

APPLICATION AS NOTIFIED

**Waterfall Park Developments
Limited
(RM220926)**



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:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

*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:

*Phone Numbers: Day

Mobile:

*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:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:



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:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



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:

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

District Plan Zone(s):



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



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:



CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

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

Land use consent includes Earthworks



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:



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

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

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 25m³ per 500m²). 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

Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



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 details in the invoicing section are 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)

Invoice for initial fee requested and payment to follow

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

*Reference

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

(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

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 / Agent whose details are in the invoicing section 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.

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.

PLEASE TICK

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

Full name of person lodging this form

Firm/Company

Dated

**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;
- (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).

(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.

Information provided within the Form above

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

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:

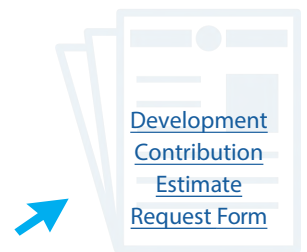
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas 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 Roothing)

[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

Assessment of Environmental Effects (AEE)

Computer Register (CFR)

Covenants & Consent Notice

Affected Party Approval/s

Landscape Report

Ecological Report

Engineering Report

Geotechnical Report

Wastewater Assessment

Traffic Report

Waste Event Form

Urban Design Report



APPLICATION FOR RESOURCE CONSENT

To construct and operate
Northbrook Arrowtown

3 March 2023



BROWN&COMPANY
P L A N N I N G G R O U P

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Waterfall Park Developments Limited (WPDL)
Address for Service:	C/- Brown & Company Planning Group christine@brownandcompany.co.nz PO Box 1467 Queenstown 9348 Telephone: 03 409 2258 Mobile: 027 588 8824
Address for invoicing:	Waterfall Park Developments Limited PO Box 2962 Queenstown 9349 Attention: Nicola Tristram Telephone: 021 382 683 Email: nicola.tristram@winton.nz
Site Address:	1 William Paterson Close, Arrowtown 1 Ayr Avenue, Arrowtown
Legal Description:	Lot 1 DP 540788
District Plan Zone:	Waterfall Park Zone (Proposed District Plan) Wakatipu Basin Rural Amenity Zone (Proposed District Plan) / Rural General Zone (Operative District Plan)
Plan Designations, Limitations or Overlays:	Historic Heritage Items (Ref. 110)
Activity Status:	Non-Complying Activity

Prepared for:	<i>Waterfall Park Developments Limited</i>
Date:	<i>12 October 2022</i> <i>Updated 3 March 2023</i>
Prepared by:	<i>Christine Edgley</i>
Reviewed by:	<i>Morgan Shepherd</i>

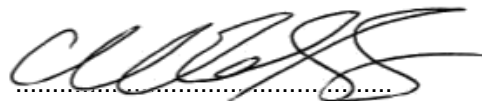
Declaration

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 complete and accurate.

If signing 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 the Fees Information section.

If signing 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 the Fees Information section.

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.



for Brown & Company Planning Group
on behalf of

Waterfall Park Developments Limited

3 March 2022

ATTACHMENTS

- A** An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
- B** Records of Title
- C** Landscape Strategy prepared by WPDL
- D** Architectural drawings prepared by Woods Bagot
- E** Infrastructure Assessment prepared by CKL
- F** Engineering drawings prepared by Paterson Pitts Group
- G** Stormwater Management Plan prepared by CKL
- H** Soil Contamination Assessment prepared by EC Otago Limited
- I** Landscape Assessment prepared by RMM Landscape Architects
- J** Heritage Impact Assessment prepared by Origin Consultants
- K** Transportation Assessment prepared by Carriageway Consulting
- L** Noise Assessment prepared by Marshall Day Acoustic Consultants
- M** Proposed Noise Conditions
- N** Geotechnical Report prepared by GeoSolve Limited
- O** Flood Hazard Assessment prepared by CKL
- P** Draft Environmental Management Plan prepared by Paterson Pitts Group
- Q** Assessment of relevant objectives and policies
- R** Form 9
- S** Confirmation of payment

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FOURTH SCHEDULE ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**) and Operative District Plan (**ODP**);
- An assessment of effects on the environment;
- Section 104D Assessment;
- Part 2 RMA considerations;
- Section 95 Assessment.

1.2. The site and locality

The site is located between Lakes Hayes and Arrowtown, approximately 2km south of Arrowtown and is accessed via Ayr Avenue, a private road coming off Arrowtown-Lake Hayes Road to the west.

The majority of the site is zoned Waterfall Park Zone (**WPZ**) and contains what is known as Waterfall Park – a unique valley within the Wakatipu Basin where Mill Creek spills over the head of the valley as a significant waterfall, running through the valley to the south towards Lake Hayes. The valley has been cleared of exotic forest and the steep valley slopes are currently being replanted with native vegetation.

To the immediate south of the site the valley opens up into what is known as Ayrburn Farm, flat paddocks fronting Arrowtown-Lake Hayes Road and at the base of Christine's Hill. The historic Ayrburn stone farm buildings are located immediately to the south of site, located in the northern extent of Ayrburn Farm in the area known as Ayrburn Domain. A small portion of the application site extends south beyond the WPZ to include the base of the valley, north of the historic Ayrburn stone farm buildings, on land zoned Rural General under the ODP and Wakatipu Basin Rural Amenity Zone (**WBRAZ**) under the PDP.

Adjoining the site immediately to the north, east and west is the Millbrook Zone, which provides for residential activities and visitor accommodation set amongst a golf course. To the immediate east of the site, at the top of the valley slopes, are approximately five rural residential properties, ranging in size from 4000m² to 4ha.

The legal boundaries of the old Waterfall Park Road run north-south through the northern half of the site. This land is subject to a road realignment application, currently lodged and processing with the Council.



Figure 1: Site location (outlined in red)

1.3. Development and Consent History

The WPZ has been operative in some form since approximately 2003. In the most recent review of the District Plan, the WPZ existing rules, policies and objectives were notified with little change as part of Stage 1 of the review. Appeals on land zoning in both Stage 1 and Stage 2 resulted in the current extent of the WPZ, as shown in **Figure 2** below.



Figure 2: Zoning plan – site outlined in red dashed line, showing the WPZ to the north (thick black line with Structure Plan areas shown dashed black line) and WBRAZ to the south.

The southern part of the application site currently zoned WBRAZ under the PDP is subject to appeal, which seeks its inclusion (together with Ayrburn Domain) in the WPZ through extending this zoning south. The appeal was heard in July 2022, and the rezoning of Ayrburn Domain to WPZ was not contested by the parties to the appeal.

The most relevant consents to the site and the current application are addressed below:

RM171280 WPDL applied to QLDC for land use consent to build a road and bridge to access the WPZ. Consent was granted under Decision No. [2019] NZEnvC 103 (ENV-2018-CHC-156) and has now been implemented.

RM17.302 Consent was granted on 1 March 2018 by the Otago Regional Council (ORC) to disturb and to divert Mill Creek for the purpose of constructing a bridge. This is associated with the consenting of a road to access the WPZ (RM171280).

RM18.088 ORC consent was granted on 5 September 2018 to erect/place six weir structures, seven single span bridges, two culvert crossings and one viewing platform over, in and on the bed of Mill Creek and to disturb and alter the bed for the purposes of placing the instreams and widening/re-shaping and providing vehicle, pedestrian and cycle access over Mill Creek, to permanently dam the flow for the purposes of establishing amenity ponds above weirs, to permanently divert the flow for the purpose of flood protection, and to temporarily divert the flow for the purpose of undertaking instream works

RM180584 A comprehensive consent was granted in March 2019 to undertake the following:

- (i) Develop a 4+ star hotel, including two restaurants, a bar and conference centre/large event facilities within the reception building, four accommodation blocks providing for 380 guest rooms;

- (ii) Restore and repurpose the existing heritage farm buildings at Ayrburn to include a restaurant and bar and other commercial uses;
- (iii) Construct two new storage buildings for hotel furniture/equipment and grounds keeping/maintenance;
- (iv) Establish a wellness centre, housing facilities such as a day spa, yoga studio, group therapy, and swimming pool;
- (v) Construct a wedding chapel;
- (vi) Construct an outdoor pavilion within the dell to be used for events and weddings;
- (vii) Extensive re-vegetation and ecological enhancement of the valley landscape including the clearing of weed species and replanting of the valley walls and riparian margins of Mill Creek;
- (viii) Construct bridges, culverts and crossings for vehicles and pedestrians over Mill Creek;
- (ix) Construct weirs and aesthetic creek widening for landscaping and the enjoyment of Mill Creek by visitors to the Site.

This consent has been partly implemented, with the works in (ii) and (viii) – (ix) underway.

- RM211193** Consent was granted in July 2022 for the extension of activities in Ayrburn Domain, including to establish a restaurant in Ayrburn Homestead, a new building for Café/Bakery and Office Activity, and to hold up to 12 temporary events per year.
- ET180584** An extension of time to RM180584, seeking an additional five years in which to give effect to the consent given the delays and uncertainties arising from the global COVID-19 pandemic, was issued in July 2022. Consent now lapses on 13 March 2029.
- RM220829** Consent is sought to construct and operate the Barrel Room at Ayrburn Domain for Commercial Activity including as a restaurant / bar. This application was lodged on 16 September 2022 and is processing.
- RM220874** Variation to amend the conditions of RM211193, including to change the consented uses and built form of the Bakehouse. The application was lodged on 30 September 2022 and is processing.

The following works have been undertaken on site:

- Detailed design and construction of Ayr Avenue, including installation of services within the road and upgrades to the intersection with Arrowtown-Lake Hayes Road, have been completed;
- Landscaping adjacent to Ayr Avenue has been planted and is being maintained;
- Creek crossings and scour protection works for Mill Creek have been completed in part and further works are underway;
- Riparian planting along Mill Creek has been undertaken;
- Contaminated soil remediation works have been completed;
- Construction of the public footpath is underway; and

- Building consents have been obtained for the restoration and upgrades of the historic stone farm buildings in Ayrburn Domain and the works are underway.

The completed planting and Mill Creek works have been set out in detail in Attachment A of the Landscape Strategy (**Attachment C**).

1.4. The proposal

The applicant proposes to construct and operate Northbrook Arrowtown for later living, including:

- An arrivals and amenities building with a pool, gym, reception and café;
- A care building containing 12 serviced apartments, 23 high-care units and 13 private residential apartments;
- Three residential buildings containing 148 private residential apartments; and
- Associated roading, carparking, infrastructure, earthworks and landscaping.

It is also proposed to construct a boutique 16-room hotel accommodation with spa facilities at the head of the valley.

The masterplan of the development within the valley is shown in **Figure 3** below.



Figure 3: Woods Bagot Masterplan (north-south running left to right)

A comprehensive consent was granted in March 2019 (RM180584) for the development of a hotel and associated facilities. This consent also included a conference centre, wellness centre, wedding chapel, outdoor pavilion and the restoration and repurposing of the heritage farm building at Ayrburn into a hospitality precinct (Ayrburn Domain). The layout and built form of Northbrook Arrowtown is consistent with that approved under RM180584 (the Hotel consent), see **Figure 4** below for a comparison of the locations of built form and layouts of the two developments.

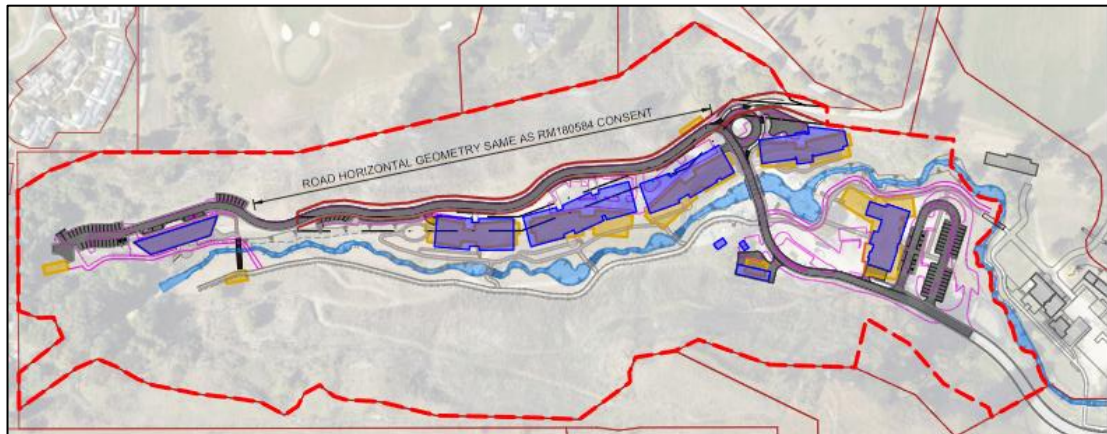


Figure 4: Plan showing proposed development (blue) overlain over consented Hotel development (orange).

The various aspects of the proposal are set out in more detail below.

1.4.1. Northbrook Arrowtown

Woods Bagot has prepared a comprehensive concept and architectural design package for the development (**Attachment D**), containing elevations, sun diagrams, renders, site and circulation plans.

The buildings are described in 1.4.1.1 – 1.4.1.5 below.

1.4.1.1 Building A – Arrivals and Amenities Building

Building A is located at the southern end of the valley and interfaces with the existing historic Ayrburn Domain immediately to the south of it, and acts as the gateway or entrance to the valley with a purpose of “Welcome” and “Wellbeing”.

It is a single-storey building with porte cochere that references the values of the historic stone farm buildings at Ayrburn Domain through the use of a gable roof form, timber shingle roofing and cladding, and stacked stone. The maximum height of Building A is 8.8m above ground level (RL 360.711m). It has a ground floor area of 935m², with a ground floor level of RL 351.59m.

It acts as the arrival area and reception to the entire village, as well as a series of offerings and shared uses available to residents including:

- (a) A lounge, library and cinema;
- (b) Gym, pool, yoga studio and associated facilities;
- (c) A café; and
- (d) Treatment room.

It also includes back-of-house facilities including staff offices, meeting rooms, and plant rooms. Immediately to the south of Building A is a circulation and carparking area with space for 40 vehicles to park and an additional four accessible spaces.

Full details of Building A are set out in **Attachment D**.

1.4.1.2 Building B – Care and Serviced Apartments Building

Building B is located adjacent to the eastern boundary on the true left bank of Mill Creek. It is accessed via the existing vehicle bridge across Mill Creek, with vehicles turning right through a one-way circulation loop for drop-off and pick-ups.

It is a four-storey building that utilises a traditional hipped form for the building mass, which is then broken down and shaped to achieve a maximum height, and reduce the overall bulk of the form. It features a central atrium with communal facilities, within apartment/room wings either side.

The materiality of Building B includes seam metal roofing, timber cladding, GRC cladding panels and timber surrounds on the windows. The maximum height of Building B is 18.4m above ground level (RL 370.629m). It has a ground floor area of 1,106m², with a ground floor level of RL 352.6m.

Building B has a care focus and includes:

- (a) 23 care units;
- (b) Ten one-bedroom Licence To Occupy (**LTO**) apartments;
- (c) Three two-bedroom LTO apartments;
- (d) Ten one-bedroom serviced apartments; and
- (e) Two two-bedroom serviced apartments.

It also includes communal facilities such as dining areas and lounges, and back-of-house facilities including staff offices, kitchen, laundry, storage, and plant rooms.

Full details of Building B are set out in **Attachment D**.

1.4.1.3 Buildings C to E – Residential Building

Buildings C to E contain Northbrook Arrowtown's main residential living units. The buildings are all located north of the Building B on the true left bank of Mill Creek, and follow the creek and valley topography north towards the waterfall.

Buildings C to E are five storeys (above ground), and utilise the same building form and materials as Building B. These buildings contain 148 apartments available on a LTO basis, with basement level carparking that runs the length of all three buildings, with 94 parks and storage and plant areas. These buildings have a combined ground floor area of 4,396m², and a ground floor level of RL 354.2m, RL 356.3m and 358.1m for each of Buildings C, D and E respectively.

The units within the three buildings are as follows:

- (a) Within Building C – a total of 49 units (44 two-bedroom LTO apartments and five three-bedroom LTO apartments);
- (b) Within Building D – a total of 60 units (50 two-bedroom LTO apartments and 10 three-bedroom LTO apartments); and
- (c) Within Building E – a total of 39 units (24 two-bedroom LTO apartments and 15 three-bedroom LTO apartments).

The maximum heights of the buildings are as follows:

- Building C: 21.6m above ground level (RL 375.825m);
- Building D: 21.7m above ground level (RL 377.925m); and
- Building E: 21.5m above ground level (RL 379.725m).

The material palette for these buildings is the same as Building B, including metal roofing, timber cladding, GRC cladding panels and timber surrounds on the windows.

Full details of Buildings C-E are set out in **Attachment D**.

1.4.1.4 Building F – Boutique Hotel and Spa

At the northern end of the site, the boutique accommodation and spa are located within Building F, sited where the valley narrows and culminates at the waterfall and dell.

The building is located across three levels, located on the true left bank of Mill Creek and the western side of the internal road. The main access is via the top floor, with the lower levels set into the hillside. The lower level provides level access from the waterside buggy and pedestrian path below. The building has a monopitch roof form (5°) of standing seam metal and timber rainscreen cladding. The lowest level is clad in stacked stone. The maximum height of Building F is 12.5m above ground level (RL 375.350m). It has a ground floor area of 648m², with a ground floor level of RL 362.55m.

