 3m, and this will provide better desire lines for pedestrians between the existing commercial areas and hotel, the development site and the reserve to the west of the site. Retail development is provided at ground floor level to activate Northlake Drive and provide vibrancy to the village centre. It is considered that through these measures the proposal supports an active street frontage.</p> <p>As noted above, Lot 1006 adjoins a reserve to the south. The existing reserve within Lot 1007 is a reserve for stormwater management purposes and has, therefore, not been integrated into the</p>

		proposed design due to the land periodically containing stormwater.
(m)	<i>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.</i>	Each of the proposed commercial/retail units are less than 200m <sup>2</sup> as specified by zone standard 12.34.4.2(vii) and will therefore support future occupation by small scale activities to serve the local neighbourhood. A small convenience store/supermarket is also proposed, and this is also permitted in AA-D1.
vi.	<b>Site Standard – Nature and Scale of Non-Residential Activities (Rule 12.34.4.1.i)</b>	N/A – this site standard does not apply to AA-D1 other than in relation to the outdoor storage of goods and materials, which is not proposed. Consent is not required under this rule.

**6.2.3 Objectives and policies**

**Objective 2 – Urban Design**

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

*Policies*

*2.2 To require development to be consistent with the Northlake Structure Plan.*

*2.3 To require the use of Outline Development Plans in resource consent applications for Activity Areas B1 to B5, C1 to C4 and D1 in order to:*

- implement the objectives and policies of the Zone and the relevant Activity Area and the Northlake Structure Plan;*
- determine the general location of anticipated future activities and built form within the Activity Area;*
- achieve any required density range within the relevant Activity Area;*
- achieve appropriate integration of anticipated future activities.*

*2.5 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, community activities, retirement villages and limited small scale retail activities including one small supermarket within Activity Area D1 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.*

*2.8 Ensure the design and appearance of non-residential buildings is compatible with the character of the wider neighbourhood and considers variation in form, articulation, colour and texture and landscaping to add variety, moderate visual scale and provide visual interest, especially where facades front streets and public spaces.*

Comment: Policies 2.5 and 2.8 relate to urban design. An urban design assessment is included in **Appendix G**. The proposed buildings have been architecturally designed with variation in façade treatment, materials and colours along the street frontages which will ensure a variety of built form and provide visual interest. The designs will integrate with the urban design and architecture within the remainder of the zone as well as the wider character of Wanaka. The broken gable roof form with lower link roof structures acts to reduce the perceived scale of the buildings whilst still providing some intensity and variety to the village centre. Colours and materials have been selected that are consistent with those already effectively used within the zone and have been applied to the facades to provide variety and modulation.

2.2, 2.3 and 2.6 relate to land use activities and the role of the Structure Plan and ODPs. The site is within Activity Area D1 of the Structure Plan. As discussed previously in this report, RM161230 and the approved replacement ODP did not approve visitor accommodation activities on the site, and therefore an application is required under 12.34.2.4 (ii) for visitor accommodation, where a consent with an Outline Development Plan has previously been granted under Rule 12.34.2.3.ii.

The proposal is determined to be consistent with Policy 2.6, which seeks to *enable* visitor accommodation and commercial activities within Activity Area D1. The provision for visitor accommodation within AA-D1 was covered in detail in the Commissioner’s decision for the hotel and is summarised at Section 3 of this report. The scale of the retail activities proposed complies with the specified zone standards which implement this policy. Therefore, this policy is determined to be also met as it relates to “*small scale retail activities*”.

The proposal is therefore considered to be consistent with the Northlake Structure Plan and the enabled land uses within AA-D1.

### ***Objective 3 – Connectivity***

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

*Policies 3.3, 3.6*

Comment: The development is located on Northlake Drive, between the existing village centre and other residential / reserve spaces. It is well connected being located on Northlake Drive which is a primary pedestrian and cycle route. There are pedestrian crossing points across Northlake Drive to the west and east of the site and footpaths on all street frontages. A new footpath widening is proposed to the Northlake drive frontage and a new pedestrian crossing to support ease of pedestrian movement and connect to the existing village hub (Refer Section 5). This widening will provide better desire travel lines for pedestrians between the village hub and hotel, the development site and the reserve to the west of the site.

### ***Objective 5 – Recreation***

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

Comment: The proposal relates to an existing site that has been previously subdivided and residential activity is not proposed. The site adjoins a local purpose reserve for stormwater management purposes. Other existing reserves are located in close proximity to the site including the multi-purpose reserve to the north-west and the playground to the east. These reserves external to the site are considered appropriate to provide recreational space for short term users of the site, and the sites proximity to these areas may enhance the use of these sites, in addition to the patronage of



the proposed commercial activity, supporting social interaction and active frontages. The provision of further recreational space within the site is not considered to be necessary.

**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 6.4**

Comment: Infrastructure required for the wider Northlake Development has been designed (and approved) with further development of Lot 1006 in mind and, has been installed in accordance with Council’s LDSCOP. Some additional infrastructure will be necessary to provide connections to the site, and this is outlined in detail in the Infrastructure Report within **Appendix E**. The site is able to be adequately serviced within the capacity of the wider network.

**6.3 SECTION 14 - TRANSPORT**

**6.3.1 Standards**

6.3.1.1 Parking and loading (14.2.4.1)

Note - these standards are assessed in greater detail within the parking and access assessment in **Appendix F**.

<b>Ref</b>	<b>Standard</b>	<b>Comments</b>
<i>i</i>	<b>Minimum Parking Space Numbers</b>  <i>Table 1 Parking Space requirements</i>	<b>Does not comply.</b> The proposal complies with minimum car parking space numbers; however a coach park is not provided. Arrangements for the provision of coach parking are discussed in <b>Appendix F</b> .
<i>iv</i>	<b>Location and Availability of Parking Spaces</b>  <i>(a) – N/A</i>  <i>(b) – N/A</i>  <i>(c) No parking space required by this Plan shall be located on any access or outdoor living space required by the Plan. Each parking space required by the Plan shall have unobstructed vehicular access to a road or service lane.</i>  <i>(d) Parking areas and loading areas may be served by a common manoeuvre area which shall remain unobstructed.</i>  <i>(e) Residential and visitor accommodation units may provide some or all of their parking requirement “off-site”, on another site, in accordance with the following:</i> <i>(i) If development in any Sub-Zone of the High Density Residential Zone is located within 400m of an established public transit route (as shown in Appendix 4 Interpretive Diagrams 12: Proximity to Established Public Transport</i>	Complies.

	<p>Routes – Queenstown), then some or all of the parking requirement may be provided off-site.</p> <p>(ii) All other developments may provide up to one-third of their parking requirement off-site.</p> <p>(iii) Off-site parking in relation to the above must be:</p> <p>a. Dedicated to the units within the development, and</p> <p>b. Located so that all the “off-site” car parking spaces allocated to the development are within a 200m walking distance of the boundary of the development, and</p> <p>c. With guarantees of the continued availability of the parking (or an equal alternative) for the units the off-site parking is intended to serve.</p>	
v	<p><b>Size of Parking Spaces</b></p>	<p><b>Does not comply.</b> The standard parks comply with the required dimensions however mobility parks share a additional width, which is permitted by NZS4121.</p>
vi	<p><b>Parking Area and Access Design</b></p> <p>All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with the standards contained in NZS4404:2004, and....</p>	<p>Complies.</p>
vii	<p><b>ii Gradient of Car Parks</b></p> <p>Car parking areas shall have a gradient of no more than 1 in 20 in any one direction.</p>	<p>Complies.</p>
viii	<p><b>ii Car Spaces for People with Disabilities</b></p> <p>(a) Car parking areas shall include spaces for people with disabilities provided at the rate of</p> <p>1 to 10 spaces: no requirement  11 to 50 spaces: 1 disabled person’s space  up to 100 spaces: 2 disabled persons’ spaces  plus 1 more for every additional 50 spaces.</p> <p>(b) Car parking for people with disabilities shall be located as close as practicable to the building entrance. The spaces should be on a level surface and be clearly signed.</p>	<p>Complies. Two spaces for people with disabilities are provided within close proximity to the entrance to building 1.</p>
ix	<p><b>Reverse Manoeuvring</b></p>	<p>Complies.</p>
x	<p><b>Residential Parking Spaces</b></p> <p>(a) Any residential parking spaces for Class 1 and Class 2 users (see definitions in Appendix A7), required by this Plan shall have the following minimum internal dimensions:</p> <p style="text-align: center;">WIDTH    DEPTH</p> <p>Single 3.1m    5.5m</p>	<p>N/A</p>

	Double 5.6m 5.6m													
xii	<p><b>Queuing</b></p> <p><i>On-site queuing space shall be provided for all vehicles entering a parking or loading area. The required queuing space length shall be in accordance with the Table 2 below, except that where the parking area has more than one access the required queuing space may be divided between the accesses. Queuing space length shall be measured from the road boundary at the vehicle crossing to the nearest vehicle control point or point where conflict with vehicles already on the site may arise.</i></p> <p><b>Table 2 - Queuing Space Lengths</b></p> <table border="1"> <thead> <tr> <th>NUMBER OF PARKING SPACES</th> <th>MINIMUM QUEUING LENGTH</th> </tr> </thead> <tbody> <tr> <td>3 – 20</td> <td>6m</td> </tr> <tr> <td>21 – 50</td> <td>12m</td> </tr> <tr> <td>51 – 100</td> <td>18m</td> </tr> <tr> <td>101 – 150</td> <td>24m</td> </tr> <tr> <td>151 – or over</td> <td>30m</td> </tr> </tbody> </table>	NUMBER OF PARKING SPACES	MINIMUM QUEUING LENGTH	3 – 20	6m	21 – 50	12m	51 – 100	18m	101 – 150	24m	151 – or over	30m	<p><b>Does not comply.</b> There is a shortfall of 0.3m in the queuing space at the Northlake Drive access and 3m at the Mount Linton Avenue intersection. However, the closest spaces are reserved for staff only who are unlikely to be entering or exiting the site at peak times, and the dimensions of these staff spaces are slightly larger than required.</p>
NUMBER OF PARKING SPACES	MINIMUM QUEUING LENGTH													
3 – 20	6m													
21 – 50	12m													
51 – 100	18m													
101 – 150	24m													
151 – or over	30m													
xiii	<p><b>Set Down Areas</b></p>	N/A												
xiv	<p><b>Loading Areas</b></p>	N/A - No loading facilities are required for this land use zoning or activity under the District Plan. However, a loading space has been provided in view of the commercial activity, with the space being 10m long and 4.0m wide, exceeding the District Plan requirements.												
xv	<p><b>Surface of Parking and Loading Areas</b></p> <p><i>(a) The surface of all parking, loading and associated access areas shall be formed, sealed or otherwise maintained so as not to create a dust or noise nuisance, to avoid water ponding on the surface and to avoid run-off onto adjoining roads.</i></p> <p><i>(b) The first 6m of such areas (as measured from the road boundary) shall be formed and surfaced to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road or service lane.</i></p>	Will comply.												
xvi	<p><b>Landscaping</b></p> <p><i>(a) Other than for residential activities and activities within the Town Centre, Business, Industrial and Corner Shopping Zones, every outdoor car park area shall include landscaping at a minimum rate of 6% of the total area of the car park or 1.5m<sup>2</sup> per parking space, whichever is the lesser.</i></p> <p><i>(b) Landscaping may be provided in strips or blocks provided the minimum internal dimension of any strip or block shall be not less than 1.5m.</i></p>	Complies. A landscaping plan is provided in <b>Appendix D</b> and meets this standard.												
xvii	<p><b>Illumination</b></p>	N/A – the commercial units will not be												

	<p><i>All parking and loading areas, excluding those for residential use which are designed to accommodate 5 or more vehicles and which are used at night, shall be illuminated to a minimum maintained level of 3 lux, with high uniformity, during hours of operation.</i></p>	<p>open at night and therefore this is outside the hours of operation.</p>
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**6.3.1.2 Access (14.2.4.2)**

<i>I</i>	<p><b>Length of Vehicle Crossings</b> 3m-6m</p>	Complies.																													
<i>ii</i>	<p><b>Design of Vehicle Crossings</b></p>	Complies.																													
<i>lii</i>	<p><b>Maximum Gradient for Vehicle Access</b>  <i>(a) The maximum gradient for any private way used for vehicle access shall be 1 in 6.                  (b) In residential zones where a private way serves no more than 2 residential units the maximum gradient may be increased to 1 in 5 provided:                  (i) The average gradient over the full length of the private way does not exceed 1 in 6; and                  (ii) The maximum gradient is no more than 1 in 6 within 6m of the road boundary; and                  (iii) The private way is sealed with a non-slip surfacing.                  (c) Vehicle break-over angles shown in Appendix 7 shall not be exceeded.                  For the purpose of this rule gradient (maximum and average) shall be measured on the centreline of the access.</i></p>	Complies.																													
<i>iv</i>	<p><b>Minimum Sight Distances from Vehicle Access</b>  <i>(a) The minimum sight distance from any access, as set out in the Table 3 below must be complied with.                  (b) The sight distances in Table 3 shall be measured from the points shown on Diagram 1 in Appendix 7 and shall apply to all roads.</i></p> <p style="text-align: center;"><small>Table 3 - Minimum Sight Distances from Access</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">SPEED LIMIT (km/hr)</th> <th colspan="2">SIGHT DISTANCE (m)</th> </tr> <tr> <th>Residential Activity</th> <th>Other Activities</th> </tr> </thead> <tbody> <tr><td>50</td><td>45</td><td>80</td></tr> <tr><td>60</td><td>65</td><td>105</td></tr> <tr><td>70</td><td>85</td><td>140</td></tr> <tr><td>80</td><td>115</td><td>175</td></tr> <tr><td>90</td><td>140</td><td>210</td></tr> <tr><td>100</td><td>170</td><td>250</td></tr> <tr><td>110</td><td>210</td><td>290</td></tr> <tr><td>120</td><td>250</td><td>330</td></tr> </tbody> </table>	SPEED LIMIT (km/hr)	SIGHT DISTANCE (m)		Residential Activity	Other Activities	50	45	80	60	65	105	70	85	140	80	115	175	90	140	210	100	170	250	110	210	290	120	250	330	<p><b>Does not comply.</b> There are shortfalls in the sight distances if measured in the direction of the nearby intersections.</p>
SPEED LIMIT (km/hr)	SIGHT DISTANCE (m)																														
	Residential Activity	Other Activities																													
50	45	80																													
60	65	105																													
70	85	140																													
80	115	175																													
90	140	210																													
100	170	250																													
110	210	290																													
120	250	330																													
<i>V</i>	<p><b>Maximum Number of Vehicle Crossings</b>  <i>Subject to Site Standard 14.2.4.2(viii) in respect of State Highways, the maximum number of crossings shall be as provided for in Table 4 below.</i></p>	Complies.																													

	<p><b>Table 4 - Maximum Number of Vehicle Crossings</b></p> <table border="1"> <thead> <tr> <th rowspan="2">FRONTAGE LENGTH (m)</th> <th colspan="3">TYPE OF ROAD FRONTAGE</th> </tr> <tr> <th>Local</th> <th>Collector</th> <th>Arterial</th> </tr> </thead> <tbody> <tr> <td>0 - 18</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>19 - 60</td> <td>2</td> <td>1</td> <td>1</td> </tr> <tr> <td>61 - 100</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>Greater than 100</td> <td>3</td> <td>3</td> <td>2</td> </tr> </tbody> </table>	FRONTAGE LENGTH (m)	TYPE OF ROAD FRONTAGE			Local	Collector	Arterial	0 - 18	1	1	1	19 - 60	2	1	1	61 - 100	3	2	1	Greater than 100	3	3	2	
FRONTAGE LENGTH (m)	TYPE OF ROAD FRONTAGE																								
	Local	Collector	Arterial																						
0 - 18	1	1	1																						
19 - 60	2	1	1																						
61 - 100	3	2	1																						
Greater than 100	3	3	2																						
Vi	<p><b>Distances of Vehicle Crossings from Intersections</b></p> <p><i>No part of any vehicle crossing shall be located closer to the intersection of any roads than the distances permitted in Table 5 below.</i></p> <p><b>Table 5 - Minimum Distance of Vehicle Crossings from Intersections</b></p> <p>Roads with a speed limit of less than 100 km/hr</p> <table border="1"> <thead> <tr> <th rowspan="2">FRONTAGE ROAD</th> <th colspan="3">INTERSECTING ROAD</th> </tr> <tr> <th>Arterial</th> <th>Collector</th> <th>Local</th> </tr> </thead> <tbody> <tr> <td>Arterial</td> <td>40</td> <td>40</td> <td>40</td> </tr> <tr> <td>Collector</td> <td>35</td> <td>30</td> <td>30</td> </tr> <tr> <td>Local</td> <td>25</td> <td>25</td> <td>25</td> </tr> </tbody> </table>	FRONTAGE ROAD	INTERSECTING ROAD			Arterial	Collector	Local	Arterial	40	40	40	Collector	35	30	30	Local	25	25	25	<p><b>Does not comply.</b> As noted in <b>Appendix F</b>, here is a shortfall of 3m in the separation distance between the vehicle crossing to Northlake Drive and the Northlake Drive / Merivale Avenue intersection, but the low speed limit creates additional time for drivers to see and react to vehicles manoeuvring.</p>				
FRONTAGE ROAD	INTERSECTING ROAD																								
	Arterial	Collector	Local																						
Arterial	40	40	40																						
Collector	35	30	30																						
Local	25	25	25																						
Vii	<b>Service Stations</b>	N/A																							
viii	<b>Minimum distance between Vehicle Crossing onto State Highways</b>	N/A																							

