

10 March 2022

Northlake Investments Limited
C/- Marc Bretherton
PO Box 250
Wanaka 9305

Private Plan Change 54 – Northlake
Request for Further Information

File:
Your ref:

Tēnā koe,

Thank you for the lodgement of your Private Plan Change (our code PPC54).

Pursuant to Clause 23 of Schedule 1 of the Resource Management Act 1991, this request for additional information seeks to better understand the nature of the plan change request and how any potential effects are being managed.

The Council's respective specialists who reviewed the plan change request have undertaken an assessment and have identified matters that require clarification in the table below.

In addition, council will be seeking peer review reports on the following matters:

- Stormwater,
- Transportation, and
- Landscape.

The reasoning for the reports is provided in the table below.

Please advise as soon as practicable to indicative timing of your response.

As previously discussed, I have commissioned Ian Munro to help process this Private Plan Change on behalf of the Council. Please address any comments or questions to him in the first instance (and copy to me). His details are Ian Munro - ian@ianmunro.nz

Nāku noa nā



Alyson Hutton
Manager: Planning Policy

Further information requests:		
#	C23(1) Further Information Required	C23(4) Reason for requiring further information
1	Planning	
1.1	Please provide an assessment against Queenstown Lakes District Council strategic documents and the strategic provisions of the District Plan.	<p>QLDC needs to consider if the activity is consistent with the District's strategic documents and the strategic provisions of the District Plan.</p> <p>Note: Parts of the Proposed District Plan are operative, please see Chapter 1 Provision 1.1B.</p> <p>The assessment should include Chapter 5 of the PDP.</p> <p><u>This</u> statement of evidence may also assist in providing some clarity in assessing which strategic provisions are operative within the Proposed District Plan.</p>
1.2	Please assess an additional option where NLI provides access to sticky forest without the expansion of residential land.	Council would like to know more about why the area had a building restriction area and what has changed to now make the area suitable for development.
1.3	Please advise there is any there is any boundary treatment / buffer planed between Northlake and Sticky Forest, or reason for its removal?	Council would like to have a better understanding of the rational from the earlier private plan change which included the building restriction area and what resource management role or outcomes it was intended to perform and why.
1.4	Please confirm if any climate change effects have been considered for plan change.	Council is required to make decisions which ensure urban environments are resilient to the current and future effects of climate change.

1.5	Please provide digital files of the updated Northlake Structure Plan in an approved format (geodatabase, shapefile, etc).	Council keeps digital copies of all structure plans within the District Plan GIS system. Note, if there are any changes to the structure plan through this process Council will require updated files.
1.6	Has the neighbouring landowner (Sticky Forest) been consulted on this application?	Council would like to understand if the sticky forest landowners are satisfied with the positioning and sizing of the proposed access way prior to any public notification of the request.
1.7	Has Allenby farms been consulted on this request?	Council would like to get a better understanding of the consultation undertaken to date.
1.8	Please provide further commentary on the proposal how / if the proposal will improve housing affordability. Will the request enable homes that meet the needs of the community in terms of price, and location, of different households?	Council is required to make decisions which improve housing affordability by supporting competitive land and development markets. Council would like to understand if the Plan Change request is consistent with ODP Chapter 4. A useful resource to consider when determining if the proposal contributes toward meeting the needs of the community in terms of price, and location, of different households is the Queenstown Lakes District Housing Development Capacity Assessment completed in 2021.
1.9	Please confirm is the plan change proposal will affect the terms of the Northlake Housing Stakeholders Deed.	Council would like to understand the impact of the plan change on existing agreements.
1.10	Please provide a plan of Northlake Structure Plan (including Allenby's farm) for areas which have	This will help council better understand the request in

	<p>been constructed, are under construction, or have been consented, or going through the consent process.</p> <p>This should include the roading network.</p>	relation to the surrounding area.
1.11	Significant earthworks have been carried out throughout the site including the previous building restriction area, please confirm what future consents may be required to fulfil the outcomes sought by the plan change.	Council would like to understand if there are works required to develop the site.
2	<p>Infrastructure</p> <p>Council staff have reviewed the professional assessments relating to the three waters and have provided comments below.</p>	
2.1	<p>Potable Water</p>	
2.1.1	<p>Based on the information provided as part of the plan change application it is accepted that the level of the 'high level' reservoir is such that fire fighting pressures can be achieved for the proposed plan change area.</p> <p>The information provided where the 'high level' reservoir is able to provide residential pressures to part of the subject area is accepted; however, for the parts that are not able to be serviced with adequate residential pressures Council would require the 'high level' reservoir to be raised to enable it to provide adequate pressures or a secondary higher reservoir will need to be included to supply the upper areas.</p> <p>The above is accepted as being a feasible solution with the details to be worked through at the time of detailed design.</p>	Council wants to understand that NIL is aware of the constraint and is prepared to address the issue at a later detailed design stage.
2.2	<p>Wastewater</p>	
2.2.1	The infrastructure report notes that modelling is being undertaken by QLDC with regard to wastewater, this has now been completed, the conclusion of this report is that there is sufficient capacity within the network to accommodate the additional flows expected should this Plan change go through, no upgrades are required.	FYI, no response required.
2.3	<p>Stormwater</p>	
2.3.1	Council would like to request a peer review of the stormwater component of the infrastructure	Council needs to be satisfied that the proposed plan change

	report, as well as reviewing the proposal Council would also want it to specifically confirm that the downstream network has sufficient capacity to deal with the increased stormwater runoff without causing adverse effects.	request will not result in any adverse stormwater effects. Council will arrange for a peer review to be carried out and will be in touch soon regarding fee estimates.
3	Transportation	
3.1	Please confirm if the proposed access provided is sufficient to accommodate several potential development options, including the potential harvesting of the trees and any possible future residential or other development of the sticky forest land. It is unclear from the application as to whether those options have been assessed and the access road design considered appropriate?	Although the sticky forest site is currently zoned rural there is a high chance there may be residential development on the site, the plan change request should consider this in the transportation assessment.
3.2	Once the additional assessment matters have been completed QLDC would like to commission a peer review .	Council does not currently have any inhouse transportation specialists to review the transportation assessment.
4	Parks and Reserves	
4.1	How will the Plan Change address the current fire risks, being immediately adjacent to an existing forest? Eg what consideration has been given to a firebreak?	Council needs to consider if there are any natural hazard risks to the site and any mitigation measures.
4.2	Parks will assess requirements for Reserve Land and/or Reserve Land Development Contributions during pre-applications for subdivision consent. Note Parks will be making the assessment as to whether more reserve land is required.	FYI, no response required.
5	Landscape	
5.1	Council would like to commission a peer review report on landscape.	Northlake is considered to have high landscape values, which council needs to ensure won't be compromised by the plan change or the removal of the building restriction area.
6	Cultural QLDC has had a hui with relevant iwi authorities who had the following comments	
6.1	Please provide an assessment against the relevant iwi management plans. Please consider how the application will have regard to the iwi management plans for this area.	

6.2	Please consult with the relevant iwi authorities regarding this Plan Change Request and advise on the outcome. Please advise if any cultural values or impact assessments are required.	Council is required to take into consideration the position of the relevant iwi authorities in deciding on the request. If you chose not to consult with iwi authorities, council will undertake this and any results will be considered as part of the decisions to accept, adopt or reject.
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