The building is comprised of the following activities, all open to the general public:

- (a) 16 guest rooms;
- (b) Three private Onsen pool rooms;
- (c) Three spa consultation rooms; and
- (d) Two steam rooms and outdoor spa.

The upper level contains 10 guest rooms, hotel reception area and lounge. The lower level contains six guest rooms and the spa facilities, including a reception and waiting area. The lowest level contains a lobby area for those entering the building from the pathway below, but otherwise contains only areas for building plant.

Full details of Building F are set out in **Attachment D**. As demonstrated in **Figure 4** above, Building F has the same footprint and height as the “Wellness Centre” approved in the Hotel consent.

1.4.1.5 Workshop, Project Shed and Maintenance Shed buildings

Three small buildings are proposed to be located on the true right bank of Mill Creek – a maintenance shed for staff, and two small workshop/project sheds for use by residents. These buildings will be single-storey sheds (the Maintenance Shed will have a mezzanine floor) in a cluster, adjacent to Ayr Avenue to the north of Building A, but before the bridge to the remainder of the development.

It is anticipated that the Maintenance Shed will store items for ground maintenance, while the other two sheds will be workspaces for residents to undertake hobby activities such as gardening and woodworking. These buildings will be of a more rustic appearance than the other buildings in Northbrook Arrowtown, with corrugated roofing, corrugated cladding (Maintenance Shed), stone and timber.

These buildings will have maximum heights as follows:

- (a) Workshop: 4.1m;
- (b) Project Shed: 4.1m; and
- (c) Maintenance Shed: 7.5m.

The concept drawings for the Workshop, Project Shed and Maintenance Shed are included in the Landscape Strategy in **Attachment C**.

1.4.2. Services

The following summarises the servicing methods for Northbrook Arrowtown.

1.4.2.1 Water Supply

It is proposed that the existing 315 OD PE100 PN 12.5 watermain that has been installed along Ayr Avenue will service Northbrook Arrowtown. This watermain is connected to the existing DN 225 mPVC watermain in Arrowtown-Lake Hayes Road.

Previous modelling undertaken indicates that the existing DN225 mPVC watermain in the Arrowtown-Lake Hayes Road and the 315 OD watermain in Ayr Avenue have adequate capacity to service the consented Waterfall Park Hotel, Ayrburn Domain (including the extension) and other future developments.

The Hotel consent is currently consented for a peak hour flow of 18.9 l/s, and the total consented peak hour flow for all development (the Hotel consent, Ayrburn Domain and future development) is 45 l/s. The estimated peak potable water demand for Northbrook Arrowtown is 9.1 l/s.

Full details of the proposed water servicing are set out in the CKL report in **Attachment E** and the engineering plans at **Attachment F**.

1.4.2.2 Wastewater

A 160 OD PE100 PN12.5 wastewater rising main has already been installed to service the Hotel consent between the proposed Waterfall Park wastewater pumpstation along Ayr Avenue (yet to be constructed) and connects into the existing 300mm diameter Arrowtown-Lake Hayes trunk main, which terminates at the Bendemeer Wastewater Pump Station and located east of Lake Hayes.

The Hotel consent currently provides for a peak wet weather flow (PWWF) of 14.3 l/s. The estimate peak flow from Northbrook Arrowtown is 5.7 l/s, therefore there is sufficient capacity for the current, 2028 and 2058 design horizons previously considered.

Full details of the proposed wastewater servicing are set out in the CKL report in **Attachment E** and the engineering plans at **Attachment F**.

1.4.2.3 Stormwater

No reticulated stormwater services are available, therefore the proposal includes a comprehensive onsite stormwater management system based on the following objectives:

- (a) Water Quality - Treat stormwater runoff from road and carpark areas with particular attention to Phosphorus; Nitrogen and Total Suspended Solids (**TSS**);
- (b) Hydrological Mitigation - No attenuation or detention is required for this site; and
- (c) Conveyance - Primary Conveyance of the 20yr ARI peak flow and Secondary Conveyance of the 100yr ARI peak flow (including the effects of climate change).

A stormwater system is proposed that utilises a treatment train approach prior to discharging into Mill Creek. Eleven sub-catchments are identified with a swale or bioretention device or wetland or combination of these to treat all roads and carpark areas (roof areas will be clad with non-contaminant generating materials).

Swales will be sized appropriately and include 300mm of topsoil at the base and sides and planted with meadow grasses, sedges and rushes. Eight bioretention devices are proposed to provide secondary treatment and recharge groundwater where possible. A new stormwater wetland is proposed in sub-catchment 1 with a series of shallow and deep marsh sections, to discharge to an amenity pond with deeper water (at least 1m).

Full details of the proposed stormwater management are set out in the CKL report in **Attachment G** and the engineering plans at **Attachment F**.

1.4.3. Access, parking and loading

All vehicle access to Northbrook Arrowtown will be via Ayr Avenue, and will be serviced by carparking in three main locations:

- (a) The immediate south of Building A, with 36 spaces plus four spaces for pick-up and drop-off and four accessible spaces. These spaces are to be used by staff and visitors;
- (b) A basement car park under Buildings C, D and E (running the full length of these buildings), serviced by an entry on the south side of Building C, and an exit at the northern side of Building E. Basement parking provides for a total of 94 spaces (including five wider spaces to act as accessible spaces) arranged on both sides of the central aisle, for use for residents only; and
- (c) Around Building F, at the head of the valley, 39 spaces are proposed (27 spaces in a parking area to the north including two accessible spaces, eight to the south of the building on the eastern side of Ayr Avenue, and four on the western side to be used for pick-up and drop-off/short-term parking).

There are also “on-street” staff parking spaces on Ayr Avenue by way of indented parking bays, with space for parking 15 vehicles, and a further pick-up / drop-off area by Building B with four spaces.

Northbrook Arrowtown will utilise an on-site car-share system, where a number of car-share vehicles are available on site available for the use of residents via a booking system.

1.4.4. Landscaping

Extensive landscaping, including riparian planting of Mill Creek, was required as conditions of both the Hotel consent and the consent to construct Ayr Avenue. The riparian planting of Mill Creek has been (or is being) undertaken, and large areas of native planting on the valley walls has also been completed.

Extensive landscaping is proposed as part of the development of the site as Northbrook Arrowtown. The applicant has prepared a comprehensive Landscape Strategy for the development (**Attachment C**) based on a design response for the site that takes into account the existing vegetation patterns, the planting already undertaken (or being undertaken) under the Hotel consent and the consent to construct Ayr Avenue, local and surrounding character and the ability to enhance ecological outcomes.

The proposed landscaping strategy has a focus on providing liveable outdoor spaces for residents, with a focus on health and wellbeing, by incorporating flexible outdoor spaces that can be used for exercising, recreation (for both residents and their visitors), a memory garden, a pavilion area, and benches for rest throughout.

Soft landscaping is a mix of native and exotic specimen species. Native species will be planted on the village margins, noting much has already been implemented under other consents, but an additional 15,000 native plants, including ribbonwood, kowhai, mikimiki,

mountain beech and others, will be planted. The margins of Mill Creek will be further enhanced with species including toe toe, cabbage tree, mingimingi, flax and tussock.

Planting around the proposed buildings is more formal in nature than the margins and riparian planting, will include a mixture of native and exotic species, and will make use of seasonal colour to reflect the wider surrounds. Species to be used include pohuehue, box hedging, Portuguese laurel, rose, cherries and lavender. Specimen tree planting will also be used around buildings and lining Ayr Avenue to support seasonal colour and contribute to creating a sense of place. Species to be used include cherry, oak, and fruit trees.

Hard landscaping includes stacked stone walls (both freestanding and retaining), steel veneer-clad engineered retaining walls, and post and timber lagging retaining walls (weathered or stained).

Signage is proposed for wayfinding purposes – both directional and providing location-specific information. These include:

- (a) Freestanding vehicle and pedestrian wayfinding signs of natural timber at a maximum height of 2.5m (post height), with a maximum area of 1m wide by 0.2m high (for each panel);
- (b) Freestanding information boards of weathering steel, timber and acrylic with a maximum area of 2m²;
- (c) Freestanding location signs of weathering steel and timber, with a maximum height of 1.8m and an area of 2m²;
- (d) Attached building and wall signs of weathering steel, aged brass and other metals, and acrylic up to a maximum of 4m² in area, with illumination.

Full details of the landscaping and signage are set out in the Landscape Strategy in **Attachment C**.

1.4.5. Earthworks

Earthworks are required to give effect to the development. This includes:

- (a) Total earthworks area of 6.5ha;
- (b) Maximum cut depth / fill height of 6m;
- (c) Total imported material (for engineered fill and roading aggregate) of 29,000m³; and
- (d) A total volume of 51,000m³.

While a significant amount of cut will be able to be reused on site (either as fill or respread topsoil), approximately 12,000m³ will need to be removed from the site.

Additional depth will be required for the excavation of the basement level of Buildings C, D and E.

Earthworks relating to Mill Creek and consented under the Hotel consent have already been completed or are currently underway, the extent of these works and the full details of the earthworks proposed under this application, are shown in the engineering plans in **Attachment F**.

2. RESOURCE MANAGEMENT MATTERS

2.1. District Plan

The site is split zoned. The majority of the site is located within the WPZ of the PDP as shown in **Figure 4** below. The WPZ zoning and provisions are beyond challenge and can therefore be treated as operative.

The legal parcel of Lot 1 DP 540788 contains listed historic heritage features known as the Ayrburn stone farm buildings (Ref. 110), although this area does not form part of the application site.

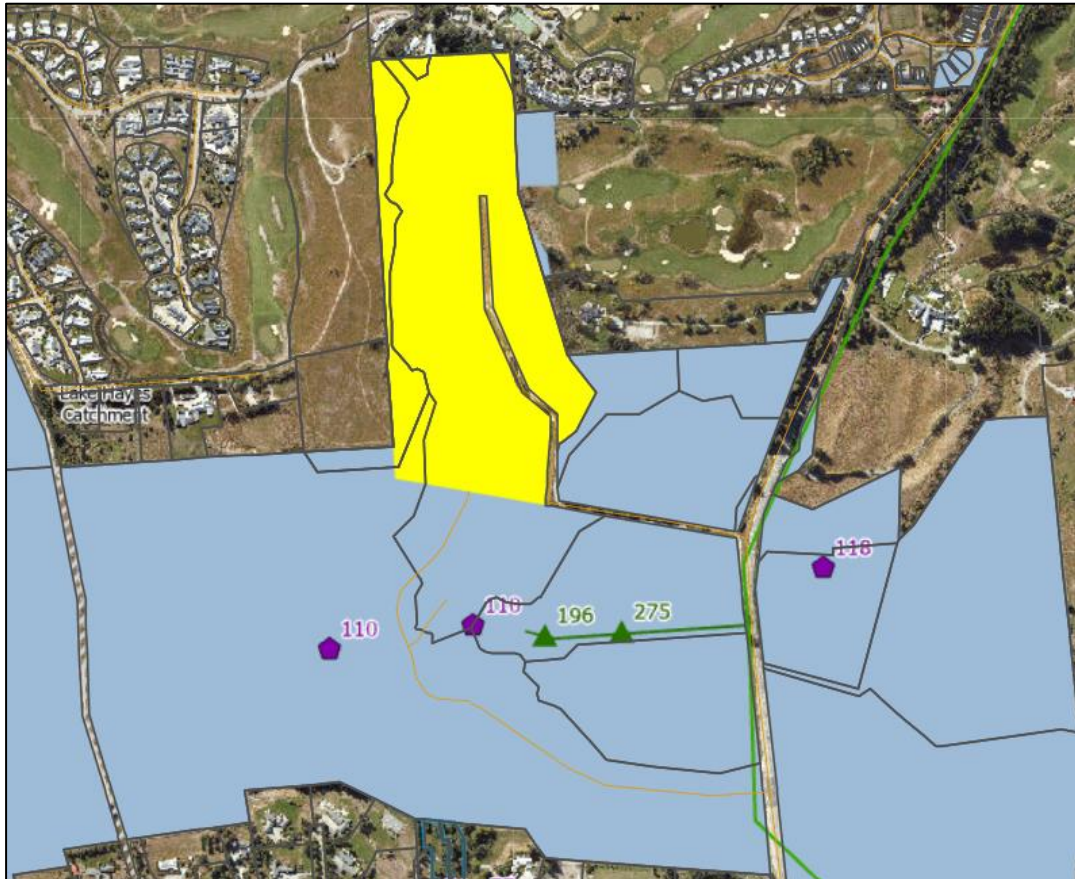


Figure 4: Zoning map (showing WPZ as yellow and WBRAZ as blue)

The southern part of the site is within the WBRAZ of the PDP. An appeal, which seeks that part of the application site together with Ayrburn Domain be rezoned WPZ through extending this zoning south, was heard in July 2022 and not contested by the parties to the appeal. While this rezoning is not contested and therefore it can be assumed that this land will be rezoned WPZ when a decision is issued by the Environment Court, at this time the current zoning remains WBRAZ under the PDP and Rural General under the ODP.

As such, the southern part of the application site and the parts of the proposal within it (i.e. that part of the Arrivals and Amenities Building A and the carparking area to the south of it) is required to be assessed under the relevant rules of the ODP as well as the WBRAZ provisions of the PDP.

The proposed activity is assessed under the relevant activity rules and standards in **Tables 1 to 4** below.

Table 1: PDP Activities

Rule	Activity	Activity Status
Chapter 24 - WBRAZ		
24.4.18	The construction of buildings for non-residential activities, not otherwise provided for in Table 24.1	Restricted Discretionary
24.4.23	Any commercial or industrial activity not otherwise provided for in Table 24.1 including those associated with farming	Non-Complying
Chapter 42 – WPZ		
42.4.1	Activities which are not listed in this table	Non-Complying
42.4.2	In the Residences Area (R) of the Structure Plan Dwelling, Residential Unit	Permitted
42.4.3	Dwelling, Residential Unit, Residential Flat not otherwise identified	Discretionary
42.4.5	In all Structure Plan Activity Areas (except for O/P): Buildings	Controlled
Chapter 25 – Earthworks		
25.4.2	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.	Restricted Discretionary
25.4.5.3	Earthworks within the setting or extent of place of a listed heritage feature in 26.8 – Historic Heritage	Discretionary
Chapter 26 – Historic Heritage		
29.4.11	Development within the setting or extent of place For the purpose of this rule, development mean new buildings and structures, earthworks requiring consent under Chapter 25, car park areas exceeding 15m ² within the view from a public road, and car park areas exceeding 40m ² located elsewhere.	Restricted Discretionary
Chapter 29 – Transport		
29.4.11	High Traffic Generating Activities Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5, excluding in the Airport Zone.	Restricted Discretionary
29.4.12	Parking for any activity not listed in Table 29.4 and the activity is not a permitted or controlled activity within the zone in which it is located.	Discretionary
Chapter 30 – Energy and Utilities		
30.5.1.10	Stormwater detention/retention ponds or stormwater wetlands, other than those activities restricted by Rule 30.5.1.13.	Controlled

Table 2: PDP Standards

Rule	Activity	Status	Consent Required?
Chapter 24 – WBRAZ			
24.5.4	<p>Building Material and Colours</p> <p>Any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:</p> <p>All exterior surfaces* must be coloured in the range of browns, greens or greys including;</p> <p>24.5.4.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p>24.5.4.2 All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</p> <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p>	Restricted Discretionary	No – the proposed materials for Building A include timber shingle roofing and cladding, and stacked stone.
24.5.6	<p>Building coverage</p> <p>The building coverage of all buildings on a site not subject to Rule 24.5.4 must not exceed 15% of net site area or 500m², whichever is the lesser.</p>	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required. While the part of Building A within the part of the site zoned WBRAZ is 484.92m ² , the existing buildings at Ayrburn Domain already exceed this amount.
24.5.7	<p>Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be 10m.</p>		No – the part of Building A within the part of the site zoned WBRAZ will be at least 10m from the nearest internal boundary.
24.5.8.1	<p>Height of buildings</p> <p>The maximum height of buildings shall be 6.5m</p>	Restricted Discretionary	Yes - Restricted Discretionary Activity consent is required as the maximum height of Building A will be 8.8m.
24.5.8.2	<p>The maximum height of buildings shall be 8m</p>	Non-Complying	Yes – Non-Complying Activity

Rule	Activity	Status	Consent Required?
			consent is required as the maximum height of Building A will be 8.8m.
24.5.9.1	Setback from roads The minimum setback of any building from any road boundary (other than an unformed road) shall be 75m in the Precinct and 20m in the Rural Amenity Zone.	Restricted Discretionary	No – Building A is set back further than 20m from the nearest road (note Ayr Avenue is a private access).
24.5.12	Setback of buildings from waterbodies The minimum setback of any building from the bed of a wetland, river or lake shall be 30m.	Restricted Discretionary	Yes - Restricted Discretionary Activity consent is required as 14m of Building A will extend into the 30m setback from Mill Creek, with an area of 161.36m ² .
24.5.17	Glare a. All fixed exterior lighting shall be directed away from adjacent roads and sites. b. Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site. c. There shall be no upward light spill.	Restricted Discretionary	No – lighting associated with Building A and its carpark will not result in light spill onto adjoining properties.
Chapter 42 – WPZ			
42.5.1	Setbacks No building or structure shall be located closer than 6m to the Zone boundary, and in addition: No building shall be located closer than 7m to Mill Creek.	Discretionary	Yes – Discretionary Activity consent is required for breaches of the zone boundary setback for Building A and Building B.
45.5.2	Residential Capacity The maximum number of residential units shall be limited to 100.	Non-Complying	Yes – Non-Complying Activity consent is required as number of residential units (as retirement village definition includes residential units) is 161.
42.5.3	Building height The maximum height of buildings shall be:	Non-Complying	Yes – Non-Complying Activity consent is required