**6.3.2 Assessment Matters**

Ref	Standard	Comments
(v)	<p><b>Access</b></p> <p><i>(a) Whether adequate sightlines are available from alternative access points.</i></p> <p><i>(b) The extent to which the safety and efficiency of the adjoining road would be compromised by an access point located closer to an intersection or with lesser unobstructed site distances, than is permitted by the Plan.</i></p> <p><i>(c) The extent to which conflicts between vehicles could be created by vehicles queuing across the vehicle crossing; confusion between vehicles turning at the crossing or the intersection; inadequate rate of driver assimilation of data, thereby adversely affecting the safety of the road.</i></p> <p><i>(d) Whether the hours of operation of activities on the site coincide with the peak flows and vehicle queues on the road.</i></p> <p><i>(e) Whether the speed and volume of vehicles on the road could increase the adverse effects of the access on the safety of road users.</i></p> <p><i>(f) Whether the geometry of the road could mitigate</i></p>	<p>An access and parking assessment has been undertaken and is included within <b>Appendix F</b>. The proposal breaches some site standards for the queuing length, sight lines, and distance to intersections. The assessment confirms that the access design is appropriate for the site context, and the breaches are not considered to result in adverse effects that are more than minor. The site is within a low-speed traffic environment and fronts local roads designed to achieve a 40km/hr operating speed.</p>

<p><i>the adverse effects of the access.</i></p> <p><i>(i) Whether there is efficient public transport within the vicinity of the proposed activity.</i></p> <p><i>(j) The proximity of residential areas, visitor accommodation, commercial offices or other mixed use developments to the proposed activity, and the ability for people to walk to and from the site.</i></p> <p><i>(k) Where there is any consideration to any requirement for coach parking recognition be given to the availability of designated coach parking provided off site</i></p> <p><i>(p) The extent to which the proposed development:</i>  <i>(i) Is in accordance with an approved structure plan or overall development plan for the area,</i>  <i>(ii) Can prove that the site will contain fewer units, to be controlled by subdivision covenants, vesting of land as reserve, or other appropriate measures, and</i>  <i>(iii) Can prove that any adjoining land may be more reasonably and economically accessed by an alternative route or that the development of adjoining land is so unlikely as to make provision for future access unreasonable.</i></p>	
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**6.3.3 Objectives and policies**

***Objective 1 – Efficiency - Efficient use of the District’s existing and future transportation resource and of fossil fuel usage associated with transportation.***

***Policies: 1.3, 1.4, 1.9, 1.10***

Comment: An access and parking assessment has been undertaken for the proposal (**Appendix F**) and confirms that the access design is appropriate and will not have effects on the transport network that are more than minor. The breaches to coach parking, sight distances, distances to intersections and queuing length have been considered, and are considered appropriate within the context of this site and proposed activities. Mitigation is provided for the coach parking through a management approach as discussed in **Appendix F**; and the breach to queuing length by nominating staff parking adjacent to the access, to ensure users entering these spaces are familiar with the layout.

***Objective 2 - Safety and Accessibility - Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.***

***Policies: 2.2, 2.6***

**Comment:** The car parking and access layout is assessed in **Appendix F** and supports safe pedestrian and vehicle movement.

**Objective 5 - Parking and Loading - General Sufficient accessible parking and loading facilities to cater for the anticipated demands of activities while controlling adverse effects.**

**Policies:** 5.1 – 5.5

**Comment:** Sufficient on-site parking is provided complying with District Plan requirements, with the exception of a coach parking space. A management approach is proposed to enable a coach to occupy some of the VA car parks, as discussed in **Appendix F**. Loading space is also provided for vehicles delivering goods to the commercial building and tracking curves demonstrate a vehicle is able to safely enter the space without conflict. The vehicle will however be required to reverse within a public car park and there is therefore an elevated potential for conflict with other users. As such it has been recommended in the parking and access assessment that service vehicles are only permitted to be present at off-peak times, and that all reversing movements are carried out under the guidance of a spotter. These mitigation measures will ensure potential adverse effects are controlled.

**Objective 6 - Pedestrian and Cycle Transport - Recognise, encourage and provide for the safe movement of cyclists and pedestrians in a pleasant environment within the District.**

**Policies:** 6.1 and 6.2

**Comment:** Northlake drive is identified as a primary pedestrian and cycle route. The proposed design supports safe movement of cyclists and pedestrians with an increased setback to Northlake Drive to support a widening of the footpath to 3m. Additional walkways are provided around all sides of the commercial building. The visitor accommodation building has an increased setback to the road which will reduce effects to pedestrians and cyclists using the adjacent footpath.

## 6.4 SECTION 15 - SUBDIVISION

### 6.4.1 Standards

Ref	Zone Subdivision Standard	Comments
<i>i(a)</i>	<i>Lot Sizes</i>	No minimum specified for activity area D1 of the Northlake Special Zone.
<i>i(b)</i>	<i>Boundary adjustment</i>	NA
<i>i (bb)</i>	<i>Boundary adjustment – Rural General Zone</i>	NA
<i>(d)</i>	<i>Access, Utilities, Roads and Reserves</i>	NA
<i>(e)</i>	<i>Savings as to Previous Approvals (Existing Use Rights)</i>	NA
<i>(f)</i>	<i>Areas of Significant Indigenous Vegetation, Heritage Items and Archaeological Sites</i>	NA
<i>(g)</i>	<i>Riverside Stage 6 – Albert Town</i>	NA
<i>(h)</i>	<i>Mount Cardrona Station Special Zone</i>	NA
<i>(i)</i>	<i>Frankton Flats Special Zone (B)</i>	NA
<i>ii</i>	<i>Lot Averages</i>	N/A

iii	<i>Building Platforms</i>	N/A
iv	<i>Development Areas and Undomesticated Areas within the Rural Residential sub-zone at Bob's Cove</i>	N/A
v	<i>Building Platforms – Quail Rise Zone R2</i>	N/A
vi	<i>The Ferry Hill Rural Residential Sub-Zone</i>	N/A
vii	<i>Rear Sites in Three Parks</i>	N/A
viii	<i>Rear Sites in the Industrial B Zone</i>	N/A
ix	<i>Industrial B Zone subdivision in the fixed open space areas</i>	N/A
x	<i>Within the Connell Terrace Precinct of the Industrial B Zone any subdivision of Special Use Area A from the adjoining open space area</i>	N/A
xi	<i>Within the Northlake Special Zone Activity Area E1 shall be held in not more than one allotment.</i>	N/A
xii	<i>Subdivision within the Ballantyne Road Low Density Residential Zone</i>	N/A
xiii	<i>Subdivision within the Peninsula Bay North Low Density Residential Zone. As shown in Figure 15.5 Peninsula Bay North Structure Plan</i>	N/A
	<p>15.2.8.2A(i)</p> <p><i>Zone Subdivision Standards – Northlake Special Zone – Access onto Aubrey Road</i></p> <p><i>(i) No additional vehicle access shall be created from Activity Area A onto Aubrey Road</i></p>	Complies. The proposal does not affect vehicle access to Aubrey Road.
	<p>15.2.20 Affordable Residential Lots</p> <p><i>15.2.20.1 Zone Subdivision Standard – Northlake Special Zone</i></p> <p><i>(i) The development of Activity Area D1 shall result in 20 affordable lots. For the purpose of this rule:</i></p> <p><i>(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.</i></p> <p><i>(b) A residential lot used for retirement village purposes shall not be deemed to meet this requirement.</i></p>	N/A – this rule has been met by RM200715.



<p><i>(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.</i></p>	
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**6.4.2 Assessment Matters**

Assessment Matters	Comments
<i>15.2.3 (d) Northlake Special Zone – Assessment Matters</i>	The proposed subdivision is consistent with the Northlake Structure Plan and the approved ODP.
<i>Rule 15.2.6.4 Lot Size and Dimensions</i>	There are no minimum lot sizes specified for the Northlake Special Zone Activity Area D1. A unit title subdivision is proposed, and this reflects the proposed building design, floor layout and associated parking. Infrastructure required for the wider Northlake Development has been designed (and approved) for further development of Lot 1006, has been installed in accordance with Council’s LDSCOP. The lots will be serviced in accordance with the LDSCOP as detailed in the Infrastructure Report within <b>Appendix E</b> .
<i>Rule 15.2.10 Natural and Other Hazards</i>	The site is mapped as ‘Liquefaction Risk LIC1’ according to the Natural Hazards Database. This hazard was assessed under previous resource consents and the site was determined unlikely to be at risk of liquefaction.
<i>Rule 15.2.11 Water Supply</i>	Infrastructure required for the wider Northlake Development has been designed (and approved) for further development of Lot 1006 and installed in accordance with Council’s LDSCOP. Further detail of the servicing arrangements for the proposed development is included in the Infrastructure Report ( <b>Appendix E</b> ).
<i>Rule 15.2.12 Stormwater Disposal</i>	
<i>Rule 15.2.13 Sewage Treatment and Disposal</i>	
<i>Rule 15.2.15 Energy Supply and Telecommunication</i>	
<i>15.2.16 Open Space and Recreation</i>	Residential activity is not proposed and therefore open space is not provided within the site. However, the site is within close proximity to existing recreational areas on adjacent sites, including the reserve to the immediate south (Lot 1007), the multi-purpose reserve to the north (Lot 1000), and the playground at Mount Linton Avenue. These areas external to the site are considered appropriate for short-term visitors to the site.
<i>15.2.17 Protection of Vegetation and Landscape</i>	N/A – the site is within the village centre and does not contain any significant vegetation or landscape features.

### 6.4.3 Objectives and policies

#### ***Objective 1 – Servicing***

***The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments.***

Policies: All

Comment: Infrastructure required for the wider Northlake Development has been designed (and approved) with further development of Lot 1006 in mind and, has been installed in accordance with Council's LDSCOP. Some additional infrastructure will however be necessary to provide connections to the site, and this is outlined in detail in the Infrastructure Report within **Appendix E**.

#### ***Objective 2 - Cost of Services to be Met by Subdividers***

***The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.***

***Policies: 2.1***

**Comment:** The cost of development will be met by the applicant. The capacity of the planned infrastructure network is appropriate to cater for the demands of the proposal and no upgrades are necessary.

#### ***Objective 5 - Amenity Protection***

***The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.***

***Policies 5.1, 5.2, 5.3, 5.5, 5.9, 5.10***

**Comment:** The proposed subdivision is consistent with the objectives and policies of the zone, the anticipated land use activities and associated built form layout. The proposed buildings are architecturally designed to ensure consistency with the wider Northlake development and village centre, and integrate with the existing character and amenity.

## 6.5 SECTION 18 - SIGNS

### 6.5.1 Standards

Signage within the Northlake Special Zone is identified as a Controlled Activity within Activity Area D1, and also for signs located on the ground floor area of a building under item 5 of activity table 1. Accordingly, resource consent is sought for signage platforms and these are identified on the plans within **Appendix B**. Proposed wall signs are less than 15% of the GFA of each tenancy, and glazing signs are less than 50% of the total coverage of the glazing. The proposed signage is determined to comply with table 1.

## 6.5.2 Objectives and policies

### ***Objective 1 – Signs***

***Signs which convey necessary information and assist in creating a sustainable and vibrant community, while avoiding or mitigating any adverse effects on public safety, convenience and access and on the District's important landscape, streetscape, cultural heritage and water area visual amenity values.***

*Policies: All*

Comment: Signage platforms have been identified on the plans within **Appendix B** and these have been designed in accordance with the size requirements of the Activity Table 1. The proposed signage will not give rise to any adverse effects to safety of amenity.

## **7.0 THE PROPOSED DISTRICT PLAN**

The first stage of the Proposed Queenstown Lakes District Plan 2015 was notified on 24 August 2015. Stage 1 of the District Plan review did not include the Northlake Special Zone and the zone is not currently scheduled to be reviewed in any subsequent stage. Therefore, the Northlake Special Zone will remain within 'Volume B' of the PDP, being subject to the ODP provisions until such time that the zone is ever reviewed. Stage 1 of the PDP review included Strategic Chapters of the PDP which apply to the entire District, even if the zone itself is not included in the review. Accordingly, the strategic chapters are relevant to the proposal and have been considered below.

Stage 2 of the PDP was released on the 24 November 2017, and includes district wide provisions which may eventually apply to the Northlake Special Zone, such as the Transport, Signs and Earthworks chapters. However, these district wide provisions of Stage 2 only currently apply to the Northlake Special Zone as it relates to the rules of Chapter 29 Transport for activities within roads. The current proposal does not involve activities within roads and therefore Chapter 29 of the PDP is not relevant.

### **7.1 CHAPTER 3 – STRATEGIC DIRECTION**

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

*3.2.1.1 The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.*

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

Comment: As discussed at section 3 of this report, visitor accommodation activity is provided for within AA-D1 of the Northlake Special Zone. The units are intended to be individually owned, and let via a management company whereby owners would be limited to less than 90 nights per year for private use of the units. Visitor accommodation outside of the town centre is common and demanded, providing choice and an alternative experience and offering to that of the town centre. The inclusion of this format of VA can support the viability and variety of the Northlake village centre. The provision for 25 units is not anticipated to adversely affect existing VA within the town centre.

**3.2.2 Urban growth is managed in a strategic and integrated manner.****3.2.3 A quality built environment taking into account the character of individual communities.****3.2.3.2 Built form integrates well with its surrounding urban environment**

Comment: As discussed throughout this report, the buildings have been architecturally designed with form and materials to integrate with and complement existing and approved development within the village centre. A high-quality streetscape is provided through the combination of walkways and landscaping alongside road frontages. The proposed land use activities are anticipated and enabled in the village centre and will support a vibrant and connected local hub with connections to open space and adjacent commercial activities. The proposal will therefore support strategic and integrated urban development.

**8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS**

An assessment of effects is contained throughout this report in response to the relevant District Plan provisions. The actual or potential effects of the proposed activities on the environment have been summarised under the following headings:

Nature and scale of activities

The proposal is considered to integrate with existing activities already developed under ODP1 (and others), and will not undermine the previous ODP. The scale of commercial activity proposed (and associated parking) is similar to that consented under RM161230. Visitor accommodation activities are provided for and enabled within the zone, and this matter has been discussed throughout this report.

The proposed buildings largely comply with all relevant site and zone standards for the Northlake Special Zone (with the exception of the proposed landscaped walls). Therefore, overall, the proposed activities are consistent with expectations of land use within the village centre, and the building design is consistent with the 'envelope' of built form which could be provided on the site under the permitted site and zone standards. The combination of activities proposed for Lot 1006 is therefore consistent with anticipated scale and intensity of land uses within the village centre.

The village centre presently contains existing commercial development, offices, a restaurant and a childcare centre. A hotel has also been recently consented. The addition of the proposed retail and visitor apartments will support and enhance these existing uses and their economic viability, and provide for small scale activities to service the local neighbourhood. The scale of the proposed buildings has been specifically designed to integrate with existing (and approved) development.

As the proposal provides for enabled land use activities within the village AA-D1, effects of the nature and scale of activities on the environment are considered to be less than minor.

Character and amenity

As discussed throughout this report, the proposal provides a quality urban design outcome that provides visual interest to the streetscape and the form, colours and materials of each building will integrate well with the zone and character of wider Wanaka.

Each of the buildings have been architecturally designed, consistent with the established Northlake character. Both buildings provide articulated road facing facades with the incorporation of varied window treatment, mix of gable and flat roof design and a range of colours and materials. The external cladding is proposed to utilise the Northlake brick veneer which has been successfully implemented within the existing commercial development within the zone. The broken gable roof form with lower link roof structures acts to reduce the perceived scale of the buildings whilst still providing some intensity and variety to the village centre.

Both buildings have an increased setback to the road boundaries to improve the amenity of the streetscape, with a detailed landscape plan provided demonstrating the inclusion of amenity planting alongside all road frontages. The inclusion of retail at ground floor and landscaped wide pedestrian pavements along Northlake Drive will support an active and vibrant streetscape. Car parking is located internal to the site to ensure it is screened from adjacent areas and does not dominate the amenity of the streetscape.

The buildings are considered to integrate with and complement existing and approved development within the existing commercial centre and also nearby residential uses. The effects on character and amenity are considered to be positive.

#### Open space and recreation

The site is located in close proximity to a number of reserves including the stormwater reserve (lot 1007) directly south, the multi-purpose reserve to the north-west and the playground to the east. These reserves external to the site will provide recreational space for short term users of the site, and the site's proximity to these areas may enhance the use of these reserves, in addition to the patronage of the proposed commercial activity, supporting social interaction and active frontages.

Effects on open space and recreation are considered to be positive.

#### Effects on adjoining or adjacent owners

The site is effectively an 'island' being surrounded by road reserve and proposed activities and buildings do not directly adjoin residential or other land uses. This separation provides a buffer to adjacent neighbours and will enable effects associated with noise, vibration, lighting and privacy to be minimised.

Car parking areas have been located internal to the site, and concealed to the north and west by the position (and height) of the proposed buildings along the road frontages. To the east, a landscaped buffer is provided to provide some screening to the car park area and entrance from Mount Linton Avenue, however there are no residential uses located in this direction. Northlake Investments Limited retain ownership of the existing commercial office building and the restaurant.

To the west, the adjacent lots fronting Cluden Crescent contain the Northlake terrace houses. These buildings are buffered with an increased setback of from the road frontage on that site; as well as the increased setback of Building 2 from Cluden Crescent. External balcony areas of the visitor accommodation units that face Cluden Crescent (building 2) are limited to the north-western corner and are also offset to the north slightly from the terrace housing units.

To the north of the site is the Northlake Hotel and small block of residential lots. These residential lots are located in close proximity to Northlake Drive and the village centre and presently experience effects of traffic, noise and lighting associated with Northlake Drive being a primary collector road. The proposed building design mitigates any additional effects through minimising the presence of windows at the northern façade of Building 2, and through an increased setback of Building 1 to Northlake Drive which is proposed to be landscaped with specimen trees along the Northlake Drive frontage.

The nature of proposed activities is consistent with that enabled in the village centre by the District Plan. Effects on neighbours are considered to be less than minor.

#### Traffic Generation and Vehicle Movements

A traffic assessment has been undertaken and is included within **Appendix F**. The assessment confirms that the required parking space provision is met, and the access design is appropriate for the site context and external road network. Mitigation measures have been proposed where relevant and breaches are not considered to result in adverse effects that are more than minor.

#### Pedestrian and cycle connectivity

To support connectivity and ease of pedestrian movements between the site, other sites in the village centre and adjacent reserves, it is proposed to widen the pedestrian footpath along the Northlake Drive frontage to 3m and construct a new pedestrian crossing across Northlake Drive linking to the recreation reserve (Lot 1000 549205) and through Northlake Stage 15 to Outlet Road. These modifications are discussed in the infrastructure report (**Appendix E**) and will provide better pedestrian movement and desire lines around the Northlake Drive frontage of the site.

#### Infrastructure and services

Infrastructure required for the wider Northlake Development has been designed (and approved) with further development of Lot 1006 in mind and, has been installed in accordance with Council's Land Development and Subdivision Code of Practice (LDSCOP). An infrastructure report has been prepared detailing the location of existing service connections and additional requirements for servicing the site, and this is included in **Appendix E**.

#### Amenity/Nuisance

Amenity effects may arise from noise associated with use of the site and vehicle access. A noise assessment has been undertaken in **Appendix H** and confirms that the proposed activities will comply with the specified noise standards for the zone. Other amenity effects may arise during construction, such as noise, vibration and lighting; and will be managed in accordance with an EMP and appropriate site management techniques to minimise effects on neighbouring properties.

The nature of proposed activities is consistent with that enabled in the village centre and within amenity expectations. Amenity effects are considered to be less than minor.

#### Cultural

The land is not identified as having cultural or heritage significance. The site is not known to contain any significant archaeological sites. Appropriate accidental discovery procedures will be followed during the construction period should any significant find occur.

Natural Hazards

Natural Hazard	Susceptibility	Other Comments
Flooding	Nil	
Landslide	Nil	
Liquefaction	Less than minor	The site is identified as LIC1. This hazard was assessed under RM160186 and the site was determined unlikely to be at risk of liquefaction.
Seismic Hazards	Nil	

Scale of Environmental Effects

Nil Effects	No effects at all.
Less than Minor Adverse Effects	Adverse effects that are discernible day-to-day effects, but too small to adversely affect other persons.
Minor Adverse Effects	Adverse effects that are noticeable but that will not cause any significant adverse impacts.
More than Minor Adverse Effects	Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
Significant Adverse Effects that Could Be Remedied or Mitigated.	An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
Unacceptable Adverse Effects	Extensive adverse effects that cannot be avoided, remedied or mitigated.

**9.0 RMA SECTION 104 MATTERS**

The application has been assessed against the relevant provisions of the documents referred to in RMA section 104 as detailed below. The application has also been assessed against the relevant provisions of the Queenstown Lakes District Plan as detailed in previous sections.

**9.1 NATIONAL ENVIRONMENTAL STANDARDS**

The following National Environmental Standards are not relevant to the current application:

- Air Quality 2004
- Sources of Human Drinking Water 2008
- Telecommunications Facilities 2008
- Electricity Transmission 2010
- Plantation Forestry 2017
- Freshwater 2020
- Marine Aquaculture 2020

### **9.1.1 The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011**

The application is for a land use consent for the development of the site and so falls within the scope of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (the NES).

The NES was addressed under the previous resource consent for the healthcare facility RM161230 where it was stated that based on the Detailed Site Investigation the contamination is at or below background concentrations and therefore consent under the NES is not necessary.

## **9.2 NATIONAL POLICY STATEMENTS**

The following National Policy Statements are not relevant to the current application:

- Freshwater Management 2020
- Renewable Electricity Generation 2011
- Electricity Transmission 2008

### **9.2.1 National Policy Statement on Urban Development 2020 (NPS-UD)**

National Policy Statement on Urban Development 2020 (NPS-UD) is relevant to the current application.

The National Policy Statement on Urban Development 2020 requires Councils to plan well for growth and ensure a well-functioning urban environment. Queenstown is identified as a Tier 2 urban environment under the NPS-UD, and the Queenstown Lakes District Council is a Tier 2 local authority.

Local authorities are required under section 31(1)(aa) of the RMA to “ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district”. The NPS-UD requires Council to produce a Housing and Business Assessment (HBA) under the NPS-UD for every Tier 2 urban environment every 3 years, and a Future Development Strategy for every Tier 2 urban environment every 6 years.

It is noted that the Wanaka is not specifically identified within the NPS-UD, however an HBA or FDS prepared under the NPS-UD may apply to any wider area.

It is also noted that the NPS-UD car parking policies require local authorities to remove minimum parking rates and associated objectives, policies and assessment matters from the District Plan in order to enable housing developments. Local authorities considering a resource consent may therefore choose to disregard any effects associated with a lack of car parking, given that the district plan would permit development without any car parks being provided.

Overall, the proposal is considered consistent with the NPS-UD as it provides for urban development and will contribute to a well-functioning urban environment. In this instance no breach to the District Plan parking standards is required to be considered.



**9.3 NEW ZEALAND COASTAL POLICY STATEMENT**

The New Zealand Coastal Policy Statement 2010 is not relevant to this application as the site is not in a coastal area.

**9.4 OTAGO REGIONAL POLICY STATEMENT**

The Otago Regional Policy Statement 1998 is an overview of the Otago region's resource management issues and the policies and methods to achieve the integrated management of its natural and physical resources. Other resource management plans (the various regional plans and the District Plan) reflect the provisions of the Otago Regional Policy Statement and cannot be inconsistent with it. These policies give effect to the Regional Policy Statement.

The Regional Policy Statement is given effect to by the regional plans and the District Plan. The objectives and policies of the land and natural hazard section of the Regional Policy Statement are primarily given effect to by the District Plan and the Regional Plan: Water. An assessment of the application against the provisions of the District Plan is contained in previous sections, while the proposed development does not require consent under the Regional Plan: Water.

As a result of the development of the Partially Operative Proposed Otago Regional Policy Statement 2019 (discussed below) many parts of the Otago Regional Policy Statement 1998 have been revoked and are no longer operative. Some parts of the Otago Regional Policy Statement 1998 however relate to matters that are the subject of appeal and remain operative.

Overall, the proposal is considered to be consistent with those provisions of the Otago Regional Policy Statement 1998 that remain operative.

**9.5 PROPOSED OTAGO REGIONAL POLICY STATEMENT 2019 (PORPS)**

The Regional Policy Statement is currently under review. The Proposed Otago Regional Policy Statement (PORPS) was notified on 23 May 2015, and the Decision version was released on 1 October 2016.

The decision version is subject to a number of outstanding appeals. However, those parts of the PORPS that are now beyond challenge were made operative on 14 January 2019 and are identified within the 'Partially Operative Otago Regional Policy Statement 2019'. Parts of the 'Regional Policy Statement for Otago 1998' that have been replaced have also been revoked and no longer have effect.

Overall, the proposal is not considered to be contrary to the provisions of the PORPS. The PORPS is given effect to by the Proposed District Plan, and the previous assessment has determined that the proposal is consistent with the PDP.

**10.0 PART II MATTERS - RESOURCE MANAGEMENT ACT 1991**

The Operative District Plan is considered a valid, complete and certain planning document. It has already given substance to the principles in Part 2 of the RMA and therefore no further assessment against Part 2 matters are required for this application (Environmental Defence Society Incorporated v New Zealand King Salmon [2014] NZSC 38, [2014] 1 NZLR 593).

Regardless, the proposed development is considered to recognise and provide for the relevant matters of Sections 6 and 7 and to represent a sustainable management of the land resource and achieve the purpose of the Resource Management Act 1991.

## **11.0 NOTIFICATION AND AFFECTED PARTIES ASSESSMENT**

The application has been assessed against s95A of the Resource Management Act 1991 to determine whether the application should be publicly notified; and s95B to determine if it should be limited notified. The proposed subdivision is classed as a **Discretionary Activity** under the District Plan.

### **11.1 PUBLIC NOTIFICATION (S95A)**

The applicant has not requested public notification under Step 1 and the application is **not precluded** from public notification under Step 2. Therefore, the application may be publicly notified if the consent authority determines that adverse effects are likely to be more than minor.

An assessment of environmental effects is contained throughout this report and additionally within section 8. The proposal complies with the maximum floor area requirements for commercial activity in Activity Area D1, and a similar scale of commercial use has been previously approved on the site. Visitor accommodation is also enabled in Activity Area D1; and the proposed buildings comply with all relevant site and zone standards for the Northlake Special Zone with the exception of the proposed landscaped walls at the site entrance. Therefore, overall, the proposed activities are consistent with expectations of land use within the village centre (AA-D1), and the building design is consistent with the envelope of built form which could be provided on the site. Resource consent is however required for a replacement ODP as a condition of consent, as visitor accommodation activity was not previously approved on the site.

The site layout and building design has considered the surrounding context, pedestrian and cycle connectivity and adjacent commercial and residential land uses. The site is well separated from sensitive land uses being surrounded by road and adjoined by a stormwater reserve. Nonetheless buildings incorporate features to reduce effects on the limited residential use adjacent to the site such as increased boundary setbacks, and limitation of facing windows and balconies where practical.

Urban design, transport and acoustic assessments have been undertaken and do not identify any adverse effects being minor or more than minor. Accordingly, it is considered that the effects of the proposal are not more than minor, and public notification is not necessary.

### **11.2 LIMITED NOTIFICATION (S95B)**

The application is for a **Discretionary activity** and is **not precluded** from limited notification under Step 2. Therefore, limited notification may be required if an assessment under section 95E determines that the adverse effects on persons are minor, or more than minor.

The subject site is located within Activity Area D1 of the structure plan and within the village centre. The site was previously approved for commercial and community activities. As noted above, the proposed activities and the proposed scale of built form is enabled within Activity Area D1 and can be anticipated on the site.

The site adjoins a stormwater reserve to the southern boundary, and road reserve to all other boundaries. Therefore, the site is effectively an 'island' and proposed activities and buildings do not

directly adjoin residential or other land uses. This separation will enable effects on neighbours associated with noise, vibration, lighting and privacy to be minimised.

Car parking areas have been located internal to the site, and concealed to the north and west by the position (and height) of the proposed buildings along the road frontages. To the east, a landscaped buffer is provided to provide some screening to the car park area and entrance from Mount Linton Avenue, however there are no residential uses located in this direction.

To the west, the adjacent lots fronting Cluden Crescent contain the Northlake terrace houses. These buildings are buffered with an increased setback from the road frontage on that site as well as the increased setback of Building 2 from Cluden Crescent.

Car parking spaces for the proposed visitor accommodation units within Building 2 are predominantly internal to the site, with only six spaces proposed along the Cluden Crescent frontage. External balcony areas of the visitor accommodation units that face Cluden Crescent (building 2) are limited to the north-western corner and are also offset to the north slightly from the terrace housing units.

To the north of the site is the consented Northlake Hotel and a small block of residential lots. These residential lots are located in close proximity to Northlake Drive and the village centre and presently experience effects of traffic, noise and lighting associated with Northlake Drive being a primary collector road. The proposed building design mitigates any additional effects through minimising the presence of windows at the northern façade of building 2, and through an increased setback of Building 1 to Northlake Drive which is proposed to be landscaped with specimen trees along the Northlake Drive frontage.

Noise effects of the proposal are addressed in **Appendix H** and the proposal is determined to comply with the District Plan standards.

Overall, the proposal is consistent with anticipated land use activities and scale of built form provided for within Activity Area D1 and the village centre. Effects of the proposal on persons have been considered through the design and layout.

It is considered that any adverse effects to persons would be less than minor, and below the threshold for notification under s95E.

## **12.0 CONCLUSION**

Resource consent is sought for a mixed-use visitor accommodation and commercial/retail development on Lot 1006 DP 515015, Northlake Drive, within Activity Area D1 of the Northlake Special Zone. The proposal requires resource consent for visitor accommodation and commercial activities, including a replacement Outline Development Plan (ODP) for Lot 1006 only. Resource consent is also required for breaches to transport and earthworks standards.

Overall, the proposal requires resource consent as a **Discretionary Activity**.

The proposal provides a quality urban design outcome that provides visual interest to the streetscape; and the proposed land use activities will activate the street and add to the viability and connectivity of the village centre. Commercial activities and visitor accommodation are anticipated

and enabled within Activity Area D1 under the District Plan. The proposed buildings largely comply with all relevant site and zone standards and are within the 'envelope' of built form which could be provided on the site. The proposal is therefore consistent with anticipated scale and intensity of land uses for the site located within the village centre.

The assessment undertaken in this report has determined that the proposal is consistent with the relevant objectives and policies of the District Plan, and other relevant statutory matters. The environmental effects of the proposal are considered to be less than minor.

Accordingly, it is considered that resource consent could be granted on a non-notified basis.

Kim Banks  
Planner  
**Paterson Pitts Limited Partnership**

**APPENDIX A – RECORD OF TITLE**

**APPENDIX B – ARCHITECTURAL DRAWINGS**



**APPENDIX D – LANDSCAPING PLAN**



**APPENDIX E – INFRASTRUCTURE REPORT**

**APPENDIX F – PARKING AND ACCESS ASSESSMENT**

**APPENDIX G – URBAN DESIGN ASSESSMENT**

**APPENDIX H – ACOUSTIC ASSESSMENT**



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 803943  
**Land Registration District** Otago  
**Date Issued** 02 November 2017

**Prior References**

797622

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**Estate** Fee Simple  
**Area** 4580 square metres more or less  
**Legal Description** Lot 1006 Deposited Plan 515015

**Registered Owners**

Northlake Investments Limited

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**Interests**

Subject to Section 59 Land Act 1948

Land Covenant in Easement Instrument 10868129.8 - 6.10.2017 at 2:59 pm

Subject to a right (in gross) to convey electricity over part marked C on DP 515015 in favour of Electricity Southland Limited created by Easement Instrument 10904858.4 - 2.11.2017 at 11:11 am

The easements created by Easement Instrument 10904858.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to rights (in gross) to convey water over part marked C on DP 515015 in favour of Queenstown Lakes District Council created by Easement Instrument 10904858.6 - 2.11.2017 at 11:11 am

The easements created by Easement Instrument 10904858.6 are subject to Section 243 (a) Resource Management Act 1991  
10904858.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.11.2017 at 11:11 am

11493411.11 Mortgage to Clipper Investment Opportunity II Limited - 12.7.2019 at 3:14 pm

# View Instrument Details



**Instrument No** 10904858.7  
**Status** Registered  
**Date & Time Lodged** 02 November 2017 11:11  
**Lodged By** Chang, Hyung-Hwa  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Computer Registers	Land District
803904	Otago
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803908	Otago
803909	Otago
803910	Otago
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**Annexure Schedule:** Contains 5 Pages.

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**Signature**

Signed by Hyung-Hwa Chang as Territorial Authority Representative on 31/10/2017 12:39 PM

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

IN THE MATTER of Section 221 of the  
Resource Management Act 1991

AND

IN THE MATTER of Resource Consent RM  
160509 Queenstown Lakes District Council

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

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**BACKGROUND**

- A. Northlake Investments Limited has applied to the Queenstown Lakes District Council (Council) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land described as Lots 65 and 66 DP 371470 and comprised in Computer Freehold Register 290932 (Otago Registry) (the Land).
- B. The Council has granted subdivision consent (RM160509) (Resource Consent) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

**OPERATIVE PART**

The following conditions pertaining to this Consent Notice are to be registered against Lots 34 – 67, Lot 914, Lot 915, Lot 916, Lot 1005, Lot 1006 and Lot 1008 on DP 515015 (comprised in certificates of title 803904 – 803940, 803942, 803943 and 803945). For the avoidance of doubt, the lot numbers that relate to the specific Consent Notice are detailed below in the respective condition.

**Conditions**

- 1.1 In reference to Resource Consent Condition 23(a).

The following shall apply to development within Lots 34 – 67, Lot 914, Lot 915, Lot 916, Lot 1005, Lot 1006 and Lot 1008 on DP 515015:

- (a) Where buildings are located within 4m of slopes exceeding 1(V) in 4(H) (14 degrees), foundations should be specifically designed by a suitably qualified engineer.

- 1.2 In reference to Resource Consent Condition 23(c).

Direct vehicle access from Lots 914 – 916 and Lots 59 – 67 on DP 515015 to Outlet Road is prohibited.

QLD001430 6161215.1



1.3 In reference to Resource Consent Condition 23(e).

Vehicle access to and from Lot 34, Lot 44, Lot 58 and Lot 59 on DP 515015 and the adjacent road shall be via the vehicle crossing provided to the relevant lot at the time of the subdivision of the lots shown on DP 515015 only.

1.4 In reference to Resource Consent Condition 23(f).

The following shall apply to development within Lots 36, 41, 51, 59, 60, 61, 62, 63, 64, 65, 66, and 67 on DP 515015:

- (a) Dwellings shall be orientated toward the street and public spaces with habitable rooms overlooking these areas. This shall be achieved by the inclusion of a window or entranceway facing the street or public place. For the purpose of this, a habitable space includes a living room, kitchen, bedroom or entranceway but excludes garages, utility rooms, circulation spaces and bathrooms.
- (b) Dwellings shall comply with the 'Northlake Design Control Guidelines' (issued by Northlake Developments Limited from time to time) and require approval from Northlake Developments Limited or appointee prior to construction commencing. Northlake Developments Limited (or its successors and assigns) are the authority responsible for the design approval process.