Rule	Activity	Status	Consent Required?
	a. ... b. Residential buildings – 8m All other buildings and structures – 4m		as buildings breach the height limit, up to a maximum total height of 21.7m (Building D).
42.5.4.1	Glare shall comply with the following: All fixed lighting shall be directed away from adjacent roads and properties to limit effects on the night sky.	Non-Complying	No – all lighting will be directed away from roads and other properties.
42.5.4.2	Glare shall comply with the following: Any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish.	Non-Complying	No – no proposed materials have reflective surfaces.
42.5.4.3	Glare shall comply with the following: No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.	Non-Complying	No – the proposal will not result in lightspill onto adjacent properties.
42.5.5	Maximum Total Site coverage The maximum site coverage shall not exceed 5% of the total area of the Zone. For the purposes of this Rule, site coverage excludes bridges and roads and parking areas.	Non-Complying	Yes – Non-Complying Activity consent is required as site coverage is 5.04% of the WPZ.
42.5.6	Fire fighting A fire fighting reserve of water shall be maintained of a capacity sufficient to service the Zone. The storage shall meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice 2008.	Non-Complying	No – there is sufficient capacity within the proposed reticulated system to service the site for firefighting.
42.5.7	Atmospheric Emissions There shall be no indoor solid fuel fires, except for: feature open fireplaces in the clubhouse and other communal buildings including bars and restaurants.	Non-Complying	No – there is an indoor fire in Building A however this is not a solid fuel fire.
42.5.8	Retail Sales No goods shall be displayed, sold or offered for sale from a site except: a. goods grown, reared or produced on the site; b. within those areas of the Structure Plan identified as the Village Centre.	Non-Complying	No – there are no retail sales which fall outside the retirement village activity for which consent is sought.
Chapter 25 – Earthworks			

Rule	Activity	Status	Consent Required?
25.5.4	Maximum Total Volume Waterfall Park Zone - 300m ³	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as the total volume of earthworks proposed is 51,000m ³ .
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 1. 2,500m ² where the slope is 10° or greater. 2. 10,000m ² where the slope is less than 10°.	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as the total area of land will be approximately 6.5ha.
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.	Restricted Discretionary	No – erosion and sediment control measures will be implemented.
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site	Restricted Discretionary	No – sediment control measures, including measures to suppress dust, will be implemented.
25.5.14	Earthworks that discovers any of the following: a. kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or b. any feature or archaeological material that predates 1900, or c. evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours), that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.	Restricted Discretionary	No – in the event any of these conditions are discovered the accidental Discovery Protocol procedures will be complied with.
25.5.15	The maximum depth of any cut shall not exceed 2.4 metres.	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as the

Rule	Activity	Status	Consent Required?
			maximum cut depth will be 6m.
25.5.16	The maximum height of any fill shall not exceed 2 metres	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as the maximum fill height will be 6m.
25.5.18	<p>Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances:</p> <ol style="list-style-type: none"> 1. Earthworks not supported by retaining walls: <ol style="list-style-type: none"> a. distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. 2. Earthworks supported by retaining walls: <ol style="list-style-type: none"> a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; <p>Cut and fill equal to or less than 0.5m in height is exempt from this rule.</p>	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as earthworks, including retaining, will be located adjacent to the boundaries of the site.
25.5.19	Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m ³ in total volume, within any consecutive 12-month period.	Restricted Discretionary	No – earthworks will not be undertaken within 10m of the bed of Mill Creek (earthworks associated with Mill Creek flood protection works have already been consented and implemented).
25.5.21	No more than 300m ³ of Cleanfill shall be transported by road to or from an area subject to Earthworks.	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as a total of 29,000m ³ of material will be imported to the site.
Chapter 29 – Transport			
29.5.2	Size of required parking spaces and layout	Restricted Discretionary	Yes – Restricted Discretionary

Rule	Activity	Status	Consent Required?						
	All provided parking spaces and associated manoeuvring areas are to be designed and laid out in accordance with the Car Parking Layout requirements of Table 29.7 and Diagram 3 (car space layouts) of Schedule 29.2.		Activity consent is required as there are minor non-compliances with the aisle width requirements for spaces within the basement parking area.						
29.5.3	Gradient of Parking Spaces and Parking Areas Parking spaces and parking areas other than mobility parking spaces shall have a gradient of no more than 1 in 20 parallel to the angle of parking, and a gradient of no more than 1 in 16 in any other direction.	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as gradient of up to 1 in 9.6 is proposed for some staff parking.						
29.5.4	Mobility Parking Spaces <table border="1" data-bbox="443 936 954 1617"> <thead> <tr> <th>Activity</th> <th>Resident/ visitor</th> <th>Staff/ guest</th> </tr> </thead> <tbody> <tr> <td>Elderly persons housing unit and elderly care homes, either within a retirement village or not</td> <td>Residential units ... >100 residential units = 2 spaces plus 1 additional space for every additional 50 residential units Elderly care homes: 1-50 beds = 1 space ...</td> <td>Elderly care homes: 1 – 50 beds = 1 space</td> </tr> </tbody> </table> <p>a. 2 for or 11 to 100 parking spaces 2 plus 1 for every additional 50 parking spaces above 100</p> <p>b. Mobility parking spaces shall be:</p> <ol style="list-style-type: none"> on a level surface; clearly signposted; located on the same site as the activity; as close as practicable to the building entrance; and 	Activity	Resident/ visitor	Staff/ guest	Elderly persons housing unit and elderly care homes, either within a retirement village or not	Residential units ... >100 residential units = 2 spaces plus 1 additional space for every additional 50 residential units Elderly care homes: 1-50 beds = 1 space ...	Elderly care homes: 1 – 50 beds = 1 space	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as while the accessible parking provision will be met, these spaces will not be marked as required.
Activity	Resident/ visitor	Staff/ guest							
Elderly persons housing unit and elderly care homes, either within a retirement village or not	Residential units ... >100 residential units = 2 spaces plus 1 additional space for every additional 50 residential units Elderly care homes: 1-50 beds = 1 space ...	Elderly care homes: 1 – 50 beds = 1 space							

Rule	Activity	Status	Consent Required?										
	accessible to the building via routes that give direct access from the car park to the building												
29.5.6	Reverse Manoeuvring ... g. Where on-site manoeuvring areas are required, a B85 vehicle shall be able to manoeuvre in and out of any provided parking space other than parallel parking spaces, with only one reverse manoeuvre...	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as trucks accessing the loading bay on the western side of Building A will need to reverse on or off Ayr Avenue.										
29.5.8	Queuing a. On-site queuing space shall be provided for all vehicles entering a parking or loading area in accordance with the following: <table border="1" data-bbox="443 878 954 1146"> <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>101 – 150</td> <td>24m</td> </tr> <tr> <td>151 or over</td> <td>30m</td> </tr> </tbody> </table> b. Where the parking area has more than one access the required queuing space may be divided between the accesses based on the expected traffic volume served at each access point. Queuing space length shall be measured from the road boundary at the vehicle crossing to the nearest vehicle control point	Number of parking spaces	Minimum queuing length	3 – 20	6m	21 – 50	12m	101 – 150	24m	151 or over	30m	Restricted Discretionary	No – the nearest road to the site is Arrowtown-Lake Hayes Road. However, queuing space in relation to Ayr Avenue has been assessed and the parking areas will comply.
Number of parking spaces	Minimum queuing length												
3 – 20	6m												
21 – 50	12m												
101 – 150	24m												
151 or over	30m												
29.5.10	Surface of Parking Spaces, Parking Areas and Loading Spaces a. The surface of all parking, loading and associated access areas and spaces shall be formed, sealed, or otherwise maintained so as to avoid creating a dust or noise nuisance, to avoid water ponding on the surface, and to avoid run-off onto adjoining roads. b. The first 10m of such areas, as measured from the edge of the traffic lane, 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.	Restricted Discretionary	No – the parking areas will be surfaced so that this standard is met.										

Rule	Activity	Status	Consent Required?
29.5.11	<p>Lighting of Parking Areas</p> <p>a. Excluding parking areas accessory to residential activity, where a parking area provides for 10 or more parking spaces, which are likely to be used during the hours of darkness, the parking and manoeuvring areas and associated pedestrian routes shall be adequately lit.</p> <p>b. Such lighting shall be designed in accordance with the Queenstown Lakes District Council Southern Light Part One - A Lighting Strategy</p> <p>...</p>	Restricted Discretionary	No – lighting will be provided of the carparking areas that achieves the standard.
29.5.12	<p>Bicycle Parking and the Provision of Lockers and Showers</p> <p>Bicycle parking, lockers, and showers shall be provided in accordance with the minimum requirements specified in Table 29.6...</p>	Restricted Discretionary	No – bicycle parking is not required for residential development or visitor accommodation.
29.5.13	<p>Access and Road Design</p> <p>a. All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018, including the notes within Table 3.2 and Appendices E and F; except as provided for in 29.5.14b below.</p> <p>b.</p>	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as the one-way access to and from the carparking area at Building A is less than required (the standard not providing for one-way access).
29.5.14	<p>Width and Design of Vehicle Crossings</p> <p>a. ...</p> <p>b. Vehicle crossings in all zones other than in those rural zones which are regulated by Rule 29.5.16 shall comply with Diagram 2 and with either Diagram 6 or 7 in Schedule 29.2, depending on the activity served by the access...</p>	Restricted Discretionary	No – widths of crossings are between 4m and 6m wide, meeting the minimum dimensions.
29.5.16	<p>Maximum Gradient for Vehicle Access</p> <p>a. The maximum gradient for any private way used for vehicle access shall be 1 in 6.</p> <p>b. ...</p>	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required for the basement parking ramp which as 1 in 8 grade at the top and bottom.
29.5.17	<p>Minimum sight distances from vehicle access onto all roads other than state highways</p>	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is

Rule	Activity	Status	Consent Required?
	<p>a. The following minimum sight distances from any access, shall be complied with, as measured from the points shown on Diagram 11 of Schedule 29.2:</p> <p>b. ...</p>		required for sight distances less than the 45m required.

Table 3: ODP Activities (Building A only)

Rule	Activity	Activity Status
Section 5 – Rural Areas		
5.3.3.3 (i) (a)	The addition, alteration or construction of: (i) Any building; and (ii) Any physical activity associated with any building such as roading, landscaping and earthworks.	Discretionary
5.3.3.4 (i)	Commercial Activities	Non-Complying

Table 4: ODP Standards (Building A only)

Rule	Activity	Status	Consent Required?
Section 5 – Rural Areas			
5.3.5.1 (iii)	<p>Scale and Nature of Activities</p> <p>The following limitations apply to all activities; other than farming, factory farming, forestry and residential activities, activities ancillary to ski area activities within Ski Area Sub-Zones, or those visitor accommodation activities which are Discretionary Activities:</p> <p>(a) The maximum gross floor area of all buildings on the site, which may be used for the activities shall be 100m²;</p> <p>(b) ...</p>	Restricted Discretionary	Yes – Restricted Discretionary Activity consent is required as the activities within Building A will exceed 100m ² .
5.3.5.1 (vi)	<p>Setbacks from internal boundaries</p> <p>The minimum setback from internal boundaries for buildings shall be 15m</p>	Restricted Discretionary	No – Building A will be setback more than 15m from internal boundaries.
5.3.5.2	<p>Building height</p> <p>The maximum height for any building shall be 8m</p>	Non-Complying	Yes – Non-Complying Activity consent is required as Building A will have a maximum height of 8.8m.

2.2. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

Council has a comprehensive body of work on file including a Preliminary Site Investigation (2016), a Detailed Site Investigation (2018) and a Site Remedial Action Plan (2020) as part of previous subdivision and land use applications on the subject site and the wider Ayrburn Farm, Ayrburn Domain, and Waterfall Park. These investigations determined that contaminants were present in three sites (A, B and C) shown in **Figure 5** below.



Figure 5: Showing three areas of remediated contamination (A, B and C) and the encapsulation cell

Remedial earthworks have been undertaken under QLDC consent RM181597 and Otago Regional Council consent RM18.426.01-03, with contaminated soils removed and placed in an encapsulation cell (also shown in **Figure 5**). Site B has been fully remediated, with all contaminated material removed and placed within the encapsulation cell. Validation testing confirmed that the arsenic concentration at Site B is below the Residential Soil Contaminant Standards. Site C is also fully remediated, and the encapsulation cell and Site A have long-term management plans in place.

Site B (being the only site within the subject site) is in the location of the carparking area and associated landscaping for Building A.

Other areas within the subject site are identified in Otago Regional Council's HAIL database, however the previous site investigations found that across the wider site contaminants were present at concentrations that are likely to be natural background levels. No development is proposed near the HAIL sites identified as another landfill or the engineering workshop. Building F is proposed in the location of the HAIL site identified as a former engineering workshop.

The current proposal has been considered by a suitably qualified and experienced person who has determined that the use of the land for the proposed development is highly unlikely to present a risk to human health, noting that:

- The results of the sampling in the vicinity of the former engineering workshop (the location of proposed Building F) suggest that residential land use (as opposed to the commercial land use proposed) would be highly unlikely to result in a risk to human health; and

- Due to the remediation already undertaken in Site B, the use of this land or soil disturbance works is not restricted.

This is set out in detail in the letter from Environmental Consultants Otago Limited included as **Attachment I**.

Overall, the proposal does not trigger the application of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health as, in accordance with Regulation 5(9), the regulations do not apply to the land as a detailed site investigation exists that demonstrates that any contaminants in or on the piece of land are at, or below, background concentrations.

2.3. Summary of consents required

In summary, the following consents are required for the proposal:

Under the ODP:

Section 5 – Rural Areas

- **Discretionary** activity under Rule 5.3.3.3 (i)(a) for the construction of any building and physical activity associated with any building including roading, landscaping and earthworks (Building A and associated carparking and landscaping);
- **Non-Complying** activity under Rule 5.3.3.4 (i) for Commercial Activities (the non-residential aspects of the retirement village activity in Building A);
- **Restricted Discretionary** activity under Rule 5.3.5.1 (iii) for non-residential activities that exceed 100m² in scale (activities within Building A);
- **Non-Complying** activity under Rule 5.3.5.2 for a breach of the maximum height limit of 8m (Building A);

Under the PDP:

Chapter 24 – WBRAZ

- **Restricted Discretionary** activity under Rule 24.4.18 for the construction of buildings for non-residential activities;
- **Non-Complying** activity under Rule 24.4.23 for commercial activity not otherwise provided for (the non-residential aspects of the retirement village activity in Building A);
- **Restricted Discretionary** activity under Rule 24.5.6 for building coverage that exceeds 500m² on the site;
- **Non-Complying** activity under Rule 24.5.8.2 for a breach of the 8m maximum height limit (Building A);

Chapter 42 – WPZ

- **Non-Complying** activity under Rule 42.4.1 for the non-residential components of the Northbrook Arrowtown (recreational facilities, offices, administration etc.) and for activities not listed, being those parts of the proposal not in compliance with the Structure Plan (buildings outside of Activity Areas);
- **Discretionary** activity under Rule 42.4.3 for those residential units within Northbrook Arrowtown within the parts of buildings located within AA V or AA O/S on the Structure Plan;

- **Controlled** activity under Rule 42.4.5 for buildings;
- **Discretionary** activity under Rule 42.5.1 for breach of setbacks to the Zone boundary;
- **Non-Complying** activity under Rule 42.5.2 for a breach of the maximum number of residential units within the Zone;
- **Non-Complying** activity under Rule 42.5.3 for a breach of the maximum height limit;
- **Non-Complying** activity under Rule 42.5.5 for a breach of the maximum site coverage of the WPZ;

Chapter 25 – Earthworks

- **Restricted Discretionary** activity under Rule 25.4.2 for earthworks that exceed the maximum volume for the Zone;
- **Discretionary** activity for earthworks within the setting or extent of a listed heritage feature;
- **Restricted Discretionary** activity under Rule 25.5.11 for earthworks that will exceed an area of 1ha;
- **Restricted Discretionary** activity under Rule 25.5.15 for earthworks that will exceed the maximum cut depth of 2.4m;
- **Restricted Discretionary** activity under Rule 25.5.16 for earthworks that will exceed the maximum fill height of 2m;
- **Restricted Discretionary** activity under Rule 25.5.18 for earthworks greater than 0.5m in height occurring within the setbacks to boundaries;
- **Restricted Discretionary** activity under Rule 25.5.21 for more than 300m³ of cleanfill transported to the site;

Chapter 26 – Historic Heritage

- **Restricted Discretionary** activity under Rule 26.4.11 for development within the setting of the listed stone farm buildings on Lot 1 DP 540788;

Chapter 29 – Transport

- **Restricted Discretionary** activity under Rule 29.4.11 for High Traffic Generating Activities (more than 50 residential units/50 or more spaces proposed/traffic generation of greater than 400 additional vehicle trips per day);
- **Discretionary** activity under Rule 29.4.12 for parking associated with an activity which is not a permitted or controlled activity within the zone;
- **Restricted Discretionary** activity under Rule 29.5.2 for parking spaces that will not meet the minimum dimensions;
- **Restricted Discretionary** activity under Rule 29.5.3 for parking spaces that exceed a gradient of 1 in 20;
- **Restricted Discretionary** activity under Rule 29.5.4 for accessible spaces that will not be marked as such;

- **Restricted Discretionary** activity under Rule 29.5.6 for reverse manoeuvring of trucks from the loading bay on the western side to or from Ayr Avenue;
- **Restricted Discretionary** activity under Rule 29.5.13 for a one-way access that will not comply with the minimum width for access;
- **Restricted Discretionary** activity under Rule 29.5.16 for access that will exceed the 1 in 5 grade;
- **Restricted Discretionary** activity under Rule 29.5.18 for sightlines less than the minimum required;

Chapter 30 – Energy and Utilities

- **Controlled** activity under Rule 30.5.1.10 for stormwater detention ponds / stormwater wetlands;

Other consents:

- The applicant applies for any other consents necessary to enable the proposal.