1.5 In reference to Resource Consent Condition 23(g).

Any development within the 'Northlake Housing Lots' (set out below) shall comply with the 'Northlake Design Control Guidelines' (issued by Northlake Developments Limited from time to time) and require approval from Northlake Developments Limited or appointee prior to construction commencing. Northlake Developments Limited (or its successors and assigns) are the authority responsible for the design approval process. The dwellings within the 'Northlake Lots' shall be from the range of Northlake typologies as follows:

Lot	Northlake typology type
Lots 39, 40, 54, 55, 56, 57, 58, 914, 915 and 916 on DP 515015	A, D or F
Lots 42 and 43 on DP 515015	A, C, D, F, or G
Lots 35, 37, 38, 45, 46, 47, 48, 49 and 50 on DP 515015	B, E, H, I, or J
Lot 52 on DP 515015	C, G, H, I, or J

1.6 In reference to Resource Consent Condition 23(h).

The dwelling designs on Lots 34, 44 and 53 on DP 515015 shall be submitted prior to construction for certification by Council or a Council Representative qualified in Urban Design that confirms the design achieves the following design objectives:

- (a) dwellings shall be orientated towards the street and public spaces with habitable rooms overlooking these areas, including the southern road frontage. This shall be achieved by the inclusion of a window or entranceway facing the street or public place. For the purposes of this, habitable space includes a living room, kitchen, bedroom or entranceway but excludes garages, utility rooms, circulation spaces and bathrooms;
- (b) maximise solar gain through appropriate location of living spaces; and
- (c) takes account of the vehicle access locations.

1.7 In reference to Resource Consent Condition 21(m).

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The following shall apply to development within Lots 34 – 67, Lot 914, Lot 915, Lot 916, Lot 1005, Lot 1006 and Lot 1008 on DP 515015:

Prior to any construction work (other than works associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or any other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to the occupation of any building.

DATED this 30<sup>th</sup> day of October 2017.

SIGNED for and on behalf of  
QUEENSTOWN LAKES DISTRICT  
COUNCIL under delegated authority by  
its Team Leader – Subdivision and  
Property



Elizabeth Jane Simpson

QLD001430 6161215.1

NZS 4404:2010

**SCHEDULE 2A**

**STATEMENT OF PROFESSIONAL OPINION ON SUITABILITY OF LAND FOR BUILDING CONSTRUCTION**

Development ..... Northlake Subdivision, Wanaka - Stage 3 .....

Developer ..... Northlake Investments Ltd .....

Location ..... Aubrey Road / Outlet Road, Wanaka .....

I, Bernard Francis Whitham ..... of B F Whitham Ltd, 22 Cily Road, Dunedin .....

(Full name) ..... (Name and address of firm)

Hereby confirm that:

1. I am a geo-professional as defined in clause 1.2.2 of NZS 4404:2010 and was retained by the developer as the geo-professional on the above development.
2. The extent of my preliminary investigations are described in my Report(s) number N/A ....., dated ....., and the conclusions and recommendations of that/those document(s) have been re-evaluated in the preparation of this report. The extent of my inspections during construction, and the results of all tests and/or re-evaluations carried out are as described in my geotechnical completion report dated 12 October 2017, ref: 66212/6 and attached to this certificate
3. In my professional opinion, not to be construed as a guarantee, I consider that (delete as appropriate):
  - (a) The earth fills shown on the attached Plan No. W4481-7-044-200a and 200b ..... have been placed in compliance with the requirements of the NZS4431 ....., Council and my specification.
  - (b) The completed works take into account land slope and foundation stability considerations, subject to the appended foundation recommendations and earthworks restrictions, (which should be read in conjunction with the appended final site contour plan).
  - (c) Subject to 3(a) and 3(b) of this Schedule, the original ground not affected by filling is suitable for the erection of buildings designed according to NZS 3604 provided that:
    - (i) Lots 53 - 56, 914 - 918, 1007 satisfy the requirements for "good ground" .....
    - as per NZS 3604 Section 1
    - (ii) .....
  - (d) Subject to 3(a) and 3(b) of this Schedule, the filled ground is suitable for the erection of buildings designed according to NZS 3604 provided that:
    - (i) Engineering design for foundations requiring ultimate bearing capacity greater than 200kPa .....
    - (ii) Lots 34 - 52, 57 - 67, 1004 - 1006, 1008 and 1010 .....
  - (e) The original ground not affected by filling and the filled ground are not subject to erosion, subsidence, or slippage in accordance with the provisions of section 106 of the Resource Management Act 1991 provided that:
    - (i) not applicable .....
    - (ii) .....

NOTE – These subclauses may be deleted or added to as appropriate, to include such considerations as expansive soils where excluded from NZS 3604, and site seismic characteristics as covered in clause 3.1.3 of NZS 1170.5.

NZS 4404:2010

4. This professional opinion is furnished to the TA and the developer for their purposes alone on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any building.
5. This certificate shall be read in conjunction with my geotechnical report referred to in clause 2 above and shall not be copied or reproduced except in conjunction with the full geotechnical completion report.

Signed  Date .....12 October 2017.....

Bernard Willham  
.....  
CPEng IntPE, MBA (Tech Mgt)  
.....

*(Name, title, and professional qualifications)*

Copyright waived



CLUDEN CRESCENT VIEW



NORTHLAKE DRIVE VIEW

## RESOURCE CONSENT ISSUE



ARCHITECTURAL STATEMENT

The Northlake development is predominantly residential with the exception of the local village centre. The village hub is characterised by larger scale buildings. Existing buildings feature simple gable forms and are clad in natural and earth toned materials.

The proposed development see fig 1. is an extension of this village centre and comprises a mixed use offering of commercial / retail and visitor accommodation. The buildings are broken into two on the site as follows:

Building 1 located on the north east portion which houses retail on the ground level and thirteen internally accessed visitor accommodation units on the second level.

Building 2 located at the west end comprises twelve 2 bedroom terraced visitor accommodation units, all self contained with separate access.

Both buildings have employed forms based on the surrounding residential vernacular using gable roofs in singles and in pairs separated by lower recessive flat roof linkages, to break up the mass of the buildings. This articulation of the building with smaller roof forms breaks the continuous elevations into smaller forms whilst still maintaining retail engagement at street level.

Each visitor accommodation unit is appointed with an outdoor space at ground level or via a balcony on the second level. These outdoor spaces have been located facing the street or reserve / car parking areas to provide passive surveillance of these public spaces.

Both buildings are located on the site to address the street frontages with the car parking area located behind accessed via the east and north. This ensures the car parking environment doesn't dominate the street faces, and public areas facing the other residential developments are activated by retail and living spaces.

The following other massing / bulk and location plans were considered as part of developing the site and represents an assessment of alternatives considered.

Fig 2. Large Single level retail

- Positive.
  - Cost effective
  - High level of street display
  - Car parking visible for use
- Negative.
  - Out of scale with context
  - No residential use
  - Dominance of car parking to the street and adjacent terrace housing

Fig 3 Large Retail

- Positive.
  - Car parking visible for use
  - Accommodation overlooking Reserve
- Negative
  - Low street engagement
  - Dominance of car parking to the street and adjacent terrace housing

Fig 4 Smaller buildings

- Positive.
  - Smaller scale
- Negative
  - Access has formed secondary street through site
  - Shading
  - Separation of retail spaces, less efficient for pedestrians

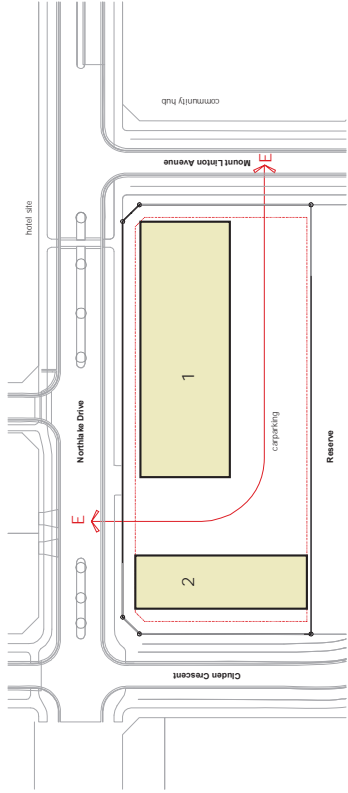


fig. 1

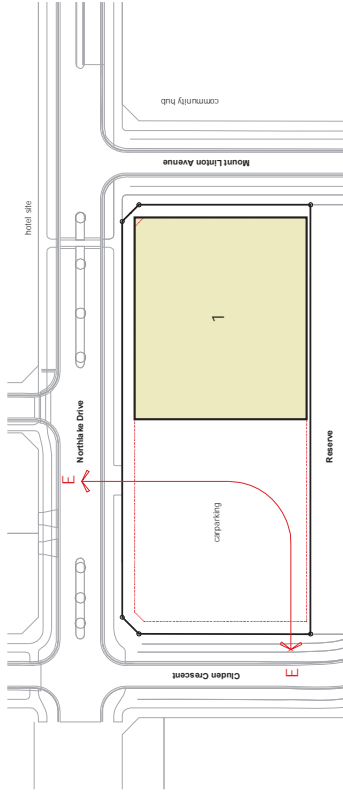


fig. 2

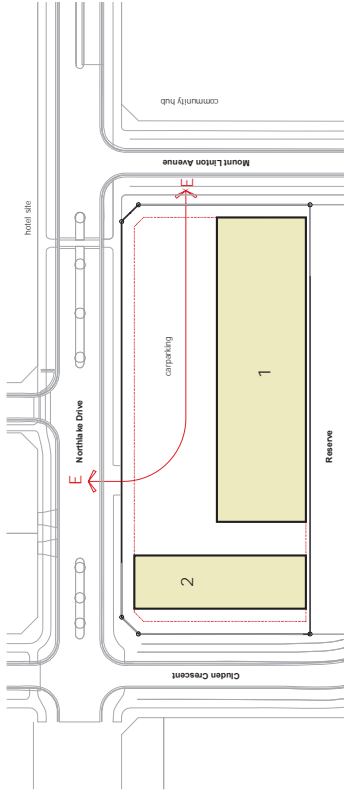


fig. 3

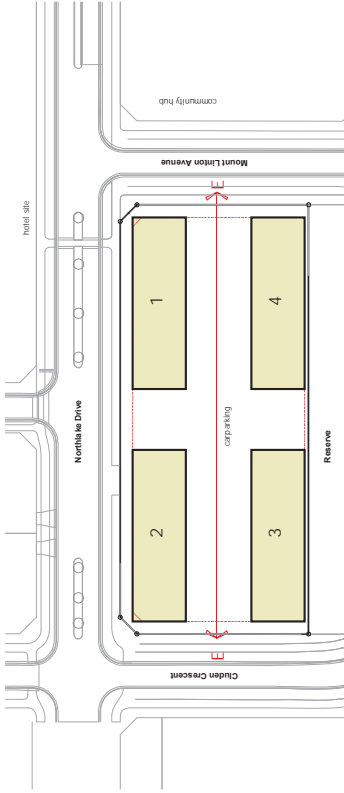
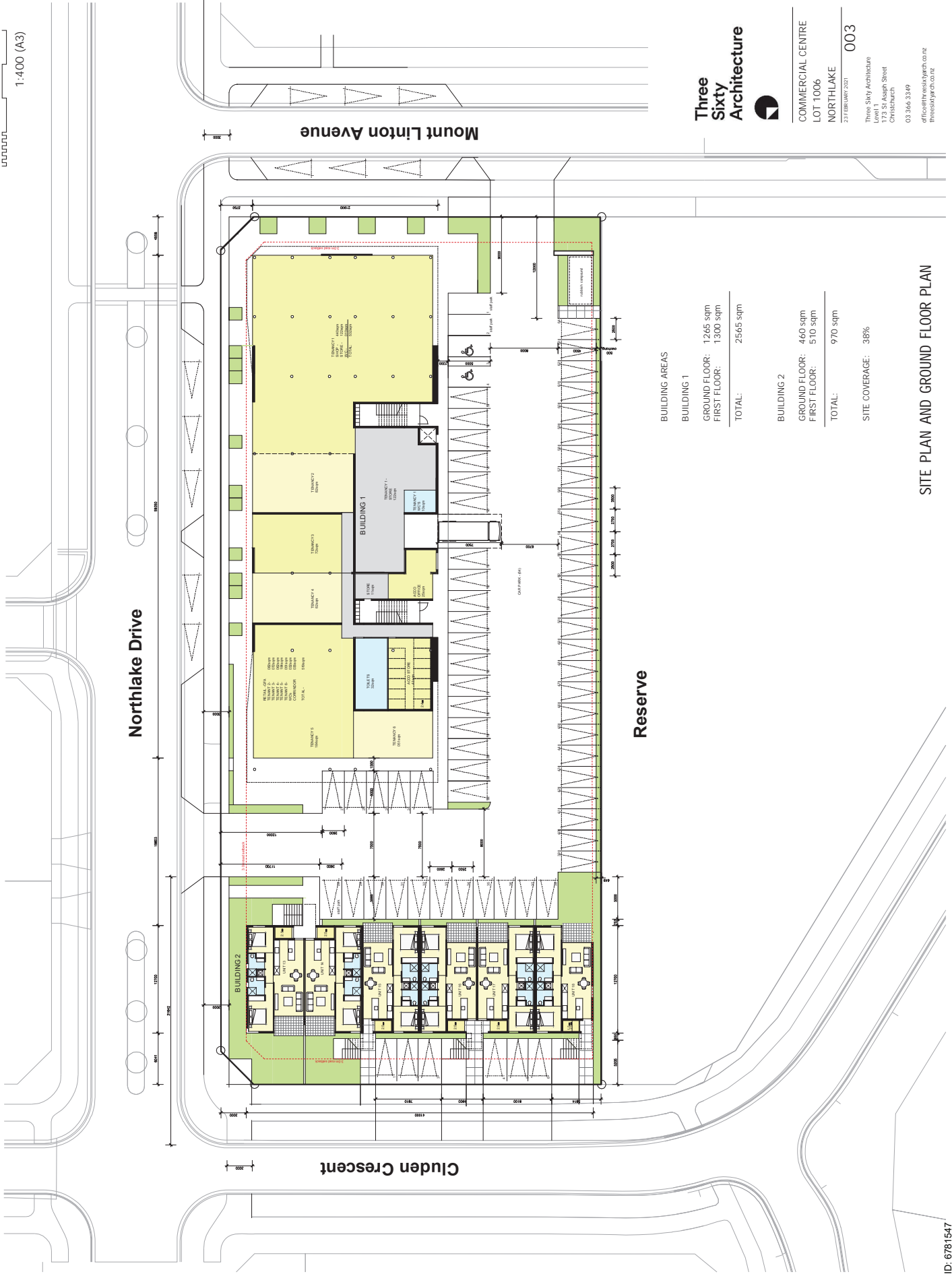


fig. 4

0 4 8 12 16  
1:400 (A3)



BUILDING AREAS	
<b>BUILDING 1</b>	
GROUND FLOOR:	1266 sqm
FIRST FLOOR:	1300 sqm
<b>TOTAL:</b>	<b>2565 sqm</b>
<b>BUILDING 2</b>	
GROUND FLOOR:	460 sqm
FIRST FLOOR:	510 sqm
<b>TOTAL:</b>	<b>970 sqm</b>
<b>SITE COVERAGE:</b>	<b>38%</b>

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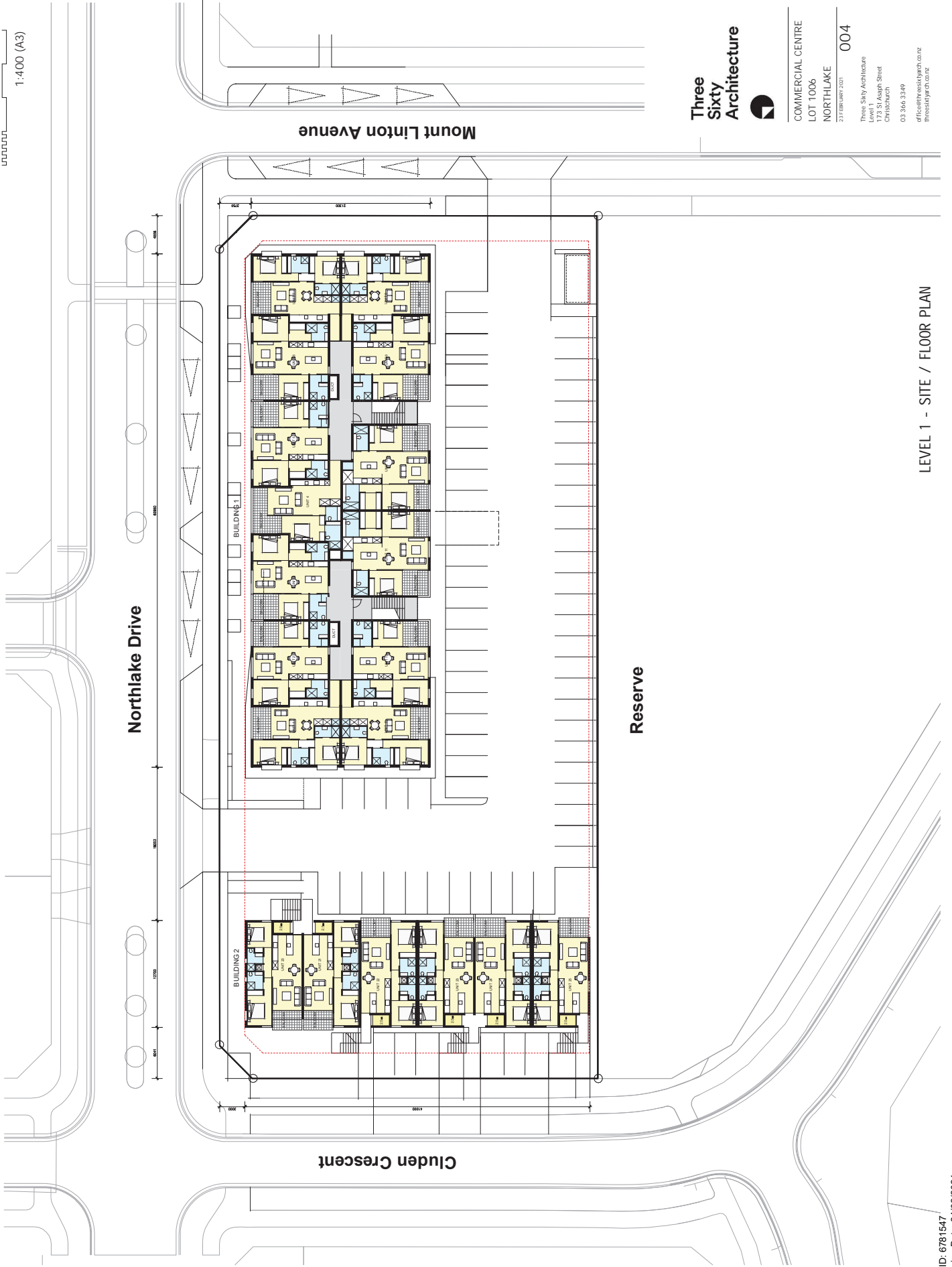
COMMERCIAL CENTRE  
LOT 1006  
NORTHLAKE

23 FEBRUARY 2021  
**003**

Three Sixty Architecture  
Level 3  
173 St Asaph Street  
Christchurch  
03 366 3369  
office@thesixtyarch.co.nz  
thesixty@cs.co.nz

**SITE PLAN AND GROUND FLOOR PLAN**

0 4 8 12 16  
1:400 (A3)



Northlake Drive

Mount Linton Avenue

Cluden Crescent

Reserve

BUILDING 1

BUILDING 2

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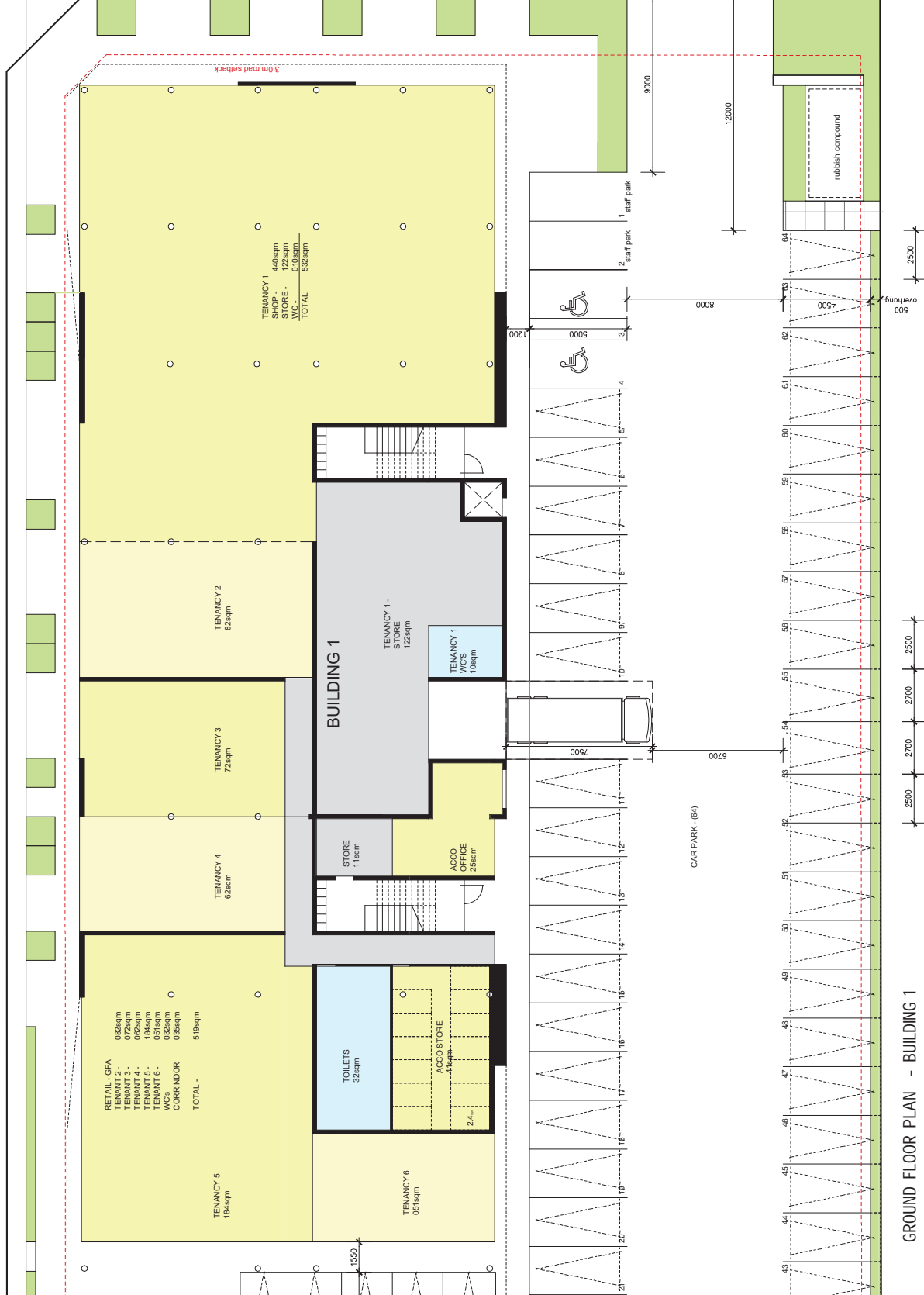
COMMERCIAL CENTRE  
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004

23 FEBRUARY 2021  
Three Sixty Architecture  
Level 1  
173 St Asaph Street  
Christchurch  
03 366 3369  
office@thesixtyarch.co.nz  
thesixtya@co.nz

LEVEL 1 - SITE / FLOOR PLAN





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005  
Three Sixty Architecture  
Level 1  
173 St Asaph Street  
Christchurch  
03 346 3349  
office@thesesixtyarch.co.nz  
thesesixty@co.nz

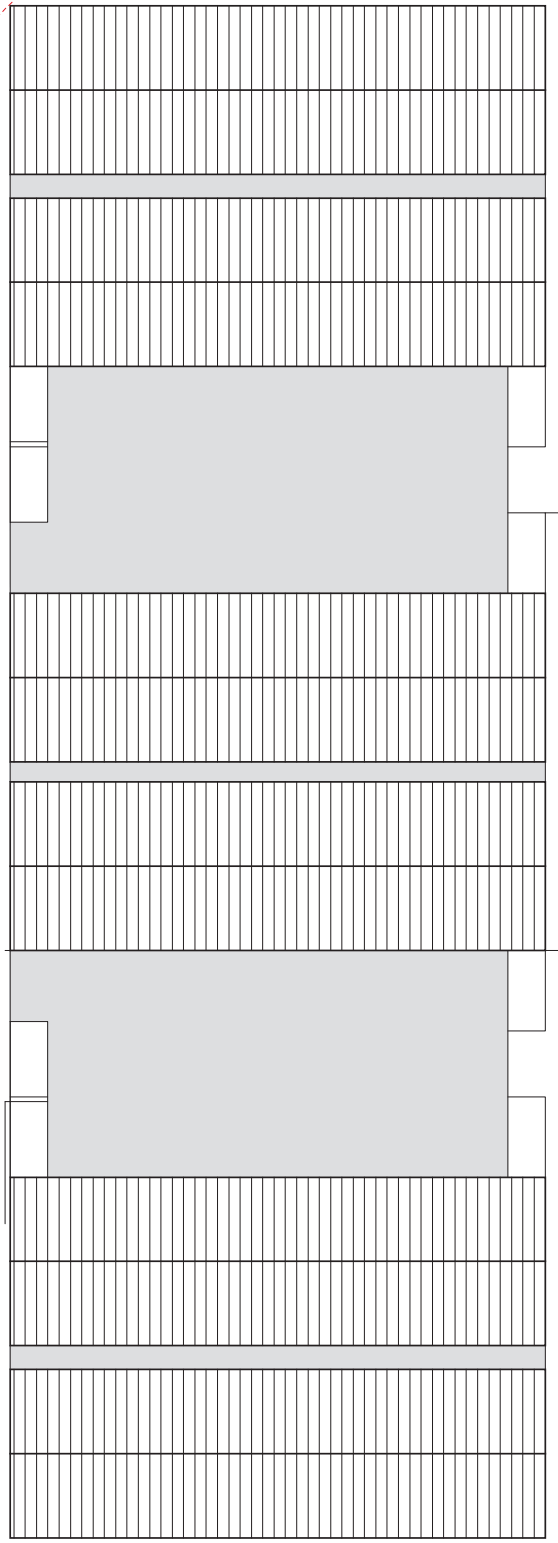
GROUND FLOOR PLAN - BUILDING 1

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BUILDING 1

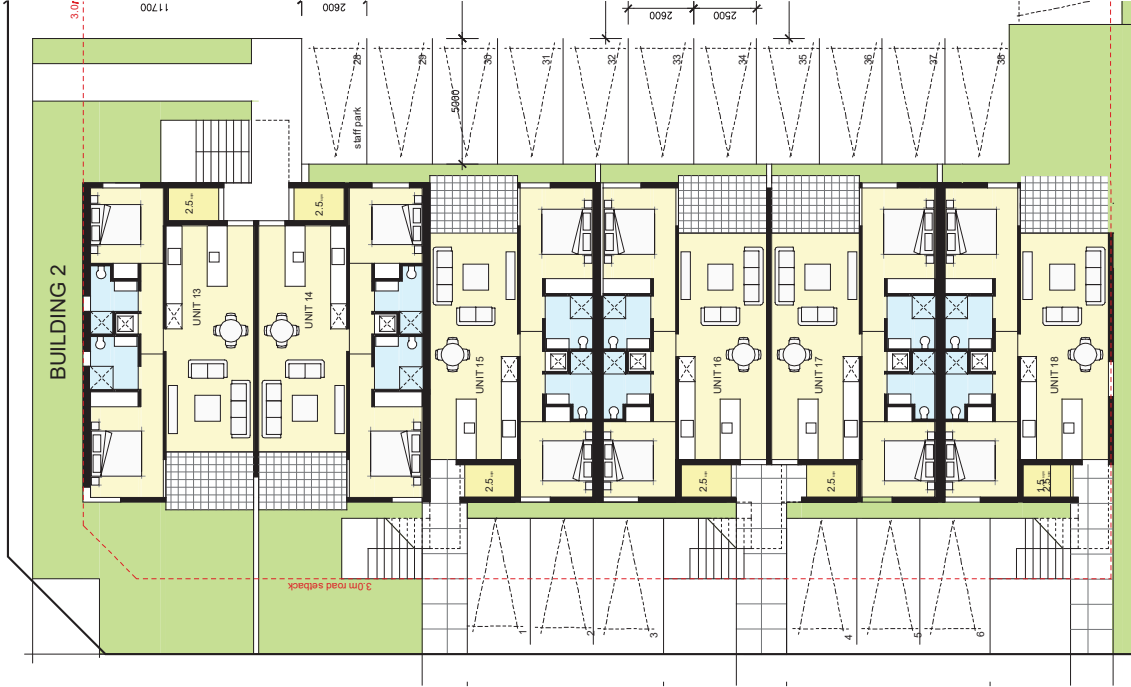
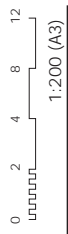


FIRST FLOOR PLAN - BUILDING 1



ROOF PLAN - BUILDING 1

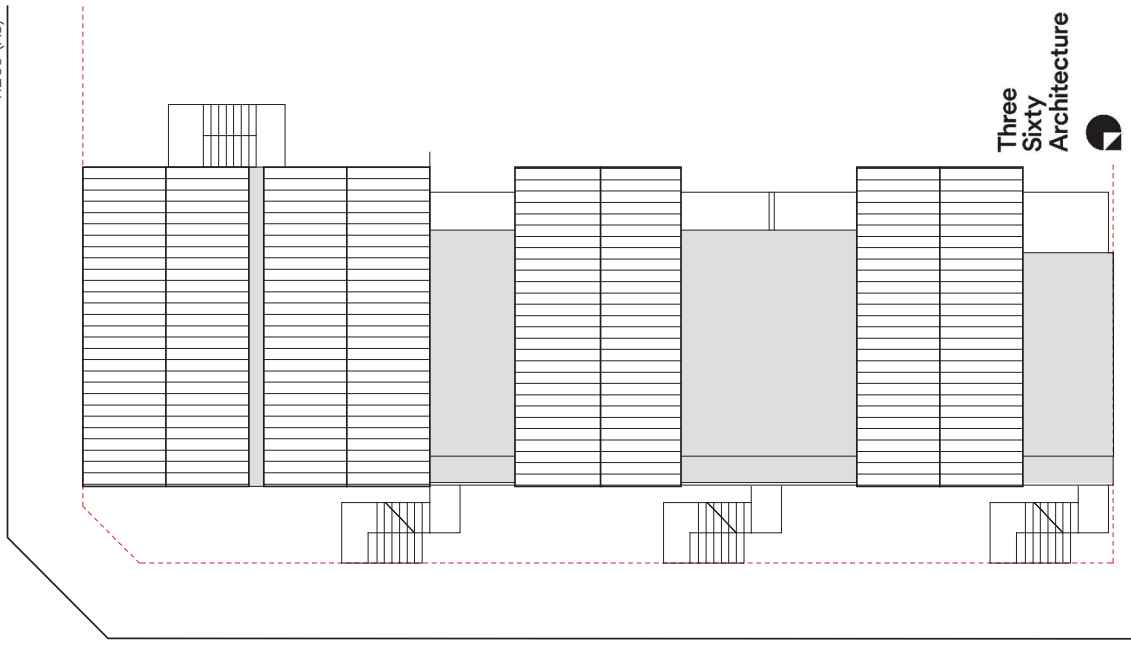




GROUND FLOOR PLAN - BUILDING 2



FIRST FLOOR PLAN - BUILDING 2



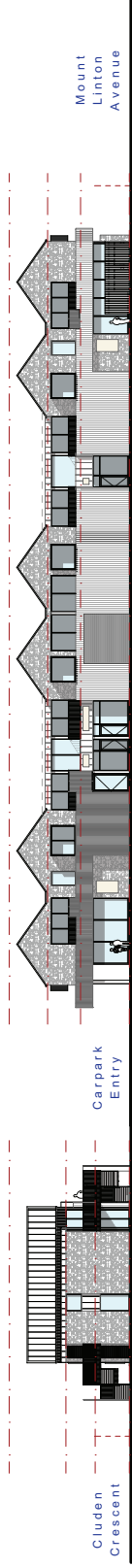
ROOF PLAN - BUILDING 2

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NORTHLAKE  
23 FEBRUARY 2021

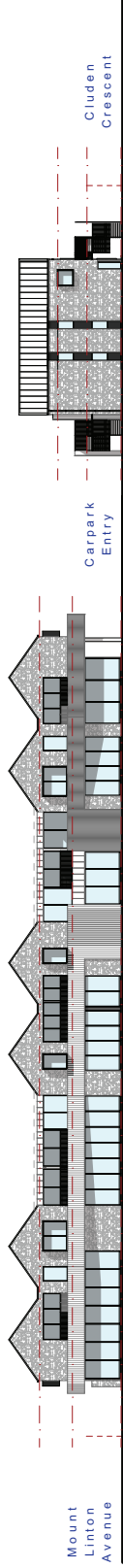
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Three Sixty Architecture  
Level 1  
173 St. Asaph Street  
Christchurch  
03 366 3369  
office@threesixtyarch.co.nz  
threesixty@co.nz