Overall, resource consent is required for a **Non-Complying** activity.

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

No significant adverse effects on the environment will arise, and no other alternatives were considered.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline and the existing/receiving environment;
- Effects on landscape and visual amenity values;
- Effects on heritage values;
- Transportation effects;
- Noise effects;
- Infrastructure effects;
- Water quality effects;
- Natural hazard risk;
- Effects from earthworks;
- Positive effects; and

- Summary of effects on the environment.

4.2. Permitted/Consented Baseline and existing/receiving environment

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (the permitted baseline) and what could lawfully be undertaken on the land by way of any existing consents (the existing environment/consented baseline).

4.2.1. Permitted Baseline

Section 104(2) of the Resource Management Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity.

The WPZ is an existing residential and commercial zone and is anticipated to be developed for visitor accommodation and related activities, as well as providing for a limited amount of residential activity. However these activities require consent for at least a Controlled Activity. There is therefore no permitted baseline for these activities in the WPZ.

The Structure Plan and zone provisions do provide a significant baseline for development in the WPZ and provide for and anticipate significant development. As a result of significant geotechnical and background research it is considered more appropriate and preferable to seek resource consent to undertake development in alternative locations within the zone (outside of the V & R & S areas) and at a higher height in order to minimise work within geotechnical constraints and minimise the effects on Mill Creek and improve access through the WPZ up to the waterfall.

4.2.2. Consented Baseline

For the purposes of this application, there are three relevant resource consents.

Resource consent RM171280 provides for the construction of a road and bridge to access the Waterfall Park Zone, along with associated stormwater management, earthworks and landscaping. This consent is largely implemented, with the road (Ayr Avenue) constructed and the associated landscaping completed.

Resource consent RM180584 (the Hotel consent) provides for the comprehensive development of the Waterfall Park Zone for a 4+ star hotel including two restaurants, a bar and conference centre, and four accommodation blocks providing for 380 guest rooms. This consent also provides for the restoration and repurposing of the existing heritage farm buildings at Ayrburn Domain for commercial activities, extensive revegetation and ecological enhancement, and the construction of bridges, culverts, weirs and crossings over Mill Creek. This consent has been partially implemented in that infrastructure has been installed, the restoration of the historic stone farm buildings at Ayrburn Domain is underway and works affecting Mill Creek have been implemented or are underway.

Resource consent RM211193 provides for the extension of the hospitality activities

The receiving environment therefore includes the implemented Ayr Avenue and Mill Creek works and the consent for the Ayrburn Domain and Mill Creek components of the hotel consent that are currently being implemented.

The effects arising from the balance unimplemented Hotel consent that have been considered appropriate include:

- (a) Breaches of the maximum height for the zone including:

- (i) Building A – maximum height of 12.8m (RL 362.8m);
 - (ii) Building B – maximum height of 15.7m (RL 369.679m);
 - (iii) Building C – maximum height of 15.8m (RL 368.205m);
 - (iv) Building D – maximum height of 15.5m (RL 370.075m);
 - (v) Building E – maximum height of 15.5m (RL371.985m); and
 - (vi) Building F – maximum height of 8.7m (RL 374.12m).
- (b) The additional Building G (the Wellness Centre) with a maximum height of 9.8m (no building proposed in this location in the current application); and
 - (c) Breaches to internal boundary, road boundary and waterbody setbacks;
 - (d) Traffic generation of 1463 vehicles entering / 1463 vehicles exiting the site daily;
 - (e) A peak hour demand for water supply of 45 l/s; and
 - (f) A daily wastewater production volume of 247.4m³ and PWWF of 14.3 l/s; and
 - (g) Extensive earthworks.

4.3. Effects on landscape and visual amenity values

Rough Milne Mitchell Landscape Architects has prepared a landscape assessment assessing the landscape and visual effects arising from Northbrook Arrowtown (**Attachment I**).

The landscape assessment notes that while the site sits in the context of the Speargrass Flat and Millbrook Landscape Character Units (**LCUs**) (LCU8 and LCU23 respectively) under the Chapter 24 Wakatipu Basin provisions, the site forms a landscape character of its own, being obscured from view by natural topography and existing vegetation patterns. It can be described as three distinct parts Valley Entrance, Mid-Valley, and Valley Head. These are described briefly below:

- (a) Valley Entrance – at the southernmost end of the valley, this is a transitional space between Speargrass Flat and Waterfall Park and is relatively confined by the valley walls and mature vegetation. Mill Creek is prominently located, with existing consented works including a slow-moving pond and vehicle bridge, rock work and weirs. Native planting has been undertaken on the valley walls.
- (b) Mid-Valley – this area provides a sense of being completely enclosed by the valley walls to the east and west, which have been planted in native plants under the Hotel consent. Mill Creek is the focus of the valley floor and is currently subject to consented stabilisation works, so the valley floor is otherwise mostly bare.
- (c) Valley Head – the steepest, narrowest part of the valley, with the waterfall cascading from a height of approximately 40m to the pool below. The vegetated valley walls are steep and full enclose the space to the east, north and west to create a steep sided dell, with a specimen white cherry located beside the water. The views from the valley floor are only back towards the south, towards The Remarkables.

The key features of the site include:

- The valley formation, waterfall and Mill Creek, which are not replicated anywhere else in the Wakatipu Basin;

- Existing mature vegetation including a stand of naturalised sycamore trees and the cherry tree at the Valley Head, a scattering of willow, walnuts and rowan trees on the valley floor, exotic specimen trees at the Valley Entrance, and native revegetation of the walls of the Mid-Valley;
- The remnants of past occupation including a wooden waterwheel and water race.

Overall, the landscape assessment concludes that landscape values of the site are high physical value, moderate-high perpetual values, and moderate associative values.

The landscape assessment notes that the site's character is anticipated to change significantly as a result of the WPZ zoning but that given the discrete nature of the valley, built form has a very limited potential to be viewed from the wider landscape and therefore change in the valley is not likely to influence the character and value of the surrounding environment. The conclusions of the landscape assessment of the various components are set out below:

- (a) Effects on the character of the landform – **low**, as while earthworks will be required to develop the buildings and site circulation, these will be temporary; and
- (b) Effects on natural character – **low**, as while the introduction of buildings will necessarily modify the valley context, the proposed landscape treatment of significant revegetation and amenity planting will result in a positive improvement to the amenity of the site.

Overall, landscape effects will be no more than **low-moderate**, as while the proposed built form is substantial, the context of the site (including its previous uses and the purpose of the zoning) and the proposed improved amenity through continued revegetation and ongoing maintenance reduce the effects of the built form overall.

With regards to visual effects, the landscape assessment identifies and analyses a total of nine viewpoints: two public ones, and seven private. The number of both public and private viewpoints is naturally limited due to the site's location and topography, and audiences for both will typically be residents and visitors. The location and descriptions of these viewpoints is shown in **Figure 6** below.

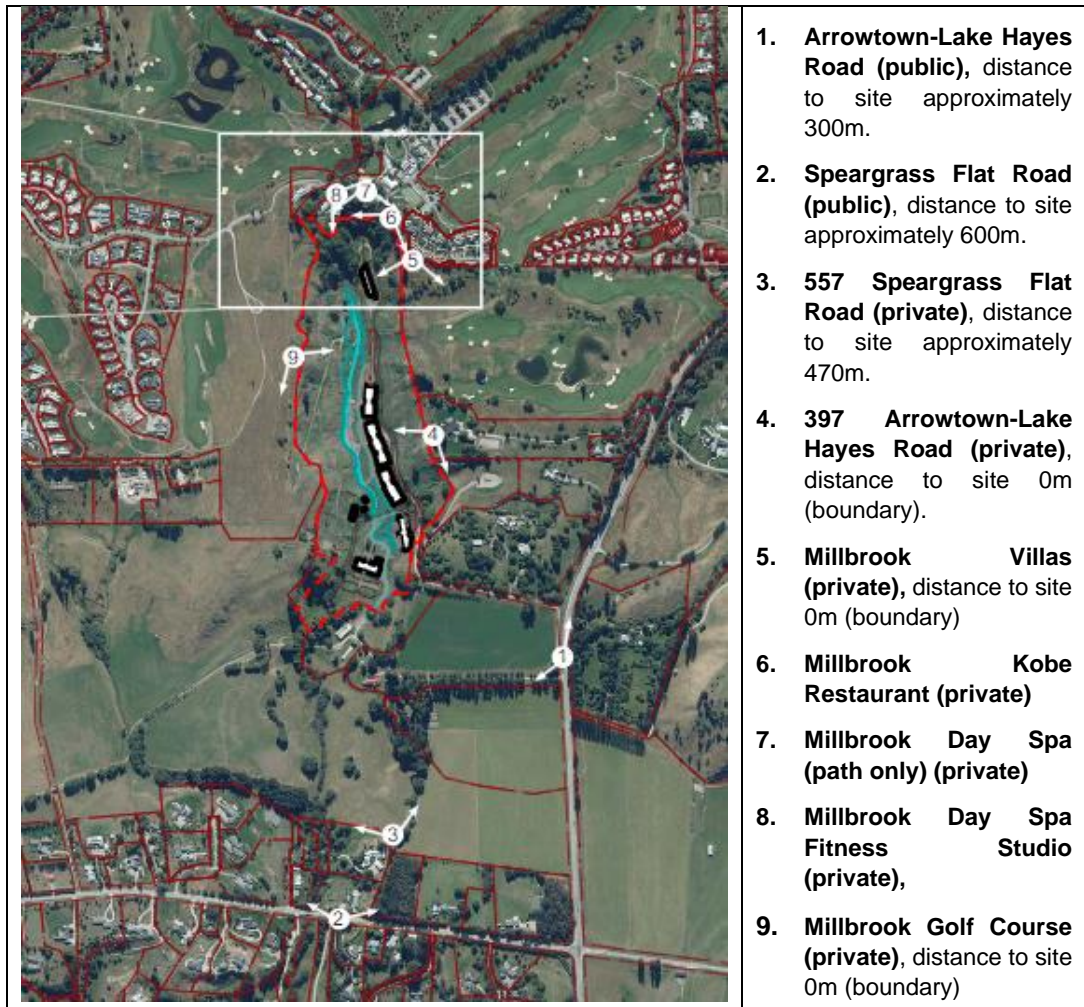


Figure 6: Location of the viewpoints analysed in the landscape assessment

A summary of the conclusions on the various viewpoints is set out in Table 5 below.

Table 5: Summary of effects on identified viewpoints

Viewpoint	Existing character and amenity	Visibility of site	Visibility of zoned/proposed development	Visual Effect
1	Characterised by pastoral open space surrounding by rows and groupings of mature trees	South facing flanks of valley walls are visible in background to north; southern end of the western valley wall; glimpses of existing Ayrburn buildings possible but mostly hidden by trees	Zoned development unlikely to be visible. Building A may be marginally visible when looking northwest and a small corner of the building could protrude above the existing terrace, but this is smaller than consented building and could be screened by planting.	Negligible , with mitigation planting
2	Characterised by consistent wall of trees lining boundary between road and rural	Not currently visible due to buildings, trees and other vegetation between road and site. If all intervening development was	Zoned development would be only marginally visible if all development on Speargrass Flat Road was removed.	None , with current intervening development in place.

Viewpoint	Existing character and amenity	Visibility of site	Visibility of zoned/ proposed development	Visual Effect
	residential properties, but with wide grassy berm and limited visibility to buildings	removed, it would be possible to make out the valley in the distance.	Buildings B and C-E may be marginally more visible at the base of the valley walls in distance behind Ayrburn buildings if all intervening development removed, but softened or screened by landscaping.	Negligible , if current development removed and softened by planting.
3	Foreground of flat open land surrounding by terrace to east and Mill Creek to west, with scattered mature trees	South facing flanks of valley walls truncate viewshaft in mid-ground and Ayrburn dairy is visible. Remaining Ayrburn buildings and valley hidden by mature trees.	Zoned development not barely discernible due to trees. Buildings in valley may be glimpsed in winter when deciduous trees drop leaves, but other trees present still provide screening.	Very low
4	Views from the dwelling are to the south towards Lake Hayes and The Remarkables. Characterised by open space with clusters of domestication.	Stone farm buildings are identifiable, and construction work undertaken visible on foreground periphery of wider scene.	Zoned development would be highly visible from viewpoint location, reduced from dwelling location. Building A will be visible at the Valley Entrance, and the workshop / maintenance buildings may be visible behind the trees. Buildings B and C may be visible on deliberate looking down into valley, but wider views remain uninterrupted.	Very low to low from the dwelling. Moderate from the viewpoint (boundary) but consistent with zoned development.
5	As for (4) above, but with golf course within foreground.	Western valley wall and southern end of valley floor visible in mid-lower western foreground of viewshaft.	Zoned development would be moderately visible at south end of valley and western side of Mill Creek. Buildings E, D and parts of C are likely to be visible and will encroach further up the valley than zoned development, with the additional height noticeable.	Moderate , although anticipated by the zone.
6	Filtered views south through the sycamore cover to the south, with the	Varying amounts of the valley visible through the seasons due to the trees from the viewpoint, with views of	Zoned development would be visible in winter from all three viewpoints, otherwise these views would be	Moderate , in winter
7				Low , in summer
8				

Viewpoint	Existing character and amenity	Visibility of site	Visibility of zoned/ proposed development	Visual Effect
	wider Wakatipu Basin and The Remarkables visible	the southern end of the valley floor likely from the more elevated position of the restaurant from (6), and the eastern valley walls visible from (8).	obscured by the sycamores. Buildings C and D may be visible from (6), with a greater portion visible from the elevated position of the restaurant. Unlikely buildings visible from (7) unless the sycamores were removed, in which case views of the entire valley would be visible. Buildings C, D and F may be visible from (8). Trees and planting would soften built form, but roof tops will be visible unless foreground planting removes views altogether.	when trees are in leaf Moderate-high from (6) and (8)
9	Wide reaching and panoramic views overlooking Waterfall Park to the east.	The southern end of the valley floor and eastern valley wall make up the foreground view, with undulations meaning the valley floor in its entirety is not visible.	Zoned development would be clearly visible at the southern end of the valley floor, but would form a relatively small part of the wider scene. Building A will be visible and Buildings B-D may extend into the lower foreground peripheral view to be softened by planting in time.	Low-moderate

Overall, adverse effects of Northbrook Arrowtown will be negligible from public places. From private viewpoints, visual effects will vary from negligible to moderate-high, and in line with what is anticipated development for the WPZ.

The site has the capacity to absorb the proposed built form while maintaining the environmental characteristics and visual amenity as an attractive urban parkland setting with landscape coherence, and is consistent with the identification of LCU23 as having moderate-high capability to absorb development.

While there is one private viewpoint at Millbrook where the proposal will have more than minor effects, this is consistent with the level of development the land is zoned for and as the remaining adverse effects will be no more than minor, therefore overall the adverse effects on landscape values and visual amenity will be no more than minor.

4.4. Effects on heritage values

The proposed Northbrook Arrowtown includes development to the north of, but within the setting (being the same legal parcel) of the listed historic heritage stone farm buildings (Stables, Cart Shed, and Dairy) at Ayrburn Domain. No works to the stone farm buildings themselves is proposed as part of this application. Origin Consultants has prepared a Heritage Impact Assessment (HIA) on the effects arising from this development (**Attachment J**).

The stone farm buildings date from the nineteenth century and are a direct reflection of the economic and commercial needs of the time, being large and substantially constructed with stone walls, timber floors and roof structures, and timber shingle and iron roofing.

The Hotel consent and subsequent consents provide for the adaptive reuse of the stone farm buildings into a hospitality precinct, including restaurants, cafés, bars and retail uses. This restoration and upgrade work is currently underway.

The HIA contains a background of the history of the stone farm buildings and their uses, as well as a timeframe of the historical development of the farm and its buildings. It also details the significance of the buildings in terms of their Historic and Social value, Cultural and Spiritual value, Architectural value, Townscape and Contextual value, Rarity and Representative value, Technological value and Archaeological value. A summary of these values is set out in **Table 6** below.

Table 6: Summary of significance assessment findings

Value	Building		
	Stables	Cart Shed	Dairy
Historic and Social	High	High	High
Cultural and Spiritual	High	High	High
Architectural	High	Moderate	Moderate
Townscape and Contextual	High	High	High
Rarity and Representative	High	High	High
Technological	Moderate	Moderate	Low
Archaeological	High	High	High

The HIA notes that the current proposal is similar to the Hotel consent development in terms of building scale and location, as well as the carparking and circulation routes, but notes two key differences:

- (1) Building A, the closest building to the stone farm buildings, is smaller than the building approved by the Hotel consent, with a shorter elevation facing Ayrburn Domain and proposed materials now including timber shingles and stack stone (materials present in the stone farm buildings); and
- (2) An increase in the scale of Buildings C-E through an additional storey, and the use of a hipped roof form and timber and GRC cladding.