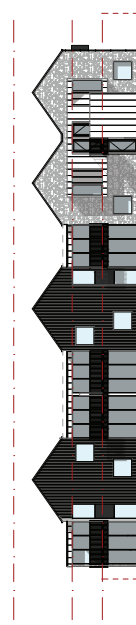
**SOUTH ELEVATION**

Scale 1:400



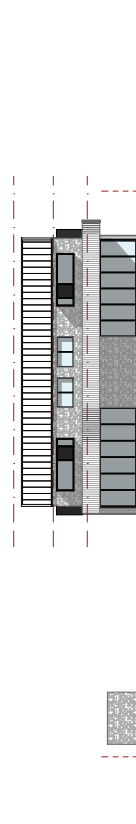
**NORTH ELEVATION**

Scale 1:400



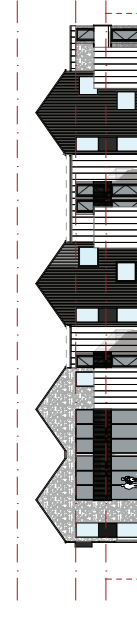
**E05 EAST ELEVATION (BUILDING 2)**

Scale 1:400



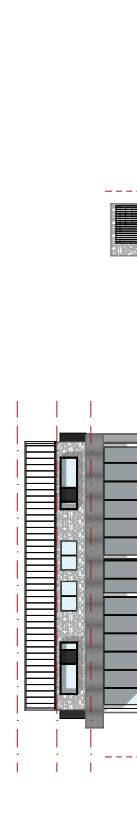
**E04 EAST ELEVATION (BUILDING 1)**

Scale 1:400



**E06 WEST ELEVATION (BUILDING 2)**

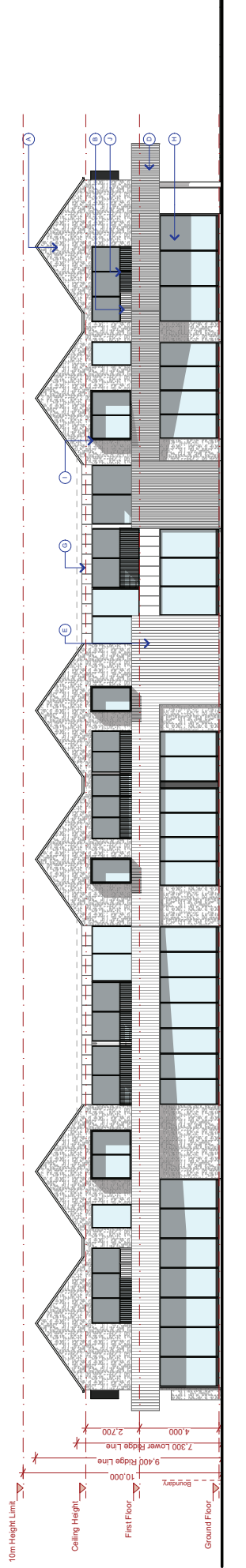
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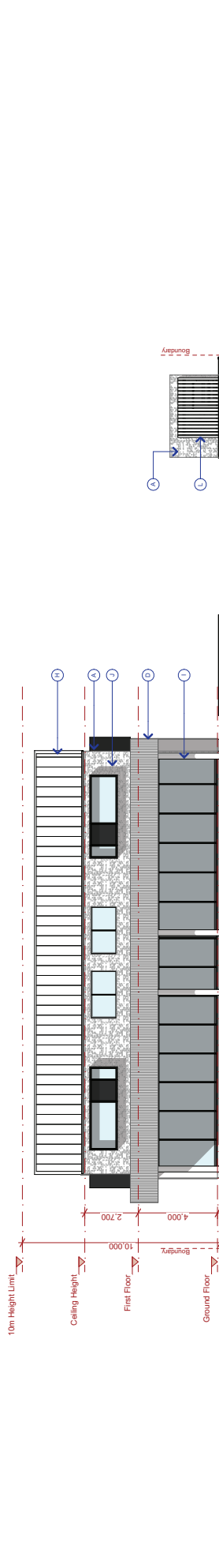
**E03 WEST ELEVATION (BUILDING 1)**

Scale 1:400





**NORTH ELEVATION**  
Scale 1:200

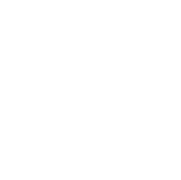
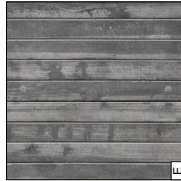
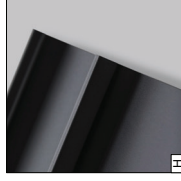
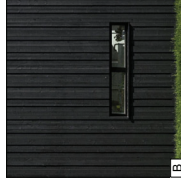
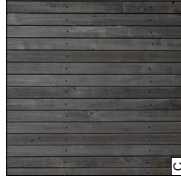


**WEST ELEVATION (BUILDING 1)**  
Scale 1:200

**LEDGEND**

- A - Northlake Brick veneer
- B - Cedar board and batten details
- C - Cedar vertical weatherboard
- D - Longrun colorsteel cladding
- E - Concrete fascia - vertical boarded concrete 200mm wide
- F - Standing seam colorsteel fascia
- G - Corrugate roofing
- H - Standing seam metal tray roofing
- I - Frameless glass shopfronts to retail spaces
- J - Powdercoated aluminium extruded window frame
- K - Powdercoated aluminium vertical balustrading
- L - Timber Panel Fencing
- M - Metal Balustrade
- N - Standing seam colorsteel cladding
- O - Metal roller door

**NOTE**  
The height limits detailed in these elevations are based upon information provided. Detailed building design may result in height variations of +/- 300mm



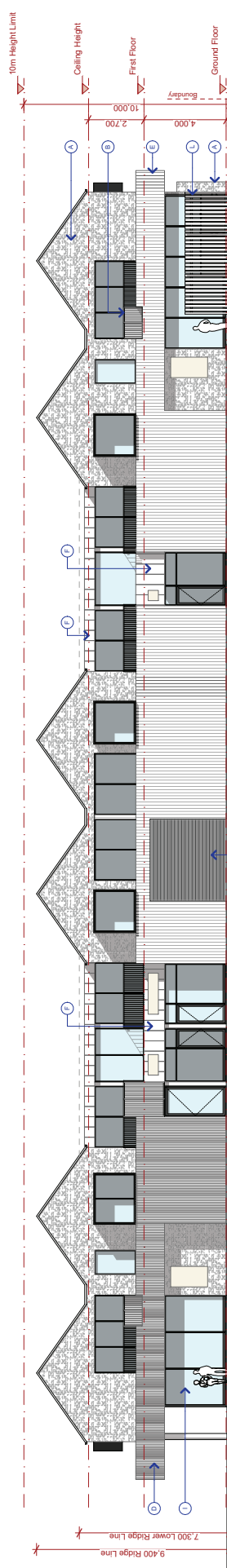
**Three  
Sixty  
Architecture**



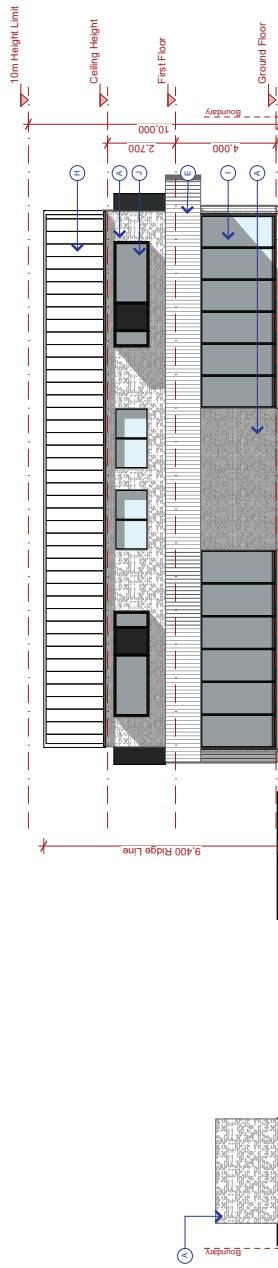
COMMERCIAL CENTRE  
LOT 1006  
NORTHLAKE

009

Three Sixty Architecture  
Unit 1006  
173 S'A'Asagh Street  
Christchurch  
03 366 3349  
office@threesixtyarch.co.nz  
threesixtyarch.co.nz

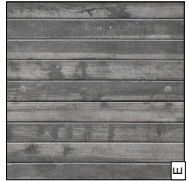
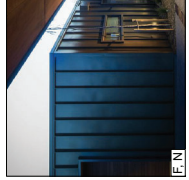
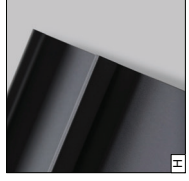
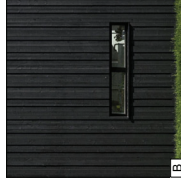
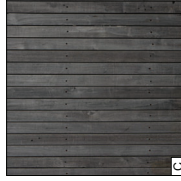


**SOUTH ELEVATION**  
Scale 1:200



**EAST ELEVATION (BUILDING 1)**  
Scale 1:200

- LEDGEND**
- A - Northlake Brick veneer
  - B - Cedar board and batten details
  - D - Longrun colorsteel cladding
  - E - Concrete fascia - vertical boarded concrete 200mm wide
  - F - Standing seam colorsteel fascia
  - H - Standing seam metal tray roofing
  - I - Frameless glass shopfronts to retail spaces
  - J - Powdercoated aluminium extruded window frame
  - L - Timber Panel Fencing
  - O - Metal roller door



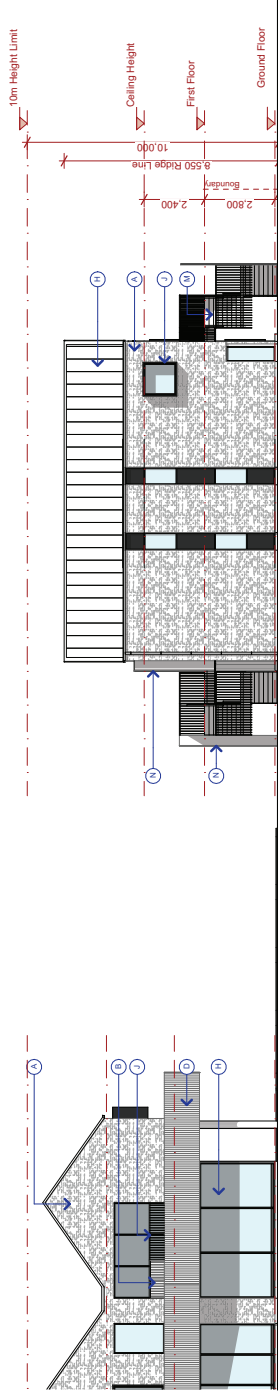
**Three  
Sixty  
Architecture**

COMMERCIAL CENTRE  
LOT 1006  
NORTHLAKE  
23 January 2021

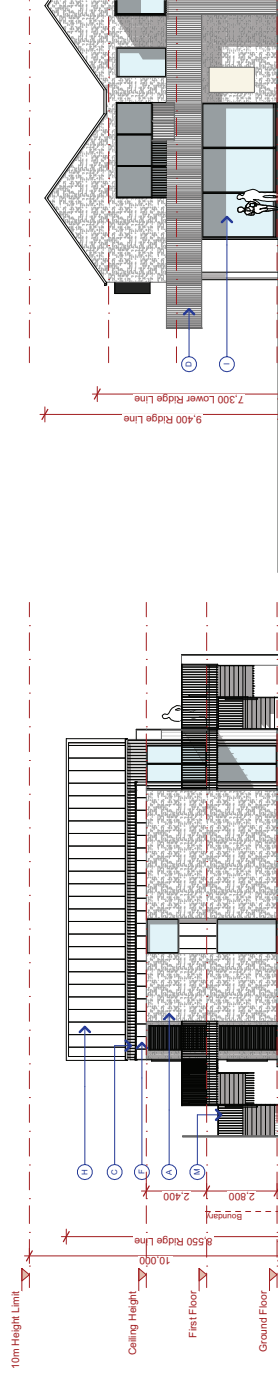
**010**

Three Sixty Architecture  
Unit 1006  
173 S'A'alagh Street  
Christchurch  
03 366 3349  
office@threesixtyarch.co.nz  
threesixtyarch.co.nz

**NOTE**  
The height limits detailed in these elevations are based upon information shown in the attached building design may result in height variations of +/- 300mm



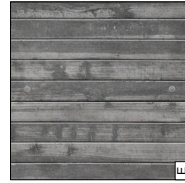
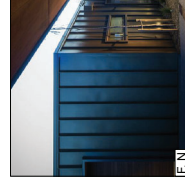
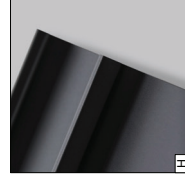
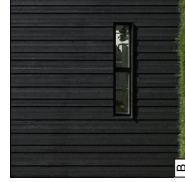
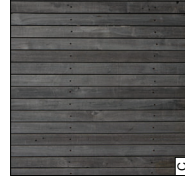
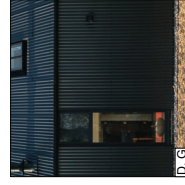
**NORTH ELEVATION**  
Scale 1:200



**SOUTH ELEVATION**  
Scale 1:200

**LEDGEND**

- A - Northlake Brick veneer
- B - Cedar board and batten details
- C - Cedar vertical weatherboard
- D - Longrun colorsteel cladding
- F - Standing seam colorsteel fascia
- H - Standing seam metal tray roofing
- I - Frameless glass shopfronts to retail spaces
- J - Powdercoated aluminium extruded window frame
- K - Powdercoated aluminium vertical balustrading
- M - Metal Balustrade
- N - Standing seam colorsteel cladding



**Three  
Sixty  
Architecture**



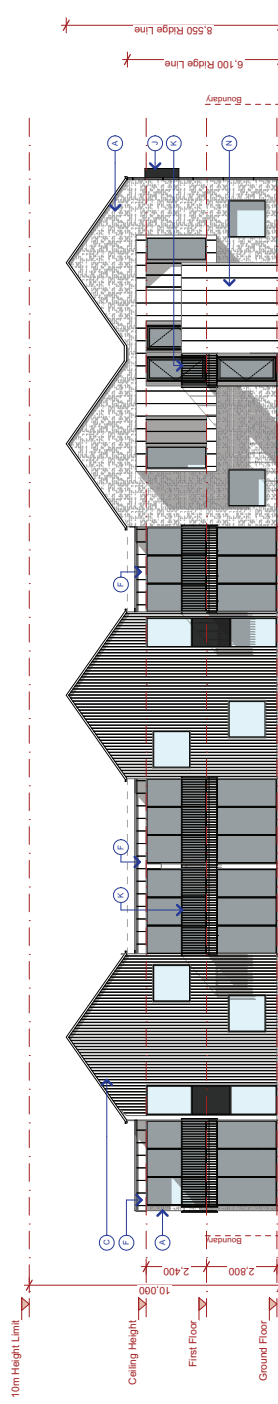
COMMERCIAL CENTRE  
LOT 1006  
NORTHLAKE

011

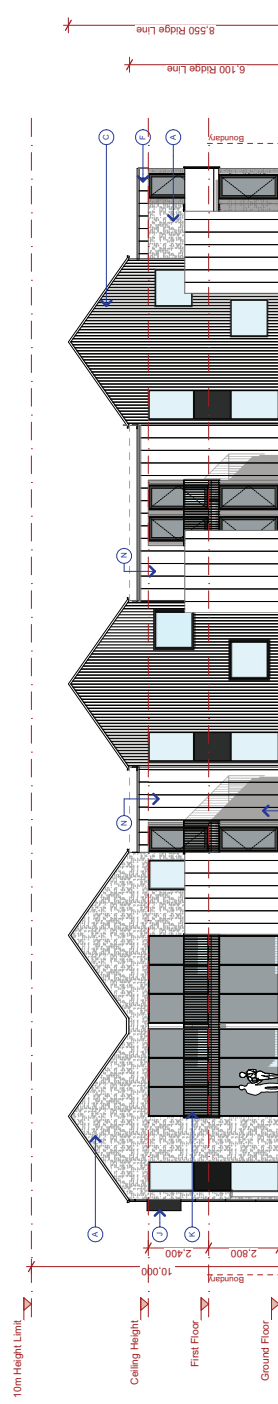
Three Sixty Architecture  
Unit 1006  
173 S'A'alagh Street  
Christchurch  
03 366 3349  
office@threesixtyarch.co.nz  
threesixtyarch.co.nz

**NOTE**

The height limits detailed in these elevations are based upon information provided in the detailed building design may result in height variations of +/- 300mm



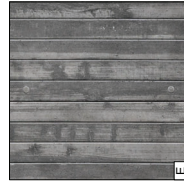
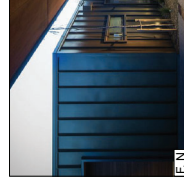
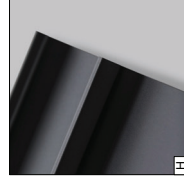
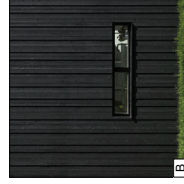
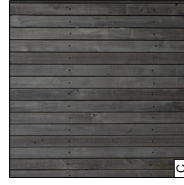
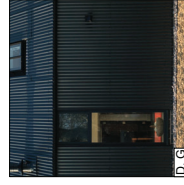
**EAST ELEVATION (BUILDING 2)**  
Scale 1:200



**WEST ELEVATION (BUILDING 2)**  
Scale 1:200

**LEGEND**

- A - Northlake Brick veneer
- C - Cedar vertical weatherboard
- F - Standing seam colorsteel fascia
- J - Powdercoated aluminium extruded window frame
- K - Powdercoated aluminium vertical balustrading
- N - Standing seam colorsteel cladding



**Three  
Sixty  
Architecture**



COMMERCIAL CENTRE  
LOT 1006  
NORTHLAKE

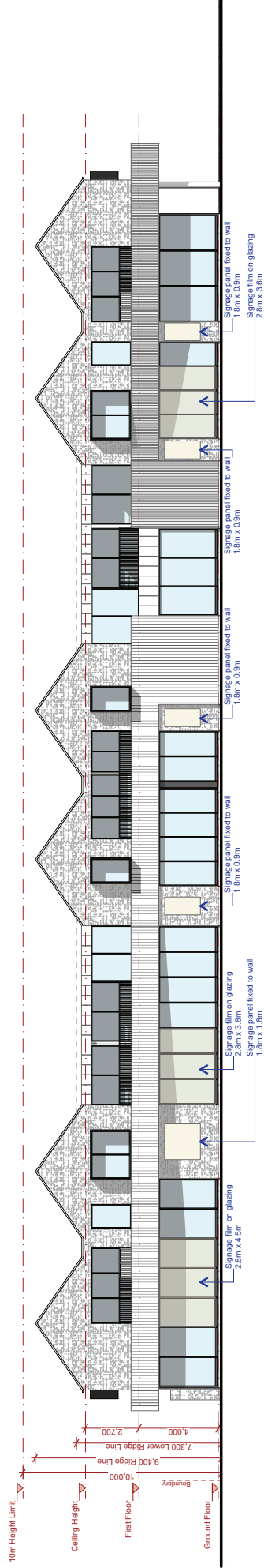
012

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Three Sixty Architecture  
Unit 1006  
173 S'A'alagh Street  
Christchurch  
03 366 3349  
office@threesixtyarch.co.nz  
threesixtyarch.co.nz