Given the original use of the stone farm buildings, the appearance of a rural setting is integral to the interpretation of the buildings and therefore any development within the setting will have an impact on the heritage features, however consents have previously been granted that modify the rural nature of the area and the adaptive reuse of the stone farm buildings necessarily also affect the rural nature.

Due to their location, none of the proposed new buildings (to the north of Ayrburn Domain) interfere with the grouping of and relationship between the stone farm buildings, or their

relationship with Mill Creek. Due to the similar location and scale, the new buildings will have an impact similar to the development approved under the Hotel consent. The exception to this is Building A, which is smaller in scale than that approved for that location under the Hotel consent, and will therefore have less of an impact compared to that consented under RM180584.

Hard surfaces in the form of carparking and circulation routes will also be introduced, however these will largely be obscured by the proposed buildings and mitigated by landscaping.

The success of the adaptive reuse of the stone farm buildings relies on nearby development to supply patronage to this hospitality precinct. The HIA considers that there will be no adverse change to this in the event nearby development consists of permanent residents (and their visitors) of Northbrook Arrowtown, or hotel guests: both are a “captive audience” for the use and enjoyment of the hospitality facilities provided in the stone farm buildings. The successful adaptive reuse of the stone farm buildings, including their use and enjoyment by a wider audience and the maintenance of the buildings into the future, is a positive outcome of the proposal.

Overall, adverse effects on historic heritage will be no more than minor.

4.5. Transportation effects

A Transportation Assessment for Northbrook Arrowtown has been undertaken by Carriageway Consulting and is included as **Attachment K**.

4.5.1. Traffic generation

The Hotel consent approved a daily traffic generation of 1,463 vehicles entering / 1,463 vehicles exiting the site¹, with modelling of the performance of the relevant intersections (Arrowtown-Lake Hayes Road / Ayr Avenue and Arrowtown-Lake Hayes Road / Speargrass Flat Road) would remain excellent, with low queues and delays and easily accommodated on the network without capacity or efficiency issues arising.

The assessment in **Attachment K** has calculated the anticipated traffic generation arising from Northbrook Arrowtown as (overall) 105 vehicle movements in the peak hour and 679 vehicle movements per day. This is significantly less than that approved under the Hotel consent (approximately 25% of that total), and therefore any effects arising from traffic generation will be considerably less than that previously approved.

The proposal is a High Traffic Generating Activity due to the number of parking spaces provided (more than 50) and more than 50 additional vehicle movements in the commuter peak hour. The Transportation Assessment notes that a detailed Integrated Transport Assessment was provided as part of the Hotel consent. In light of the current proposal generating significantly lower traffic movements than that approved under the Hotel consent, it can be assumed that the traffic generated by Northbrook Arrowtown can be accommodated on the adjacent roading network without issue and no improvements to the transport network are required or proposed.

4.5.2. Car parking

A total of 180 parking spaces are proposed to be provided across the various carparking areas and the spaces provided alongside Ayr Avenue. No minimum carparking requirements apply in light of the removal of all carparking minimums via the National Policy Statement for Urban Development (**NPS-UD**), however the Transportation Assessment notes that the

¹ Based on 380 hotel rooms, conference centre and events spaces, restaurants and bars, chapel, fitness and spa activities with a development area of 19,700m²

carparking ratios that were included in the Decisions Version of the PDP prior to their removal for the relevant activities as follows:

- (a) Elderly person unit – 1 per residential unit; and
- (b) Care beds – 1 per 5 beds for residents/visitors plus 1 per 5 beds for staff;

In addition to this, although not specified under the previous minimum parking requirements, the Transportation Assessment considers that an additional one space per seven residential units is appropriate for visitors to the residents of the independent living units. Staffing numbers for Northbrook Arrowtown have already been considered in detail and in light of this, a maximum parking demand of 22 spaces during the afternoon for shift turnover at a rate of one space per two staff members (although the remainder of the time the peak demand will be 13 spaces).

For the boutique hotel accommodation and spa activity, 14 spaces for guests (based on 85% occupancy) and three spaces for staff is appropriate. In addition, 13 spaces are likely to serve the maximum demand arising from patrons of the spa, plus four spaces for staff.

The total number of parking spaces proposed onsite is 180. Taking into account the proposed use of an on-site car-share system, which could (conservatively) see one car-share vehicle replacing nine private cars, the number of car-share vehicles proposed would necessarily reduce the total number of spaces otherwise recommended for the independent residential units in Buildings C-E. It is anticipated that the on-street parking on Ayr Avenue will be used by staff only, and the carparking area south of Building A for visitors.

Based on this, the potential allocation of carparking is shown in Table 1 of the Transportation Assessment, which is replicated in **Table 7** below.

Table 7: Summary of parking demand

Car Park User	Parking Demand					
	Basement (94 spaces)	Building A (36 spaces)	Ayr Avenue (north of Building E) (15 spaces)	Ayr Avenue (south of Building F) (8 spaces)	Building F (27 spaces)	Parking Demand Total
Independent living: residents	85 private spaces + 9 car share	-	-	-	-	85 spaces + 9 car share
Independent living: visitors	-	23 spaces	-	-	-	23 spaces
Care beds / serviced apartments	-	7 spaces	-	-	-	7 spaces
Later Living Staff	-	6 spaces	15 spaces	1 space	-	13 spaces (change-over: 22 spaces)
Visitor Accommodation Guests	-	-	-	-	14 spaces	14 spaces
Visitor Accommodation Staff	-	-	-	3 spaces	-	3 spaces
Spa guests	-	-	-	-	13 spaces	13 spaces
Spa staff	-	-	-	4 spaces	-	4 spaces

Car Park User	Parking Demand					
	Basement (94 spaces)	Building A (36 spaces)	Ayr Avenue (north of Building E) (15 spaces)	Ayr Avenue (south of Building F) (8 spaces)	Building F (27 spaces)	Parking Demand Total
Total	94 spaces	36 spaces	15 spaces	8 spaces	27 spaces	171-180 spaces

This demonstrates that the parking provided will therefore meet likely demand.

The Transportation Assessment also considers the PDP standards for onsite parking, including dimensions, gradient and access. It notes some minor non-compliances with these standards, but concludes that no issues are likely to arise, subject to the following revisions to the proposal:

- (a) The parking spaces accessed directly from Ayr Avenue should be clearly marked as being for staff only;
- (b) Signage (such as 'no entry' signs) should be provided in the carpark near Building A to ensure drivers do not attempt to undertake movements against the intended direction of traffic; and
- (c) Landscaping within sightlines should be of a type and nature that does not block views of oncoming traffic.

The drawings in **Attachment F** show the parking spaces on Ayr Avenue as being for staff parking, and indicate signage for the carpark at Building A, addressing the above recommendations.

4.5.1. Realignment of Waterfall Park Road

The realignment of Waterfall Park Road is currently being processed and once completed will not be affected by the works in this consent, therefore there will be no effects on this road and no other rules triggered as a result.

4.5.1. Summary of transportation effects

Overall, transportation effects arising from Northbrook Arrowtown are no more than minor.

4.6. Noise effects

Noise effects arising from the various activities within the Hotel development were considered in detail in the Hotel consent. Activities proposed in that consent included restaurants and bars, events venues (within the conference facilities and the Chapel building). The conclusion of the original noise assessment was noise emissions could achieve the District Plan limits, subject to mitigation measures. Conditions of consent were proposed, and imposed, to ensure that these mitigation measures occurred.

Marshall Day Consultants have prepared an updated noise assessment (**Attachment L**) which concludes that the activities proposed as part of Northbrook Arrowtown, being a reduction in nature and scale from the Hotel consent activities, will be less than that consented under the Hotel consent and will therefore also comply with the noise limits.

The following conditions that were imposed on the Hotel consent are proposed to be imposed on Northbrook Arrowtown also, to ensure the noise limits are met. Conditions imposed on the Hotel consent relating to specific measures to reduce noise emissions from the restaurant

and conference facilities (Conditions 56 to 59) are not required on this application, given those activities are not proposed at Northbrook Arrowtown.

The noise conditions proposed as part of this application are included as **Attachment M**. Subject to the imposition of these conditions, any adverse effects from noise arising from the proposal will be less than minor.

4.7. Infrastructure effects

CKL has prepared a servicing report covering the provision of water supply and wastewater disposal (**Attachment E**).

4.7.1. Effects from water servicing

A realistic per capita water demand usage figure for a residential development of this nature is around 250 l/p/d. The CKL report details the breakdown of the various uses within Northbrook Arrowtown, coming to a total peak hour demand of 9.1 l/s.

Therefore the previously accepted peak hour demand for all development of 45 l/s have not changed. In fact, with the inclusion of Northbrook Arrowtown instead of the Hotel consent, the additional future capacity of the system will increase due to the reduction in demand by the activities proposed.

Cosgroves have prepared a high-level assessment of SNZ PAS 4509 – NZ Fire Service Firefighting Water Supplies Code of Practice 2013, which CKL have relied upon in determining the firefighting demand for Northbrook Arrowtown. This assessment identified a FW2 classification for firefighting water supplies of 1500 L/min at 100 kPa, on the assumption that all buildings will be sprinkler protected (1200 L/min at 400 kPa and 500 L/min at 550 kPa), for a total of 2700 L/min with 100 kPa for hydrants and 400 kPa for sprinklers.

This is a slight increase from the Hotel consent, due to additional parking facilities to be protected by sprinkler systems but is still within the capacity provided for under the consented and installed water supply infrastructure. In the event the required flow of 1500 L/min cannot be supplied, half an hour of storage (45kl) would be required. This would be supplied via a tank with suction connections for the Fire Service.

Overall, any adverse effects arising from water supply servicing are less than minor can be appropriately mitigated if required.

4.7.2. Effects from wastewater servicing

The CKL report details the breakdown of the various uses to produce revised design flows for Northbrook Arrowtown. These indicate a daily wastewater production volume of 99.3m³ at a PWWF rate of 5.7 l/s, considerably less than the consented daily volume of 247.4m³ and PWWF of 14.3 l/s under the Hotel consent.

Given this significant decrease, wastewater modelling of Northbrook Arrowtown is not considered necessary, and the previous conclusions under the Hotel consent relating to the available capacity of the current, 2028 and 2058 design horizons will remain unchanged and the infrastructure appropriate.

There will be no adverse downstream effects on wastewater infrastructure as a result of the proposal and therefore no onsite mitigation measures are required.

Overall, effects arising from the proposal in relation to wastewater servicing will be less than minor.

4.7.3. Summary of effects on reticulated services

Overall, as the anticipated demands on the reticulated potable water and wastewater networks are significantly reduced when compared to the Hotel consent, no adverse effects on these networks will arise.

4.8. Water quality effects

As set out in Section 1.4.2.3 above, the proposal includes a comprehensive onsite stormwater management system that utilises a treatment train approach to treat stormwater runoff with particular attention to phosphorus, nitrogen and TSS.

The treatment approach is to separate the entire development area into catchments. Each catchment will then have a best practicable option for treatment of stormwater dependent on the likely contaminate loading. An overview of this approach is set out in **Figure 7** below.

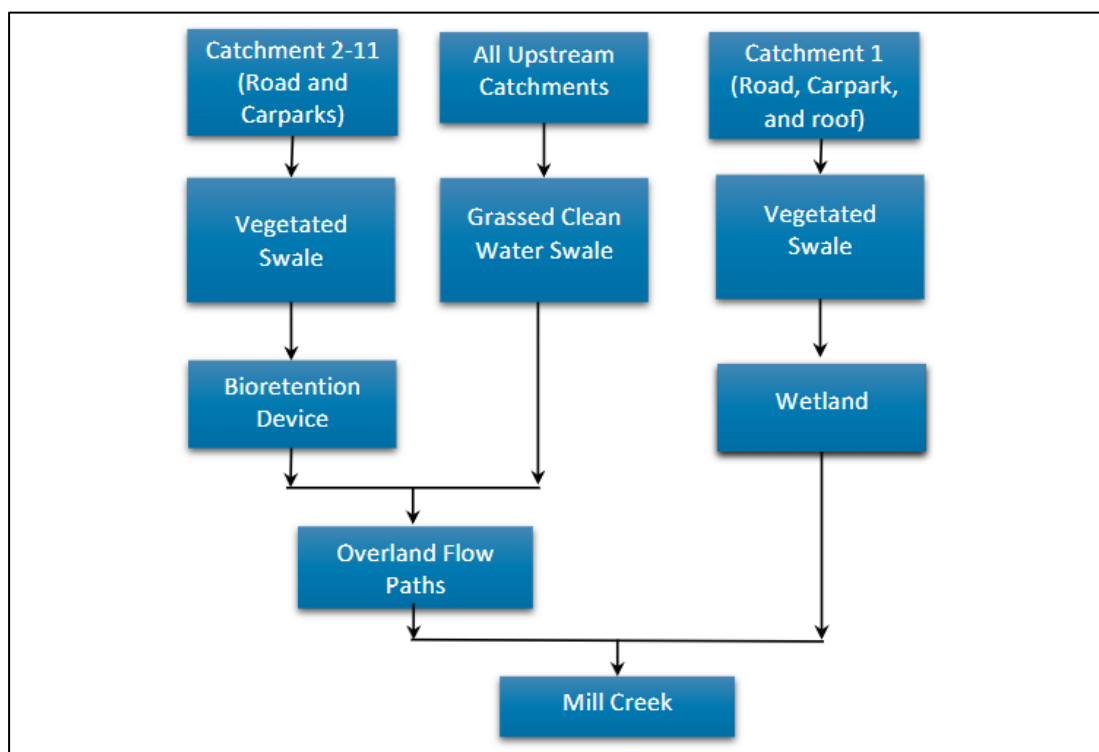


Figure 7: Overview of the treatment train approach for various catchments.

Details of the treatment of each of the 11 catchment areas identified are set out in the Stormwater Management Plan in **Attachment G**, but most catchments areas will have at least a two-step treatment via swales and a bioretention device or wetland. The following catchments will have only one level of treatment:

- Catchment 3 will have only one level of treatment via a swale, but as the catchment area includes the service area for ambulance and service vehicles to Building B only (no general carparking), this area will be low use and therefore contaminant loadings are anticipated to be low and one level of treatment appropriate to manage this; and
- Catchments 4 and 5 will drain to bioretention areas with the treated runoff to discharge to ground through the base of these devices, or (in events larger than the design event) will overflow to scruff domes and discharge to a grass swale north of Building B. These catchments include only the loop road north of Building B, and given the tight site constraints and small area of hardstanding serviced, one level of treatment is considered adequate.

Given the majority of the catchments will receive a high level of treatment through a treatment train approach, and the upstream catchment runoff is diverted away from contaminant generating areas to ensure no mixing of waters, the proposal will ensure any adverse effects on the water quality of Mill Creek (and ultimately Lake Hayes) from discharge from proposed hardstanding areas as part of the proposal is avoided or mitigated.

Overall, adverse effects on water quality will be no more than minor.

4.9. Natural hazard effects

GeoSolve Ltd has prepared a geotechnical report (**Attachment N**) for the site to address the natural hazard risk, specifically liquefaction, slope stability, and alluvial fan hazard. These are addressed below.

4.9.1. Liquefaction

Detailed liquefaction analysis has been undertaken for the site and the results indicate:

- No liquefaction in the Serviceability Limit State (**SLS**) earthquake event; and
- Minor to moderate liquefaction in the Ultimate Limit State (**ULS**) earthquake event, involving indexed settlement up to 85mm and LSN up to 28.

Following removal of the upper softer soil, lateral spread will likely not govern foundation design.

Standard engineering and foundation design solutions are available for the level of settlement identified. The report notes that the site is required to be built up for non-geotechnical reasons (to achieve minimum floor levels), therefore the main geotechnical risks for the structures are the presence of uncontrolled fill and the potential for softer soils at the surface. The report recommends that all unsuitable material identified in excavations, especially those softened by water exposure, should be undercut and replaced with engineered fill. These recommendations are accounted for in the detailed earthworks plans in **Attachment G**, which include approximately 29,000m³ of engineered fill across the site.

The report identifies some concept foundations for the proposed buildings, but notes that further detailed geotechnical assessment will be required as part of detailed design. Subject to this work being undertaken, adverse effects arising from liquefaction risk will be avoided or mitigated.

4.9.2. Slope stability

Mapping of the slopes at the head of the valley has been completed and indicate shallow instability of soil and rock material has occurred. The sub-vertical schist luff on the north-western side of the site shows no evidence for deep seated instability, but there is the potential for localised block fall and fretting of the rock face. Building F is set back from the toe of the slope and is not at risk from this instability. Movement has also been detected to the east of Building F (which is approximately 12-25m from this toe slope), but this is assessed to be “creep” and therefore high volume rapid movement is not expected.

The report recommends that a detailed assessment of building platforms within 3m of any slope crest or toe be undertaken as part of the detailed design phase and that access directly beneath low bluffs at the slope of the toe area on the north-western side of Building F should be restricted unless remedial works are being undertaken. Remedial works would be subject to a further detailed assessment and could include combinations of scaling, rock bolting, anchors and rock fall mesh. There are also several feasible options available to address the eastern slumping, including regrading, buttressing with fill, or retaining.

Overall, subject to the recommendations of the Geosolve report being undertaken in relation to further assessment as part of detailed design, risk from slope instability can be avoided or mitigated.