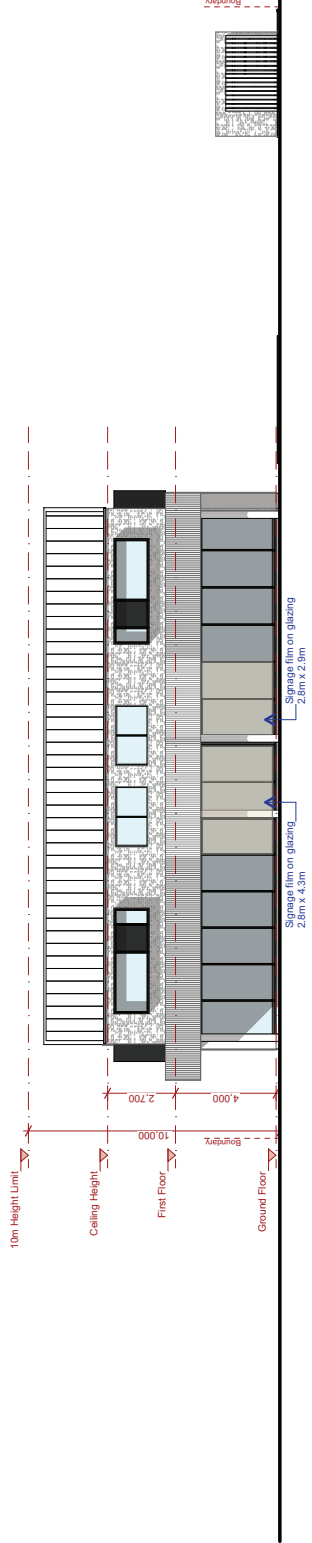
**NOTE**

The height limits detailed in these elevations are based upon information shown on the detailed building design may result in height variations of +/- 300mm





**NORTH ELEVATION - SIGNAGE**  
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**WEST ELEVATION (BUILDING 1) - SIGNAGE**  
Scale 1:200

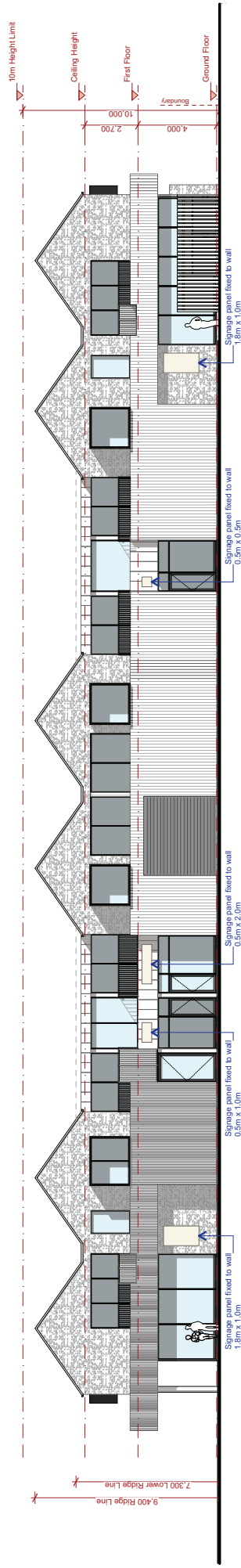
**Three  
Sixty  
Architecture**



COMMERCIAL CENTRE  
LOT 1006  
NORTHLAKE

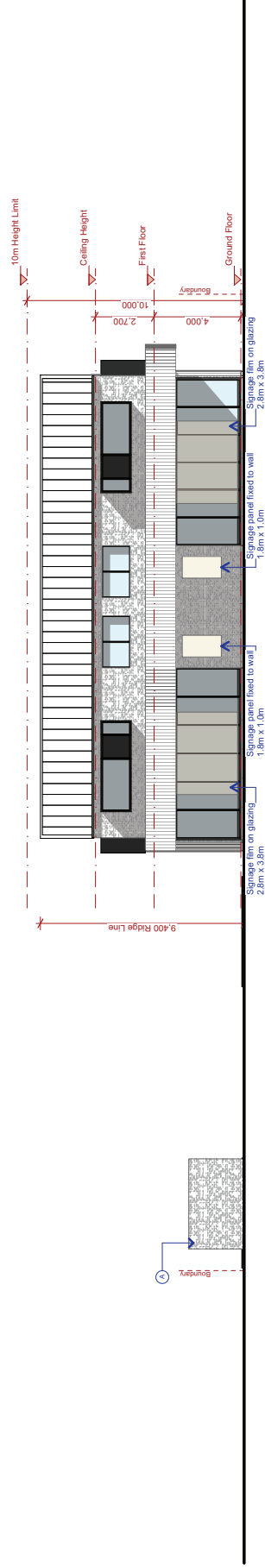
21 February 2021  
**013**

Three Sixty Architecture  
Unit 1006  
173 St Asaph Street  
Christchurch  
03 366 3340  
office@threesixtyarch.co.nz  
threesixtyarch.co.nz



**SOUTH ELEVATION - SIGNAGE**

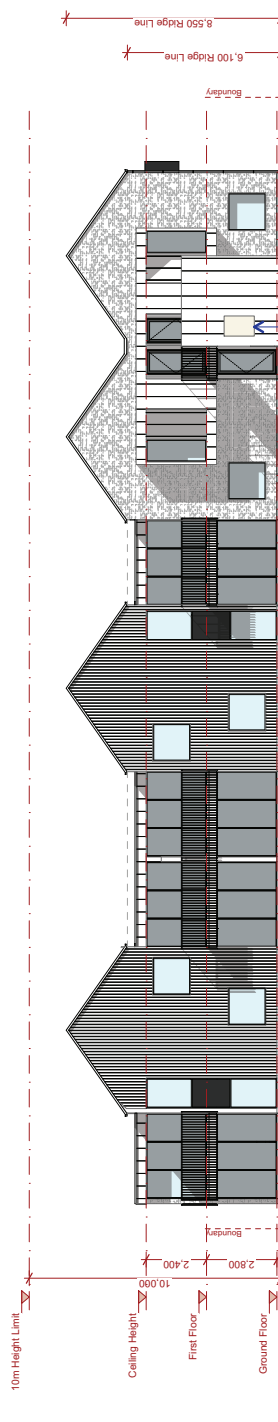
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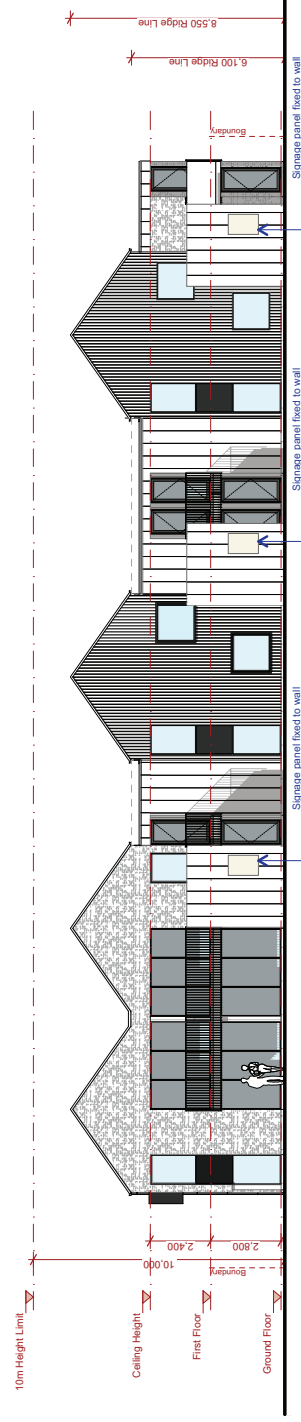
**EAST ELEVATION (BUILDING 1) - SIGNAGE**

Scale 1:200



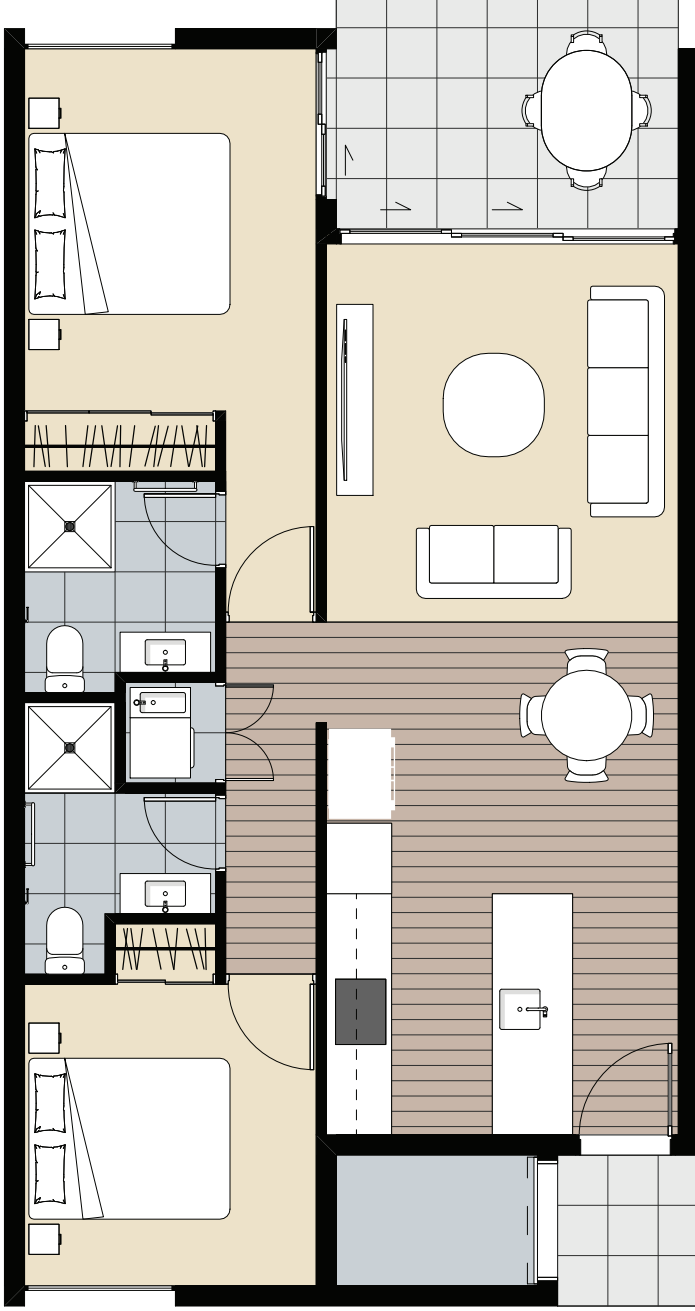


EAST ELEVATION (BUILDING 2) - SIGNAGE  
Scale 1:200



WEST ELEVATION (BUILDING 2) - SIGNAGE  
Scale 1:200





Type 1

Scale 1:50

75m<sup>2</sup> + Balcony 8m<sup>2</sup> + Storage 2.5m<sup>2</sup>

**Three  
Sixty  
Architecture**



COMMERCIAL CENTRE  
LOT 1006  
NORTHLAKE

21 february 2021

**016**

Three Sixty Architecture  
Unit 1006  
173 St Asaph Street  
Christchurch  
03 366 3340  
office@threesixtyarch.co.nz  
threesixtyarch.co.nz



Type 2  
 Scale 1:50  
 62m<sup>2</sup> + Balcony 12m<sup>2</sup>

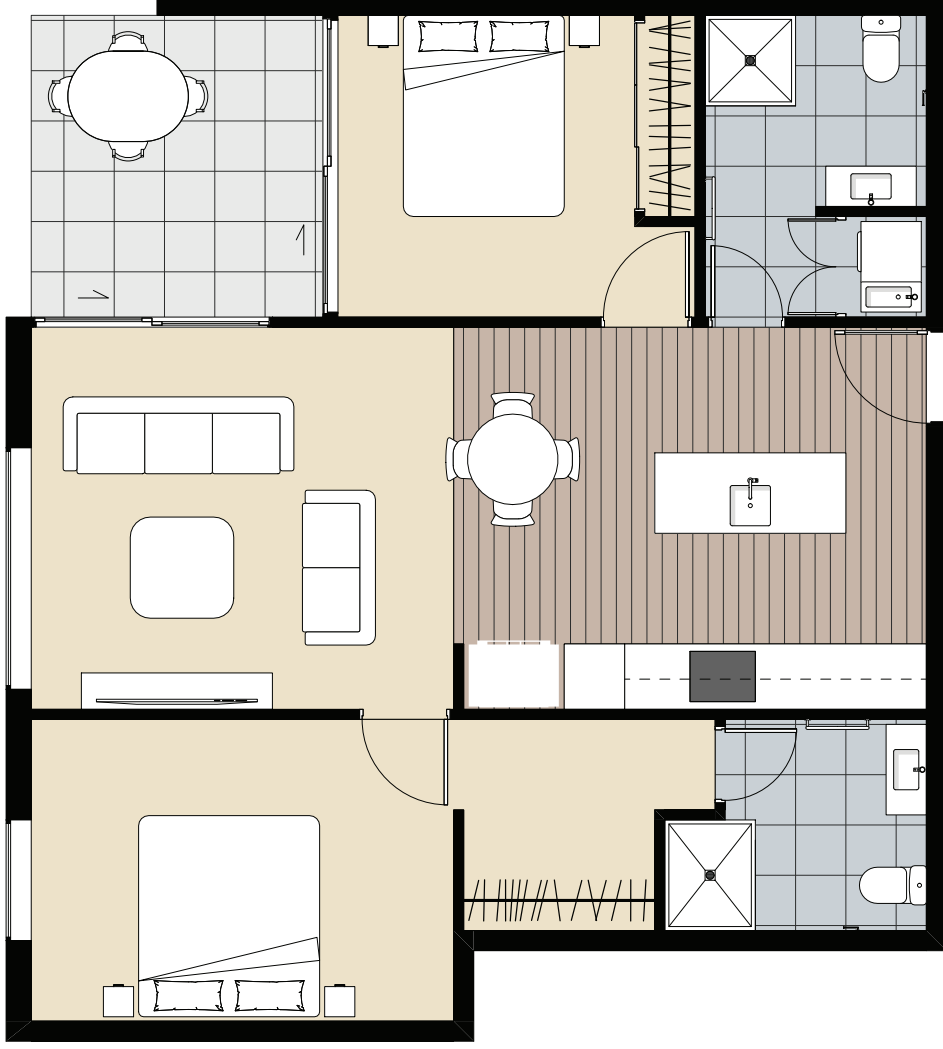
Three  
 Sixty  
 Architecture



COMMERCIAL CENTRE  
 LOT 1006  
 NORTHLAKE

017

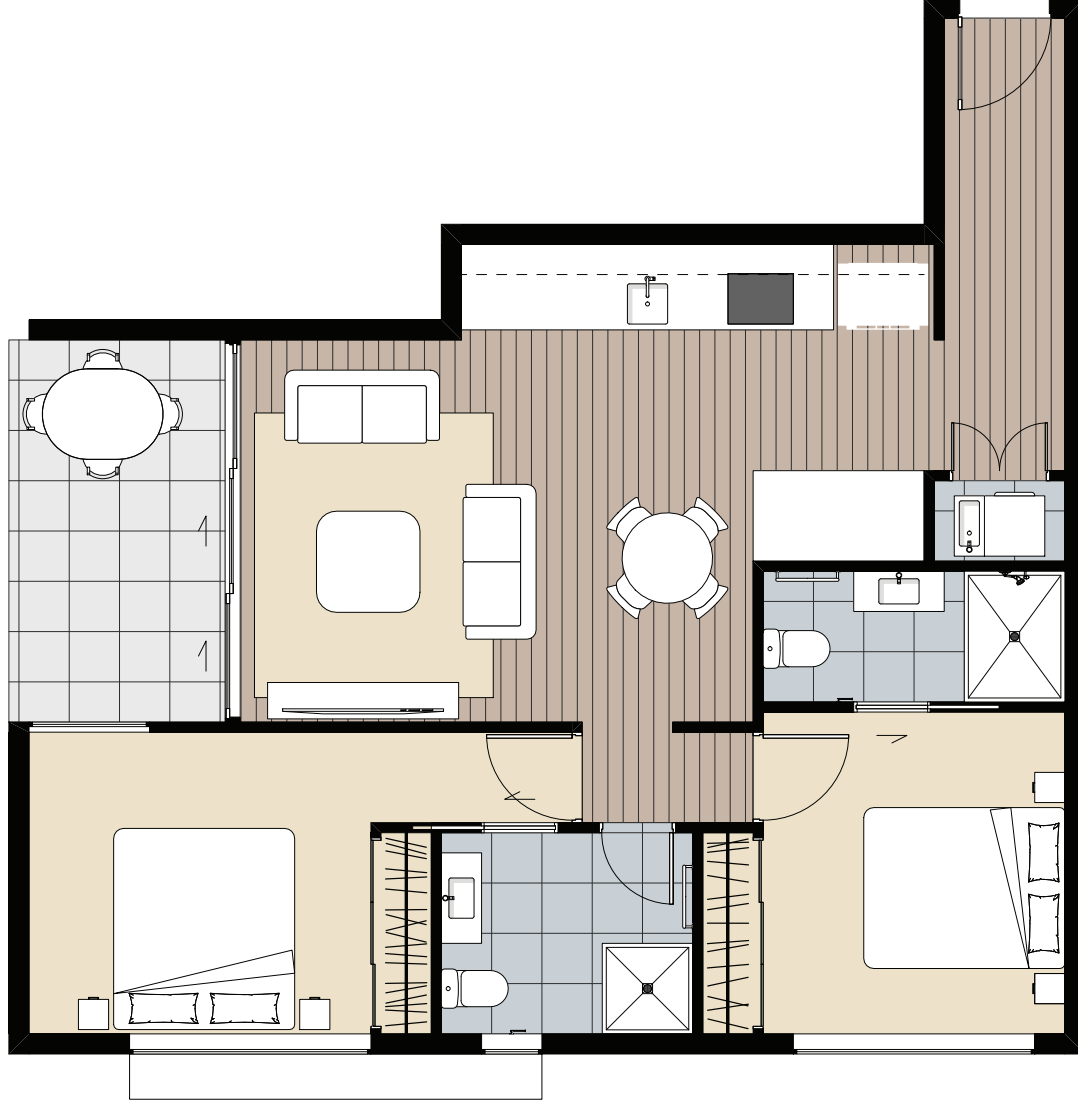
Three Sixty Architecture  
 Unit 1006  
 173 St Asaph Street  
 Christchurch  
 03 366 3340  
 office@threesixtyarch.co.nz  
 threesixtyarch.co.nz



Type 3  
Scale 1:50

80m<sup>2</sup> + Balcony 9m<sup>2</sup>

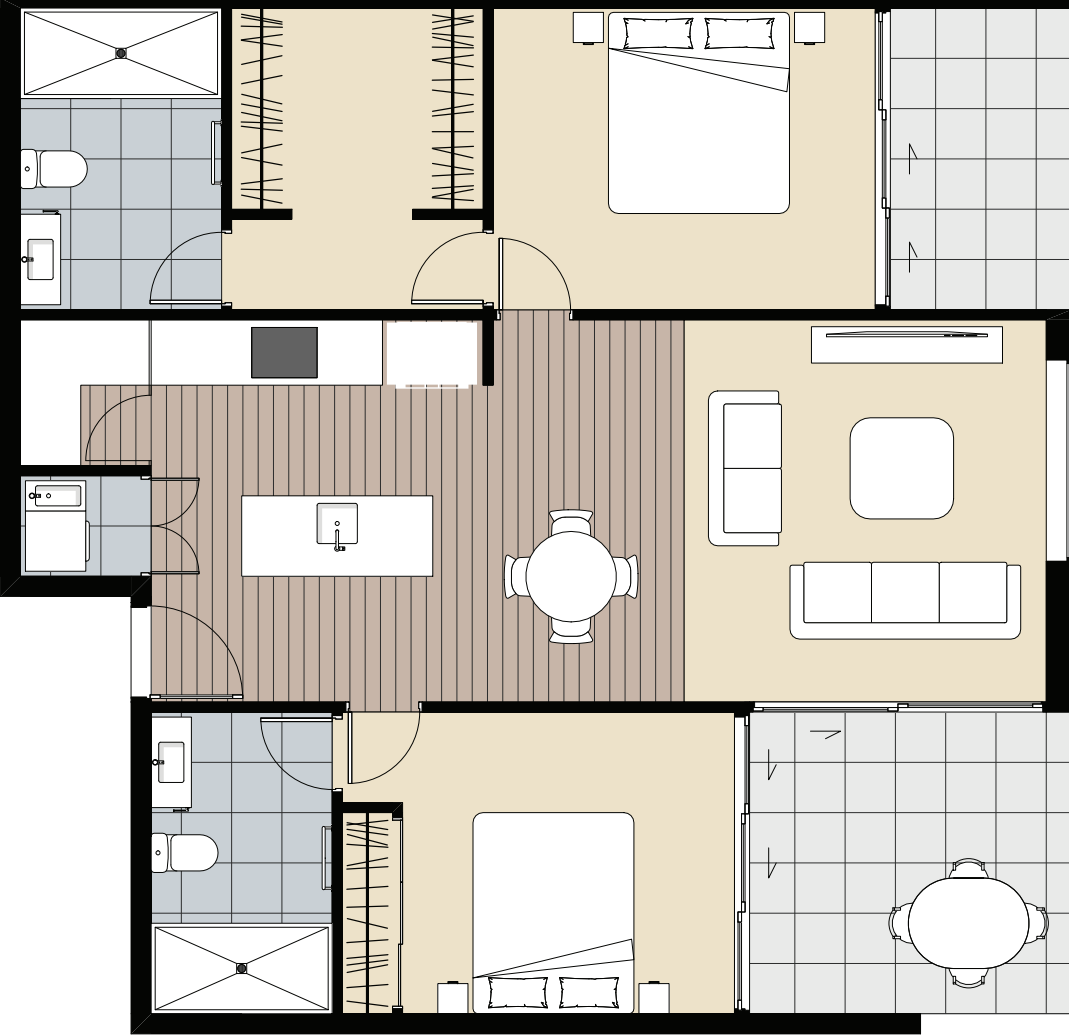




Type 4  
Scale 1:50

76.5m<sup>2</sup> + Balcony 8m<sup>2</sup>





Type 5  
 Scale 1:50

85.5m<sup>2</sup> + Balcony 5.8m<sup>2</sup>, 9m<sup>2</sup>

Three  
 Sixty  
 Architecture

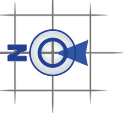


COMMERCIAL CENTRE  
 LOT 1006  
 NORTHLAKE

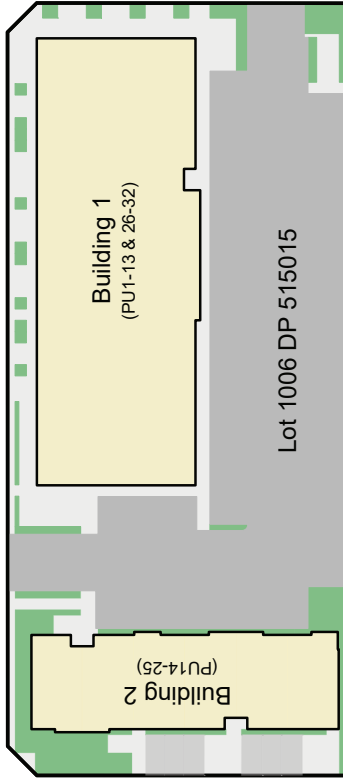
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Three Sixty Architecture  
 Unit 1006  
 173 St Asaph Street  
 Christchurch  
 03 366 3349  
 office@threesixtyarch.co.nz  
 threesixtyarch.co.nz





Northlake Drive



Lot 1006 DP 515015

Lot 1007 DP 515015  
(Local Purpose Reserve)

Cluden Crescent

Mt Linton Avenue

Glen Dene Crescent

Cluden Crescent

**Table of Unit Ownership**

Principal Unit	Accessory Unit(s)
PU1	AU1A & AU1B
PU2	AU2A & AU2B
PU3	AU3A & AU3B
PU4	AU4A & AU4B
PU5	AU5A & AU5B
PU6	AU6A & AU6B
PU7	AU7A & AU7B
PU8	AU8A & AU8B
PU9	AU9A & AU9B
PU10	AU10A & AU10B
PU11	AU11A & AU11B
PU12	AU12A & AU12B
PU13	AU13A & AU13B

**Note PU's 1-13 have a 1/13th share in AU100**

PU14	AU14A
PU15	AU15A
PU16	AU16A
PU17	AU17A
PU18	AU18A
PU19	AU19A
PU20	AU20A
PU21	AU21A
PU22	AU22A
PU23	AU23A
PU24	AU24A
PU25	AU25A
PU26	AU26A
PU27	AU27A
PU28	AU28A
PU29	AU29A
PU30	AU30A
PU31	AU31A
PU32	AU32A

WANAKA BRANCH  
19 Reeders Crescent  
Wanaka 9343  
T 03 443 0110  
E wanaka@ppgroup.co.nz

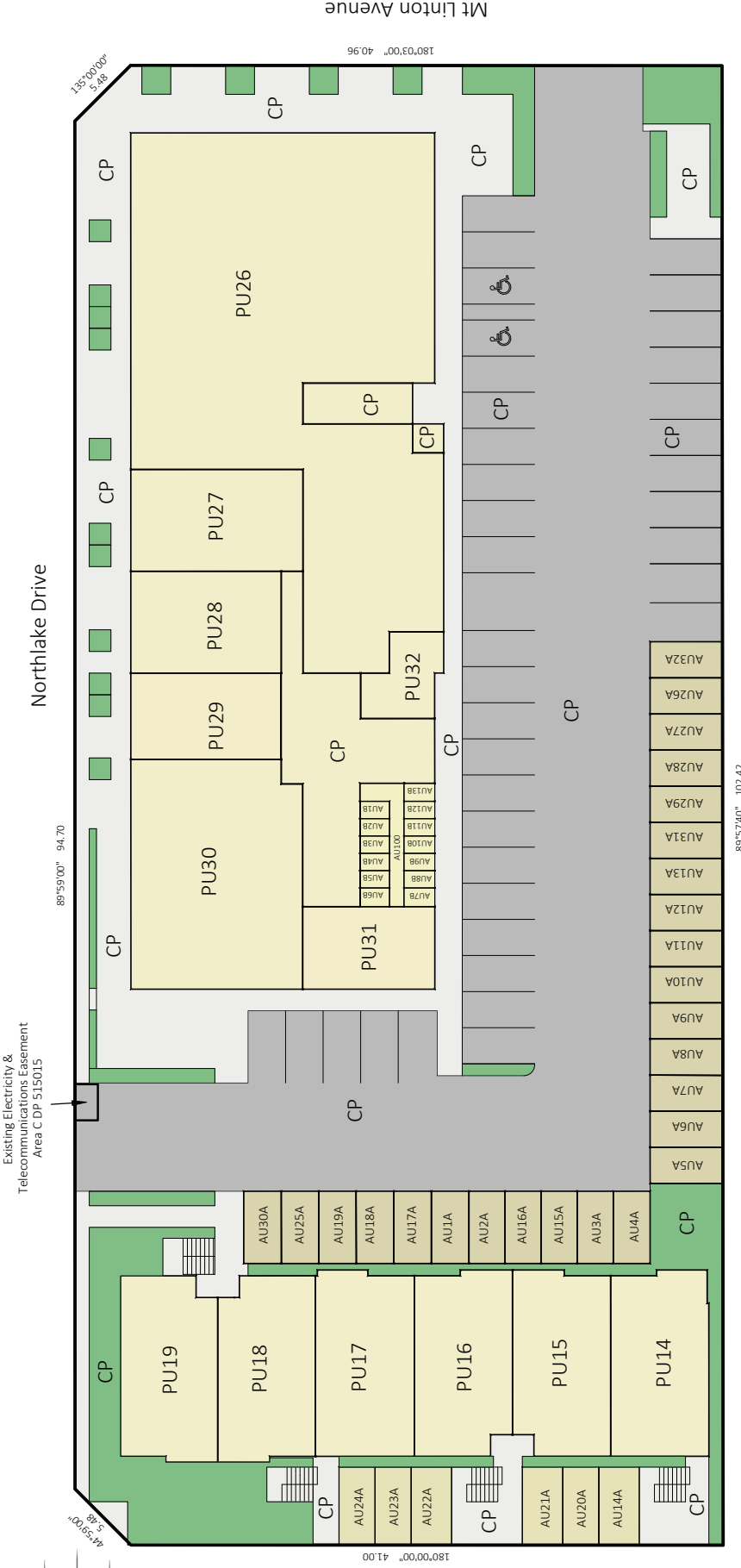
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www.ppgroup.co.nz  
0800 PPGROUP

**NORTH LAKE**  
wanaka

Proposed Units on Lot 1006 DP 515015  
Location Plan

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Checked by: AGT	Approved by: W6204	Sheet No: 100	Revision No: 3
Date: 18/02/2021	Date Created: 18/02/2021		



**Notes:**

- Unit boundaries - unless otherwise shown are:
  - The centreline of walls and floors between units
  - The centreline of walls or outside of glazing between units and common property
  - 0.1m below finished floor level for ground floor units
  - 0.1m above the ceiling level for top level units
- For clarity, the roof structure and the external cladding are in common property.
- The outlines of stairs and other structures are shown for information purposes only

WANAKA BRANCH  
 19 Reece Crescent  
 or P.O. Box 283  
 Wanaka 9343  
 T 03 443 0110  
 E wanaka@ppgroup.co.nz

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 www.ppgroup.co.nz  
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Client & Location

# NORTH LAKE

wanaka

Purpose & Drawing Title

## Proposed Units on Lot 1006 DP 515015

### Ground Floor Layout

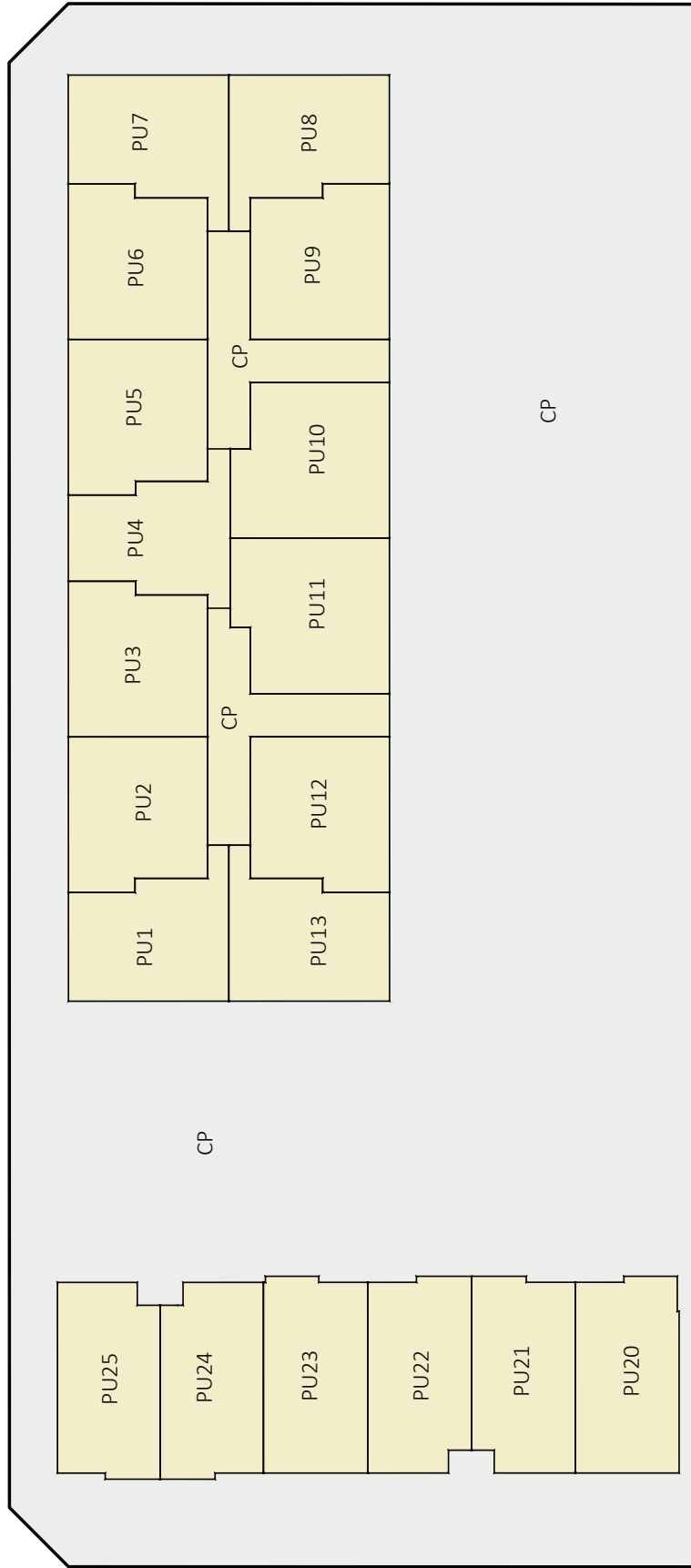
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Drawn By: HBM	Revised No: 3
Checked By: AGT	Date Created: 18/02/2021
Approved By: W6204	Job No: 002 101



Northlake Drive

Cluden Crescent



Lot 1007 DP 515015

**Notes:**

- 1. Unit boundaries - unless otherwise shown are:
- 2. The centreline of walls and floors between units
- 3. The centreline of walls or outside of glazing between units and common property
- 4. 0.1m below finished floor level for ground floor units
- 5. 0.1m above the ceiling level for top level units
- 6. For clarity, the roof structure and the external cladding are in common property.
- 7. The outlines of stairs and other structures are shown for information purposes only

**Plan Key:**  
 PU = Principal Unit  
 AU = Accessory Unit  
 CP = Common Property  
 BDY = Boundary

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 0800 PPPGROUP

WANAKA BRANCH  
 19 Reeca Crescent  
 Wanaka 9343  
 T 03 443 0110  
 E wanaka@pppgroup.co.nz

Client & Location:

**NORTH LAKE**  
 wanaka

Purpose & Drawing Title:  
**Proposed Units on Lot 1006 DP 515015**  
**First Floor Layout**

Designed by:	DA	Original Size:	1:300 @ A3
Drawn by:	DA	Scale:	A3
Checked by:	ACT	Sheet No.:	102
Approved by:	W6204	Revision No.:	3
Job No.:	W6204	Date Created:	18/02/2021

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