4.9.3. Alluvial fan hazard

Hazard mapping (at a regional scale) identify parts of the site may be potentially subject to active debris-dominated alluvial fan activity. The Geosolve report notes that the hillslopes above the site in central and southern areas show no signs of historic instability, the slopes adjacent to the northern end of the creek channel show minor indications of localised soil creep but generally show no signs of historic instability either.

The report concludes that the risk factors for alluvial fan hazard are not present to any significant extent and there is no evidence of such activity occurring, therefore the risk of alluvial fan hazards are considered to be very low for the site and no specific engineering recommendations are necessary.

4.9.4. Flood risk

Fluent Solutions has prepared a Flood Assessment for Northbrook Arrowtown (**Attachment O**). The report details how flood flows from Mill Creek would affect the proposed development and how any potential adverse effects would be managed and/or mitigated.

Works relating to flood risk previously consented include:

- (a) Ayr Avenue has been constructed elevated above the flood plain and provides flood water detention upstream of the road (culverts under provide conveyance of flows downstream);
- (b) Ayrburn Domain access and carpark have been designed to be serviceable for up to a 10-year ARI event, with events larger than this overtopping the road and continuing downstream along natural flow paths;
- (c) Flood walls have been constructed around Ayrburn Domain to protect Ayrburn Domain buildings from a 100-year ARI event; and
- (d) Low flow weirs and crossings to maintain the pool area water upstream of the crossings allow flood water to pass over or around during flood events.

Regional consent RM18.088.01, for the work in the upper sections of Mill Creek, include a condition for a Floodway Maintenance Plan (**FMP**), to monitor the condition of the waterway and provide a mechanism for identifying channel conditions that could adversely affect flood levels and channel stability. This FMP is already in place, and is proposed to continue to remain in use and be updated as required. The Fluent report recommends the use of the FMP be included as a condition of consent on this application also.

The proposed flood management system is designed to provide mitigation of flows in Mill Creek to pre-development levels for the 2-year, 10-year, 20-year, 50-year, and 100-year ARI events and protect site features during the flood events. The works focus on ensuring the downstream flows of Mill Creek are not increased by the development and that the buildings and structures are protected from adverse effects from large flood events.

The flood management strategy as part of this application includes:

- (a) Landscape and ground improvements to mitigate flood flow impacts to developed areas;
- (b) Finished Floor Levels (FFL) for Buildings A to F set at or above the minimum freeboard requirements of the Council's Code of Practice to protect buildings from flooding;

- (c) A proposed buggy bridge near Building F has been designed to meet minimum freeboard requirements and withstand debris loads from flood waters ensure that flood flows are not obstructed; and
- (d) Erosion protection design options to mitigate potential erosion, and monitoring and maintenance of the floodway to identify and remediate areas of erosion and deposition, will ensure that the flood carrying capacity of the Mill Creek flow path is maintained.

The change in flow regime arising from the proposed mitigation measures will ensure the post-development peak flood flows do not exceed pre-development peak flood flows at the southern boundary of the site. The comparison of pre- and post-development are set out in **Table 8** below, which shows in all instances that post-development flows are less than pre-development flows.

Table 8: Summary of peak flow estimates for pre- and post-development

Storm Event	Peak ARI Flows at Northbrook Arrowtown Boundary		Peak ARI Flat Top Hydrograph Flows at Northbrook Arrowtown Boundary	
	Pre-Development Mill Creek Peak Flow Estimates at Site Flow Line (m ³ /s)	Post-Development Mill Creek Peak Flow Estimates at Site Flow Line (m ³ /s)	Pre-Development Mill Creek Peak Flow Estimates at Site Flow Line (m ³ /s)	Post-Development Mill Creek Peak Flow Estimates at Site Flow Line (m ³ /s)
2 Year ARI	4.7	4.5	4.8	4.6
10 Year ARI	8.0	7.9	8.1	8.0
20 Year ARI	8.9	8.8	9.0	8.9
50 Year ARI	10.1	10.0	10.1	10.0
100 Year ARI	33.8	33.7	34.0	33.8

To mitigate the effects of flooding a change in operational activities may be required in high rainfall events. The Fluent report recommends that an operations plan be developed as part of the continued design process and included as a condition of consent. This operations plan should include measures to address flooding beyond the design event, particularly as it relates to temporary flood barriers for basement carparking, pedestrian access and road serviceability.

Overall, the flood management scheme as proposed provides feasible solutions for comprehensive flood management of the site and adverse effects arising from flood risk can therefore be adequately avoided or mitigated.

4.9.5. Summary of effects from natural hazard risk

Overall, effects arising from natural hazard risks that have been identified on the site can be adequately avoided or mitigated.

4.10. Effects from earthworks

Earthworks are required to establish the buildings, landscaping, parking and access.

The earthworks are set out in detail in the drawings in **Attachment F** but are summarised below:

Cut	
Topsoil strip	10,000m ³

Cut to fill	5,000m ³
Cut to waste offsite	7,000m ³
Total	22,000m³
Fill	
Imported engineered fill	25,000m ³
Imported engineered fill – roading / path aggregates	4,000m ³
Total	29,000m³
Total area of earthworks	6.5ha

Maximum cut depths and fill heights of 6m will be required.

A draft Environmental Management Plan (**EMP**) and Erosion and Sediment Control Plan (**ESCP**) has been developed and is included as **Attachment P**. It details how the construction works and sediment discharges associated with the proposed earthworks will be managed as four separate building sub-catchments, ranging in size between 0.5ha and 1.3ha, and will utilise existing sediment retention ponds already in place under the current EMP. Clean water cut off drains will be established in specific locations (primarily the base of slopes) to minimise the volume of water that requires treatment; these will divert runoff from the works area into the existing onsite swales or to Mill Creek, depending on the location of the channel. Temporary decanting earth bunds will also be required as earthworks and construction progress, as these will necessitate the removal of existing sediment retention bunds in some locations.

These measures, together with regular monitoring to ensure their efficacy, will ensure that adverse effects on the water quality of Mill Creek as a result of earthworks is avoided where possible and mitigated where necessary.

Overall, adverse effects from earthworks will be less than minor.

4.11. Positive effects

The proposal will provide housing for a greater range of housing options for older residents in the Wakatipu Basin, through supply of 161 units for older independent persons, as well as care beds and serviced apartments.

The proposal includes significant amounts of amenity and native planting to enhance the natural conservation, ecological and amenity values of the site, including additional riparian planting to support the improvement of water quality in Mill Creek.

The proposal will make available to residents and visitors the landscape values of Waterfall Park, including the waterfall itself, a rare feature in the Wakatipu Basin and not otherwise available to the public.

The proposal will support the consented adaptive reuse of the Ayrburn Domain buildings, by providing a catchment of residents and visitors to support the activities within the buildings, which in turn support the ongoing maintenance and viability of these buildings to be enjoyed by future generations.

4.12. Summary of effects on the environment

The proposal will have no more than minor adverse effects on the environment. Any adverse effects arising from the proposal can be adequately avoided or mitigated. The proposal provides for a significant positive benefit through providing additional supply to the later living residential market and environmental benefits through planting and water treatment.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Operative District Plan

The relevant objectives and policies of the ODP, in Sections 4 and 5, are set out and assessed in detail in **Attachment Q**.

The proposal is generally consistent with the relevant objectives and policies of the ODP, for the following reasons:

- (c) The proposal is located in an area that has the potential to absorb any change without detracting from the landscape values and visual amenity values when viewed from beyond the site;
- (d) The proposal will not adversely affect the safety and efficiency of the existing transportation network;
- (e) There is capacity in the existing Council services for water supply and wastewater, while stormwater management has been comprehensively designed for the site-specific conditions; and
- (f) Earthworks can be managed to avoid adverse effects on the environment.

The proposal will avoid or mitigate any adverse effects on the environment.

The proposal is consistent with the relevant objectives and policies from Sections 4 and 5 of the ODP.

5.2. Proposed District Plan

The relevant objectives and policies of the PDP, in Chapters 3, 6, 24, 25, 26, 29, and 42 are set out and addressed in detail in **Attachment Q**.

The proposal is generally consistent with the relevant objectives and policies of the PDP, for the following reasons:

- (a) The proposal is consistent with the bulk and location of the development as previously approved by RM180584, particularly the continued linkage with and support of the restoration and adaptive reuse of the historic heritage buildings in Ayrburn Domain as a hospitality precinct;
- (b) The effects of earthworks will be mitigated during and post construction;
- (c) Landscaping and design will ensure the effects of built form and development are mitigated, add to the amenity and character of the site, and settle the proposed building into the valley landscape, and will maintain the landscape and visual effects of both the Waterfall Park Zone and the Wakatipu Basin Rural Amenity Zone;
- (d) The proposal will not adversely affect the safety and efficiency of the existing transportation network; and
- (e) Adverse noise effects from temporary activities will not extend beyond the boundaries of the site.

The proposal will avoid or mitigate any adverse effects on the environment.

The proposal is consistent with the relevant objectives and policies from Chapters 3, 6, 24, 25, 26, 29, and 42 of the PDP.

5.3. Weighting between the ODP and the PDP

The proposal has been considered against the objectives and policies of both the ODP and PDP above. A small part of the site is zoned Rural General under the ODP, the provisions of which have been well tested through numerous Environment Court decisions, and has been rezoned WBRAZ under the PDP, which generally seeks to achieve similar outcomes to the Rural General Zone of the ODP. There is therefore little tension between those provisions.

The PDP zoning for the part of the site zoned WBRAZ is under appeal². The appeal is likely (being unchallenged by the parties to the appeal) to lead to an extension of the WPZ over Ayrburn Domain, with a consequential extension of the WPZ Structure Plan with open space areas (O/P) and a Village and Residences area (V&R1). See **Figure 8** below.

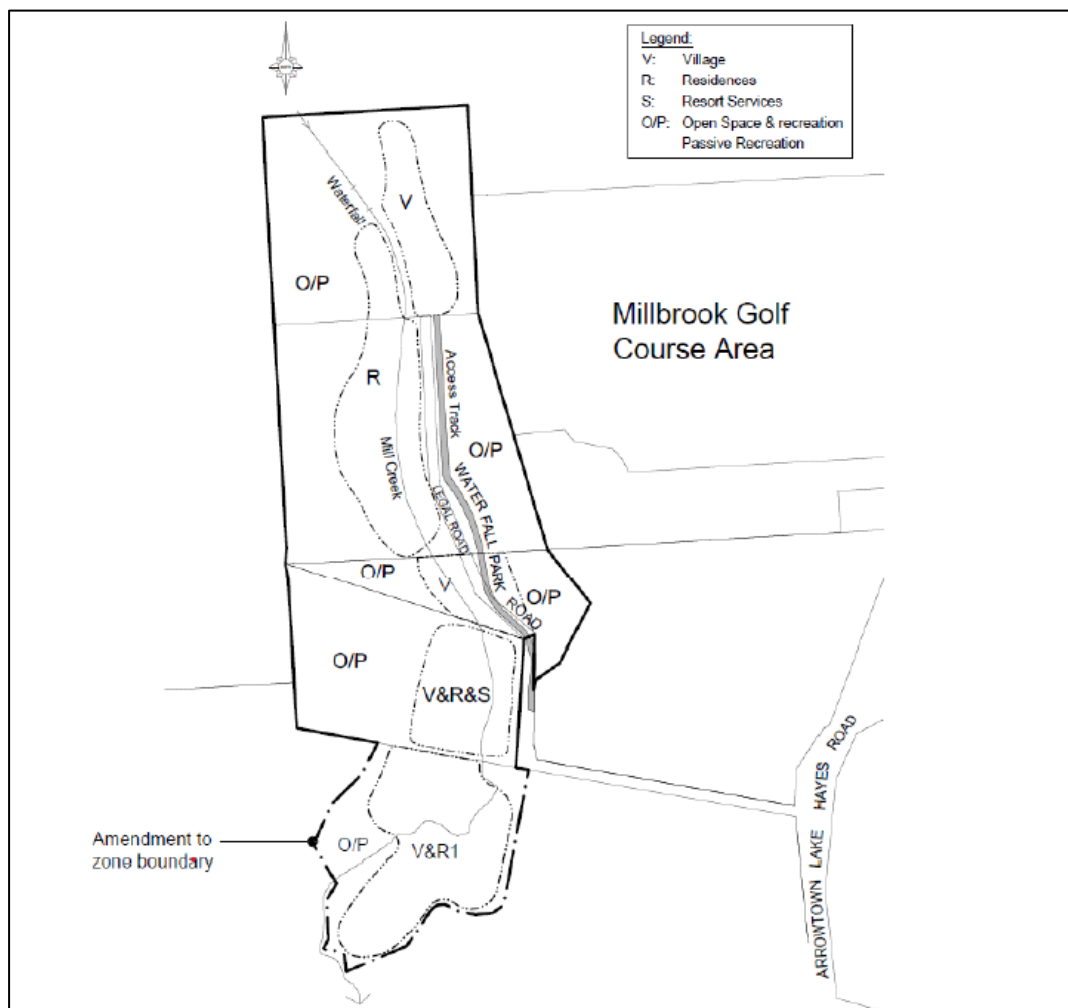


Figure 8: Amended WPZ Structure Plan, showing southern extension to include Ayrburn Domain

Due to the appeal, the PDP provisions relating to the zoning of the land cannot be treated as operative. The ODP is therefore the dominant document in respect of the subject land, although the PDP provisions do carry a degree of weight.

5.4. Regional Policy Statement, Regional Plans and other planning instruments

The Otago Regional Policy Statement (RPS) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as

² ENV-2019-CHC-090

well as providing the policy context for regional plans and establishing the framework for district plans.

The Partially Operative RPS 2019 (PORPS2019) became partially operative on 15 March 2021. Following a 2019 review of the region's freshwater management framework and the introduction in 2020 of new national regulations, the PORPS2019 has now been reviewed, and the Proposed Otago Regional Policy Statement 2021 (PRPS2021) was notified on 26 June 2021.

The PRPS2021 identifies eleven significant resource management issues for the region and explains how national direction will be applied in the Otago context. The eleven issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to economic and domestic pressures, cumulative impacts and resilience.

The proposed development has been considered against the objectives and policies of the PORPS2019 and the PRPS2021 in relation to water quality issues.

The key water quality objective in the PORPS2019 is Objective 3.1 and associated Policy 3.1.1, which seeks to maintain good water quality and enhance water quality where it is degraded.

The corresponding key objective in the PRPS2021 is LF-FW-O8 which seeks to ensure that the health of the wai supports the health of people and that flows are continuous throughout the whole system. Policy LF-FW-P15 is particularly relevant, and seeks to minimise the adverse effects of direct and indirect stormwater discharges to fresh water by discharging to land or reticulated networks where possible, and where not available, using water sensitive design techniques to avoid or mitigate the potential adverse effects of contaminants on receiving water bodies.

The proposal includes an onsite stormwater system that discharges to land in the first instance (no reticulated systems being available). The system has been designed to provide significant treatment of contaminants of concern prior to discharge, to reduce the levels of contaminants entering Mill Creek. The proposal is therefore consistent with the relevant objectives and policies relating to water quality.

The relevant objectives and policies in the PORPS2019 and PRPS2021 have been assessed in detail in **Attachment R**.

6. NON-COMPLYING ACTIVITY - SECTION 104D ASSESSMENT

Pursuant to section 104D of the Resource Management Act if a proposal is a Non-Complying activity then it must pass at least one of the tests of either section 104D(1)(a) or section 104D(1)(b) before an application can be assessed to make a decision under section 104B of the Act. If the application fails both tests of section 104D then consent cannot be granted.

6.1. Section 104D(1)(a) – Adverse effects on the environment will be minor

Section 104D(1)(a) of the Act requires that the Council be satisfied that the adverse effects of the activity on the environment will be minor, in order to grant a resource consent for a Non-Complying Activity.

Pursuant to section 104(2), when forming an opinion for the purposes of section 104D(1)(a), a council may disregard an adverse effect of the activity on the environment if the plan or a national environmental standard permits an activity with that effect.

Consent is sought for a number of activities and their effects are assessed in Part 3 of this document. The conclusion from Part 3 (assessment of the effects on the environment) is that the effects on the environment of allowing the proposal will be no more than minor.

The test of s104D(1)(a) is therefore passed.

6.2. Section 104D(1)(b) – Proposal will not be contrary to the objectives and policies of the District Plan

Section 104D(1)(b) of the Act requires the Council be satisfied that the application will not be contrary to the objectives and policies the relevant operative and proposed plans (where there are both)

The proposal is assessed against the relevant objectives and policies in **Attachment R**. That assessment concludes that the proposal is not contrary to the objectives and policies of the ODP and PDP.

Accordingly, the proposal passes both tests in Section 104D of the Act and consent can be granted.

7. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

7.1. Section 5 – Purpose

The purpose of the Act is “to promote the sustainable management of natural and physical resources”. Section 5(2) of the Act defines “sustainable management” as:

... managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

- (a) Sustaining the potential of natural and physical resources ... to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposal addresses the matters in section 5(2)(a)-(c) of the Act in the following manner:

- (a) The proposal provides for peoples’ well-being social and cultural well-being through the provision of later life housing and care facilities;
- (b) The potential of the natural and physical resources of the site will be sustained to meet the reasonable needs of the community;
- (c) Water, soil and ecosystems will be safeguarded by the proposed mitigation strategies and onsite stormwater treatment; and
- (d) The applicant has taken considerable care to avoid, remedy or mitigate any potential adverse effects of the proposal on the environment.

7.2. Section 6 – Matters of national importance

Section 6 of the Act identifies the following matters of national importance that must be recognised and provided for:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*

- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, Sites, waahi tapu, and other taonga:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of protected customary rights:*
- (h) *the management of significant risks from natural hazards.*

The proposal is in accordance with section 6 for the following reasons:

- (a) The historic heritage values of the site are not adversely affected by the development within the setting of listed features and the development will provide a catchment of residents (and their visitors) to support the ongoing use and maintenance of the historic heritage buildings for the benefit of future generations; and
- (b) The risk of natural hazards (including flooding) is managed as part of the proposal.

7.3. Section 7 – Other matters

Section 7 of the Act identifies other matters that should be considered as follows:

- (a) *kaitiakitanga:*
 - (aa) *the ethic of stewardship:*
 - (i) *the efficient use and development of natural and physical resources:*
 - (ba) *the efficiency of the end use of energy:*
 - (c) *the maintenance and enhancement of amenity values:*
 - (d) *intrinsic values of ecosystems:*
 - (f) *maintenance and enhancement of the quality of the environment:*
 - (g) *any finite characteristics of natural and physical resources:*
 - (h) *the protection of the habitat of trout and salmon:*
 - (i) *the effects of climate change:*
 - (j) *the benefits to be derived from the use and development of renewable energy.*

The proposal is in accordance with section 7 for the following reasons:

- (a) The proposal will enable the efficient use and development of the natural and physical resources by enabling development on a site suitable for, and capable of absorbing, development in the Wakatipu Basin, using capacity available in existing infrastructure.
- (b) Amenity values and quality of the environment will be maintained and enhanced through retention of existing mature trees, implementation of landscaping, management of noise levels and recessive building design; and
- (c) The intrinsic values of ecosystems will not be compromised.

8. HERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

9. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

Mitigation measures have been addressed in Section 4 above.

10. SECTION 95 ASSESSMENT

Section 95A of the Resource Management Act 1991 (“RMA”) specifies the steps the Council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

10.1.1. Step 1 – Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant, or the application involves the exchange of recreation reserved land under s15A of the Reserves Act 1977.

In this circumstance, the applicant requests public notification. Therefore, the following statutory steps are not required to be further addressed or considered.

10.1.2. Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and NES preclude public notification; or where the application is for a controlled activity; a residential activity or subdivision activity with restricted discretionary or discretionary activity status; or a prescribed activity under section 360H(1)(a)(i).

This step does not apply in this instance.

10.1.3. Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or NES require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

Section 4 of this report assesses the actual and potential adverse effects of the proposal on the environment where it was concluded that the proposal will not result in adverse effects that are more than minor overall. Regardless, in this instance, the applicant has requested public notification under step 1 above.

10.1.4. Step 4 – public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

On the basis of the above, there is no need to determine whether special circumstances exist since the applicant seeks public notification of this application.

10.1.5. Notification conclusion

Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under Step 1, public notification is mandatory as the applicant has requested public notification;
- Under Step 2, public notification is not precluded;
- Under Step 3, public notification is not considered to be required as a result of potential adverse effects but regardless it has been requested by the applicant; and
- Under Step 4, there is no need to determine whether special circumstances exist.

Therefore, based on the request by the applicant under Step 1, public notification is required.

11. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions and the monitoring plans proposed in the application.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **929488**
Land Registration District **Otago**
Date Issued 12 March 2020

Prior References

874549 874550 908712

Estate Fee Simple
Area 15.2523 hectares more or less
Legal Description Lot 1 Deposited Plan 540788

Registered Owners

Waterfall Park Developments Limited

Interests

Subject to pipe line and other rights in gross over part marked Z on DP 540788 created by Transfer 49743 - 14.1.1910 at 12:00 pm

Subject to a right to take and divert water from Hayes Creek and a right to cut construct and maintain a water race over part marked M and OA on DP 540788 created by Transfer 49744 - 14.1.1910 at 12:00 pm

Appurtenant to part formerly Section 47 Block VII Shotover Survey District, Lot 2 DP 507367 and Lot 1 DP 27503 are water and water race rights created by Transfer 49744 - 14.1.1910 at 12:00 pm

Appurtenant to part formerly Lot 3 DP 5737 and Lot 2 DP 532417 is a right of way specified in Easement Certificate 585936.1 - 15.11.1982 at 10:33 am

The easement specified in Easement Certificate 585936.1 is subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant to part formerly Lot 1 and 2 DP 23038 is a right to convey power and a telephone easement specified in Easement Certificate 702348.2 - 16.5.1988 at 9:18 am

Appurtenant to part formerly Lot 1 and 2 DP 23038 is a right of way specified in Easement Certificate 816965.4 - 28.10.1992 at 10:05 am

878331.2 Transfer surrendering the easement specified in Easement Certificate 585936.1 as to Lots 1, 2, 3, 4, 5, 6, 7 and 8 DP 23930 (CT OT15D/232) - 20.3.1995 at 9:11 am

Appurtenant to part formerly Lot 2 DP 507367 and Lot 1 DP 27503 is a right to convey and store water created by Transfer 933799.3 - 28.7.1997 at 10:58 am

Land Covenant in Transfer 5010024.4 - 6.10.2000 at 9:00 am (affects part formerly Lot 2 DP 507367)

Appurtenant to part formerly Lot 2 DP 507367 is a right to convey electricity and water specified in Easement Certificate 5010024.8 - 6.10.2000 at 9:00 am

The easements specified in Easement Certificate 5010024.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part formerly Lot 2 DP 507367 is a right to convey water created by Easement Instrument 6113562.5 - 13.8.2004 at 9:00 am

The easement created by Easement Instrument 6113562.5 is subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10742425.1 - 7.4.2017 at 3:55 pm (Limited as to duration) (affects parts formerly Lot 1 DP 18109, Part Lot 3 DP 5737, Lot 2-3 DP 532417)

10810013.5 Surrender of the easements created by Easement Instrument 585936.1 as appurtenant to part formerly Lot 3 DP 5737 contained in Lot 1 DP 23038 - 22.6.2017 at 9:22 am

Subject to a Right of Way (Pedestrian) over part marked J on DP 540788 created by Easement Instrument 10964163.1 - 21.11.2017 at 12:00 pm

Land Covenant in Easement Instrument 10984297.2 - 11.12.2017 at 9:16 am

11112238.1 Variation of the conditions of the Land Covenant in Easement Instrument 10984297.2 - 31.5.2018 at 9:55 am

11494440.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2019 at 1:22 pm

Land Covenant in Covenant Instrument 11547991.6 - 20.12.2019 at 3:05 pm

Land Covenant in Covenant Instrument 11547991.7 - 20.12.2019 at 3:05 pm

Land Covenant in Covenant Instrument 11547991.8 - 20.12.2019 at 3:05 pm

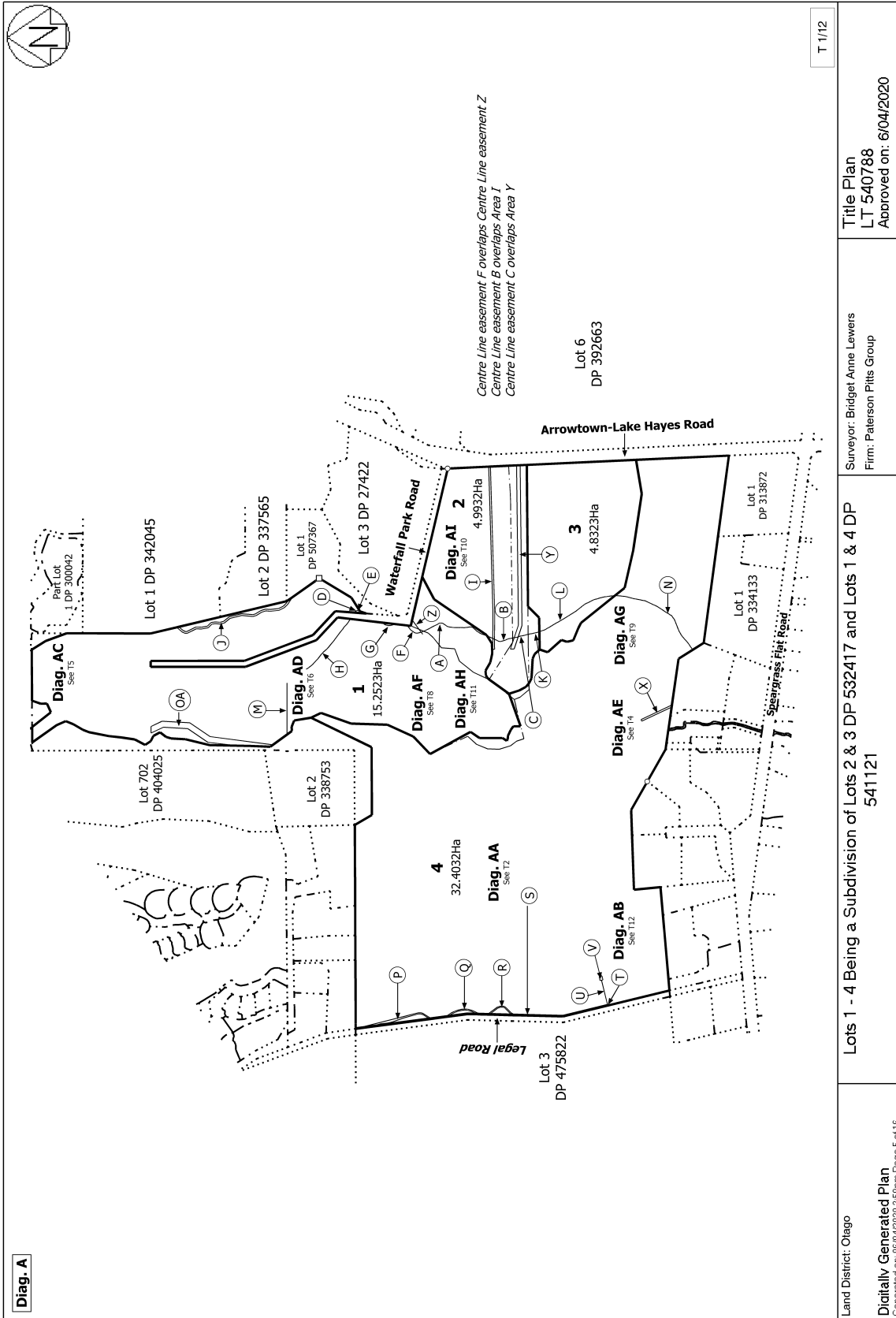
Land Covenant (in gross) in favour of Queenstown Lakes District Council created by Covenant Instrument 11737981.1 - 13.5.2020 at 9:50 am

Subject to a right (in gross) to convey electricity over part marked I on DP 556161 in favour of Aurora Energy Limited created by Easement Instrument 11940062.3 - 6.5.2021 at 3:16 pm

Subject to a right (in gross) to convey telecommunications over part marked I on DP 540788 in favour of Chorus New Zealand Limited created by Easement Instrument 11940062.4 - 6.5.2021 at 3:16 pm

11940062.5 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 6.5.2021 at 3:16 pm

12139761.1 CAVEAT BY AURORA ENERGY LIMITED - 13.9.2021 at 9:24 am



IN THE MATTER Lots 1 – 4 Being
Subdivision of Lot 1 DP
532301, Lot 2 DP
507367, Lot 1 DP
27503, Lots 1 – 2 DP
23038, Lot 1 DP 18109
and Part Lot 3 DP 5737

AND

IN THE MATTER of Resource Consent
RM181343
Queenstown Lakes
District Council

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

BACKGROUND

- A. The Queenstown Lakes District Council ('Council') issued resource consent RM181343 ('Consent') authorising subdivision of Lot 1 DP 532301, Lot 2 DP 507367, Lot 1 DP 27503, Lots 1 – 2 DP 23038, Lot 1 DP 18109 and Part Lot 3 DP 5737 held in Record of Titles 871052, 789176, 666857, OT9A/1001.
- B. Council granted the Consent subject to certain conditions which are required to be complied with on an ongoing basis by the owner and subsequent owner(s) of the land, being those conditions specified in the Operative Part hereof.

OPERATIVE PART

- 1. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the following Record of Titles by way of Consent Notice pursuant to s.221 of the Resource Management Act 1991: -

Lot 1 DP 532417 (RT 874548)
Lot 2 DP 532417 (RT 874549)
Lot 3 DP 532417 (RT 874550)
Lot 4 DP 532417 (RT 874551)

- a) Lots 1 – 4 are located within an identified alluvial fan/flood plain with areas of potentially active hill slopes (landslide features). At the time of future development the owner(s) for the time shall engage a suitably qualified professional(s) to undertake expert investigations with report(s) demonstrating any proposed development can mitigate against natural hazard effects. The assessments and any recommended mitigation measures shall be provided for Council review and approval prior to implementation.
- b) At the time of any future development of Lots 1 – 4, all necessary services and access shall be provided in accordance with Council's standards and connection policy as they apply at the time. For the purposes of this condition the term "necessary services and access" includes wastewater disposal, water supply, stormwater disposal, telecommunications supply, electricity supply, and formed legal access. The costs of providing services and access shall be borne by the owner of the lot for the time being and they shall also pay to the Queenstown Lakes District Council any applicable development contributions (where deemed necessary).

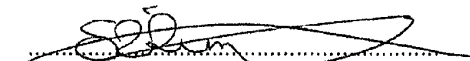
Advice Note: at the time of this decision some of the land area is located outside the Council reticulated Scheme Boundaries; alternative private reticulated services in accordance with Council standards may be necessary to achieve appropriate servicing in accordance with this condition.

- c) In the event that all necessary services and formed legal access are provided to Lots 1 – 4 in compliance with Council standards (and all applicable development contributions are paid), the consent notice Condition b) shall be deemed to have expired against the related allotment(s) and may be removed from the relevant Records of Title.

Advice Note: The above requirements do not exclude the possibility of providing on-site stormwater and wastewater treatment and disposal. In some situations a means of on-site stormwater and wastewater treatment and disposal may be appropriate provided they can be undertaken in accordance with Council standards.

DATED this 1st day of March 2019.

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


Elizabeth Jane Simpson



Northbrook

Arrowtown

Landscape Strategy



Northbrook

ARROWTOWN

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Waterfall



Northbrook
Arrowtown

Introduction

The site is approximately 2Km south west of the Arrowtown township and 1.5Km north of Lake Hayes.

The valley that forms the site is known as Waterfall Park, after the waterfall at the head of the valley and its significant amenity value. From the base of the waterfall Mill Creek runs south through the site.

Millbrook Country Club adjoins the site on the north, east and west boundaries, with the land zoned for the village Centre immediately adjoining the site.

To the south of the site sits Ayrburn Domain - a consented hospitality precinct and heritage buildings.

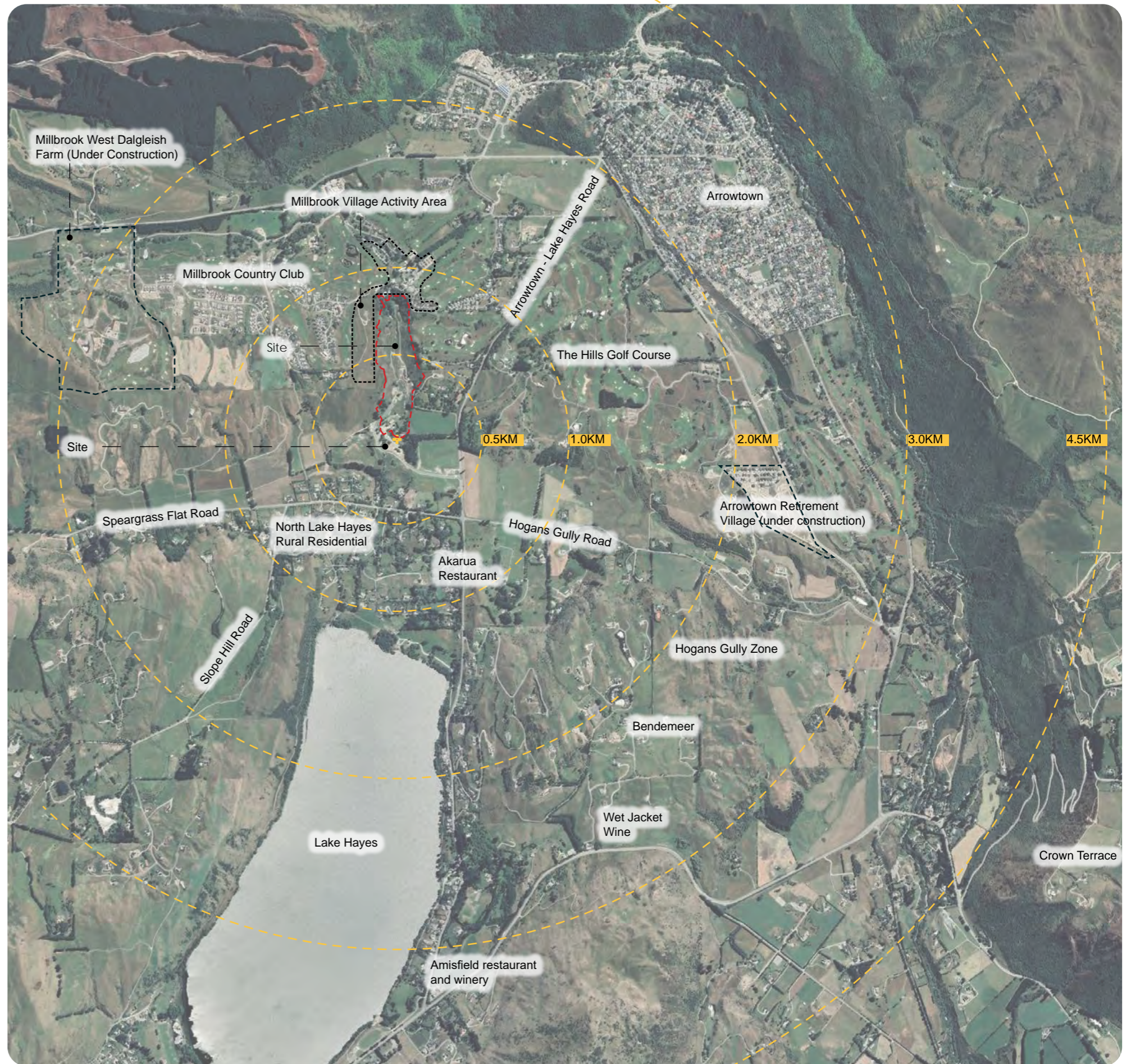
The site is zoned for development under the Waterfall Park Zone which allows for residences, visitor accommodation, and village amenities.

The Proposal

This proposal seeks to construct and operate Northbrook Arrowtown later living (Northbrook Arrowtown) including associated transitional aged care and amenity facilities.

It is also proposed to construct a boutique hotel and spa facility at the head of the valley.

This document has been produced to provide context to the development and document the landscape design of the development.



Waterfall Park Zone and Waterfall Park Hotel

Waterfall Park Zone

The majority of the site is contained within the Waterfall Park Zone (WPZ). The graphic shows the WPZ Structure Plan as per the QLDC District Plan and also the amendment to the WPZ Structure Plan sought by the applicant (through a separate District Plan appeal) to include the consented Ayrburn Domain development (blue).

Millbrook Resort Zone MRZ adjoins much of the site, with the land immediately adjacent to the west and north in the Village Activity Area. This Activity Area allows for bars, restaurants, theaters and retail among other activities. This area is 15.4Ha in size and partially undeveloped.

Ayr Avenue provides vehicle and pedestrian access to the WPZ and has been constructed to the zone boundary. Two vehicle crossings have been constructed over Mill Creek.

Hotel

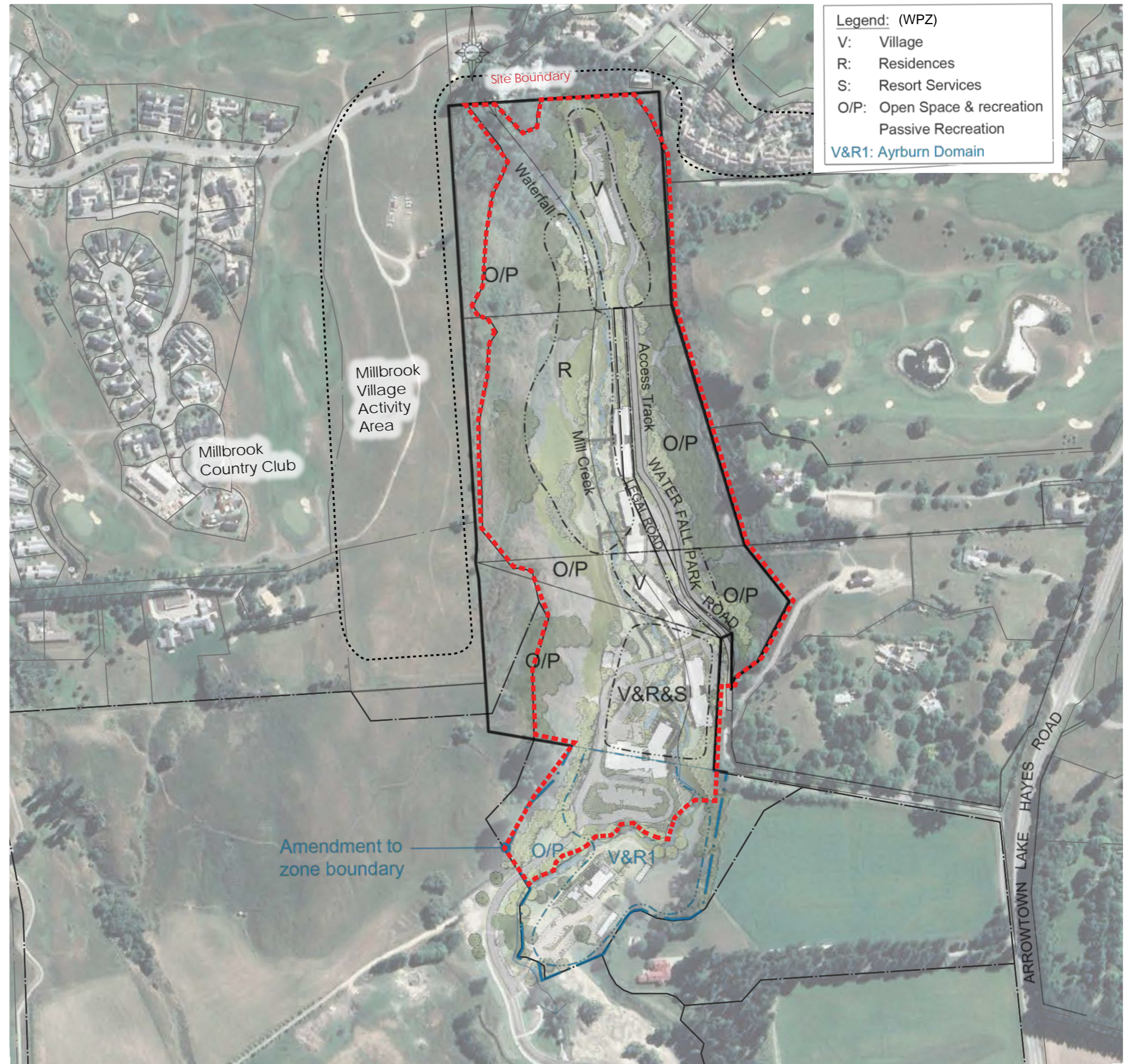
A consent was granted in March 2019 to develop a hotel including restaurants, bar, conference center including accommodation as well as restore and re-purpose the existing heritage farm buildings at Ayrburn Domain (RM180584). The consented hotel is underlaid in the adjacent image.

In accordance with this consent, civil works have been undertaken to create, crossings and stabilise eroding areas of Mill Creek. Ecological improvement works have also been undertaken which include a significant amount of native revegetation and riparian planting and the creation of a Koaro (native fish) habitat.

An analysis of the site during the masterplanning of the hotel found that some of the Activity Areas prescribed by the zone were less practical to develop, such as the 'Residences Activity Area being located on an elevated area of significant gradient and across the creek itself.

Design Considerations

Investigations and site analysis carried out for the Waterfall Park Hotel consent have been helpful to inform the location and nature of the development of Northbrook Arrowtown.



Site History & Character

The site and surrounds once formed part of a larger farm landholding which was originally established in C.1862 as a vegetable, cereal and cropping farm to provide for the mining population of Arrowtown and the surrounds. This farm was known as Ayrburn Farm.

The heritage buildings associated with Ayrburn Farm are contained within the neighbouring area. These include the Homestead and stone cook-house and a collection of ancillary stone farm buildings, now known as Ayrburn Domain. The Ayrburn Domain buildings and their surrounds are consented to become a hospitality precinct (RM180584 & RM211193). These consents have been partially implemented and construction and stabilisation works are underway.

Typical patterns of settlement and farming permeate out from the heritage buildings; formal specimen tree planting, fence lines, avenues, shelterbelts and willows along waterways are a visual clue to the past agricultural use of the site. The terrain of the valley was likely less suited to farming, and especially cropping, given the terrain.

Pre European Maori heritage in the site is unknown but it is likely mill creek was used as an navigational route between settlements and a food (source - discussions with iwi).

Design Considerations

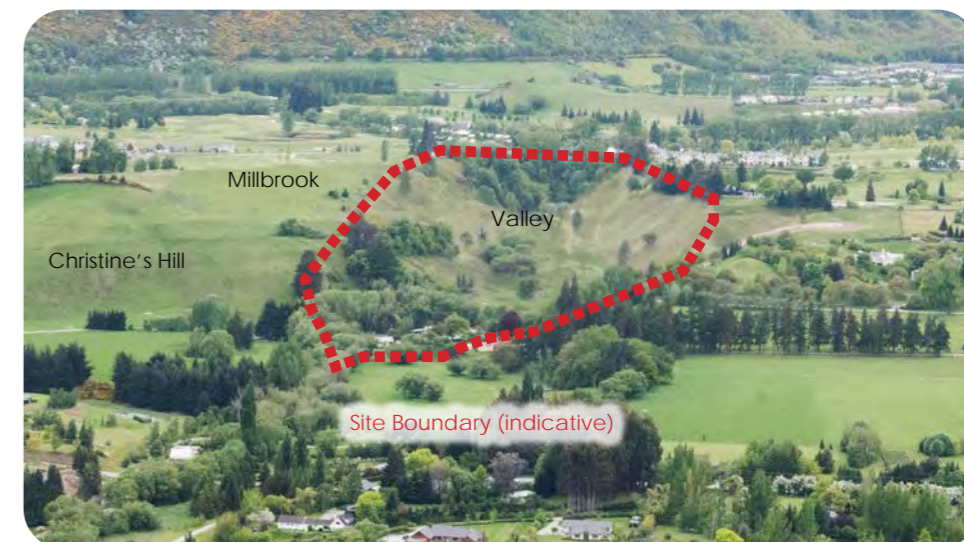
Cultural influence on the landscape seems to lessen as we move away from the heritage buildings and into the somewhat less tamed valley area. There is an opportunity to follow this existing pattern in the design and move to a more natural design as we move up the valley to the north



1904 - 1st annual A&P show at Ayrburn Farm - with Ayrburn Homestead and cookhouse in background. - Source Lakes District Museum



Aerial Image with Waterfall Park hotel overlaid



Topography Hydrology and Geology

The site comprises of the North-south orientated Valley. Mill Creek enters the north end of the site via the waterfall where it flows dramatically over the underlying schist bedrock.

Over time the softer areas of glacial till have been eroded to form a deeply incised valley. The valley section of Mill Creek has high water velocities due to the gradient which naturally creates areas of scour and erosion each year. The steep valley walls and symmetry make the formative processes clearly legible from within the valley.

The valley widens to the south of the site where historic alluvial terraces and floodplains create flatter areas on both sides of the creek.

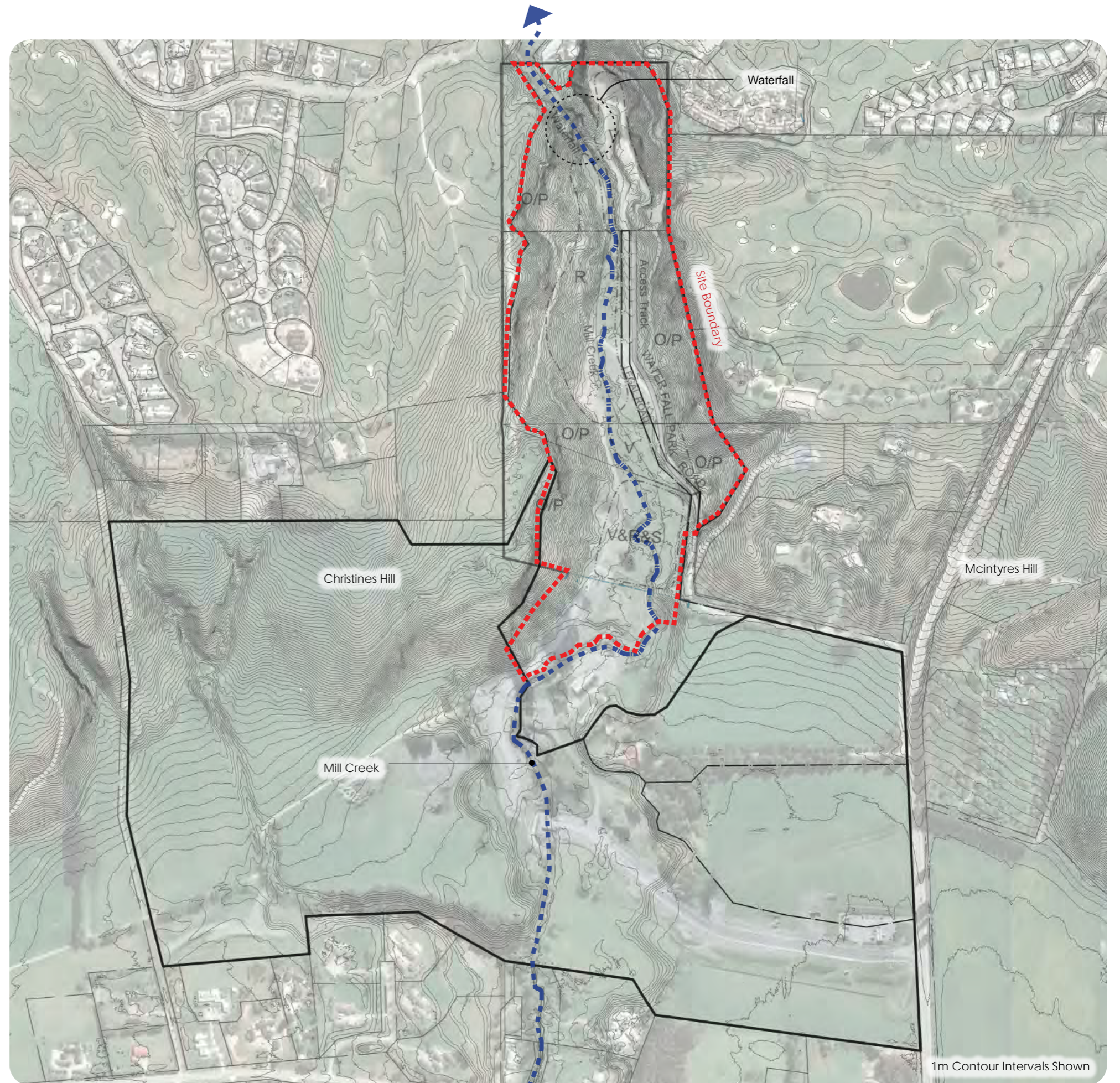
Design Outcomes

The topography and geotechnical challenges of the valley walls make them less suitable and impractical for development and their elevated nature would potentially increase visibility from outside the site. The WPZ structure plan has been faintly overlaid to show that some areas that are zoned for development are actually less suited for development. Development is better suited to the flatter terraces throughout the site.

The steep valley walls are prone to erosion and in most places appear to be unsupported glacial till with a marginal layer of topsoil. Small shallow slips are visible each year in periods of saturation. The applicant has planted native species to stabilise the valley walls.

Along the Mill Creek banks natural erosion is present which increases the turbidity of Mill Creek. There is an opportunity to plant and stabilise the creek banks to decrease sediment discharge. The applicant has already carried out stabilisation works within Mill Creek to this effect.

For a summary of completed creek and planting works refer to Attachment A



Existing Vegetation and Ecology

The applicant's land maintains mid sized areas of open pasture of varying quality. Introduced vegetation such as conifer shelterbelts, mature specimen trees and willows along waterways.

Mill Creek is fenced from stock within the applicant's land and indigenous riparian planting has been completed from the south boundary of the applicant's land to mid way into the site.

Approximately 12 hectares of sycamore, larch, Douglas fir and other invasive wilding species have been cleared from the site and replaced with native / non invasive species which are establishing well.

A few remnant native shrubs exist on the elevated rocky outcrops of the site. Native revegetation plants have been planted including the valley, Mill Creek and other areas as shown. This will add to a recognisable and consistent pattern of revegetation happening along the margins of Lake Hayes and Mill Creek. This planting will form an ecological corridor which will support native birds, fish and invertebrates. Mill Creek is also the sole spawning ground for introduced Brown Trout living in Lake Hayes and is home to the native Koaro. Plantings on the water's edge will increase the habitat for these species.

Mill Creek runs generally north - south through the center of the site and is crossed in multiple places by vehicle and pedestrian bridges under construction as part of the implementation of the hotel consent (RM180584) Some 6000 native riparian plants have and are currently being planted along the riparian margins of Mill Creek. A further 17,000 native trees and shrubs have been planted on the Waterfall Park valley walls as part of a greater revegetation plan. Refer Attachment A for a summary of planting works.

Mature specimen trees that exist on the site include oak, elm, willows and various conifers. The avenue of trees that flank the homestead driveway and the giant Sequoia by the homestead are protected under the QLDC District Plan because of their heritage status.

A dense shelterbelt of mature evergreen conifers exists in the southern part of the site adjoining much of the North Lake Hayes Rural lifestyle precinct. This shelterbelt is protected by a Tree Protection Area under RM171280.

Design Outcomes

The existing vegetation patterns of the site are typical of the modified rural landscapes of the Wakatipu Basin. Shelterbelts define boundaries and protect paddocks against prevailing winds, specimen tree planting bleeds out from areas of residential activity, and paddocks and rolling hill country are reminiscent of the agricultural past.

The pattern of indigenous revegetation in the Waterfall Park valley area and along Mill Creek creates an ecological corridor. This can be enhanced by providing more native plantings especially to the areas of greater biodiversity.



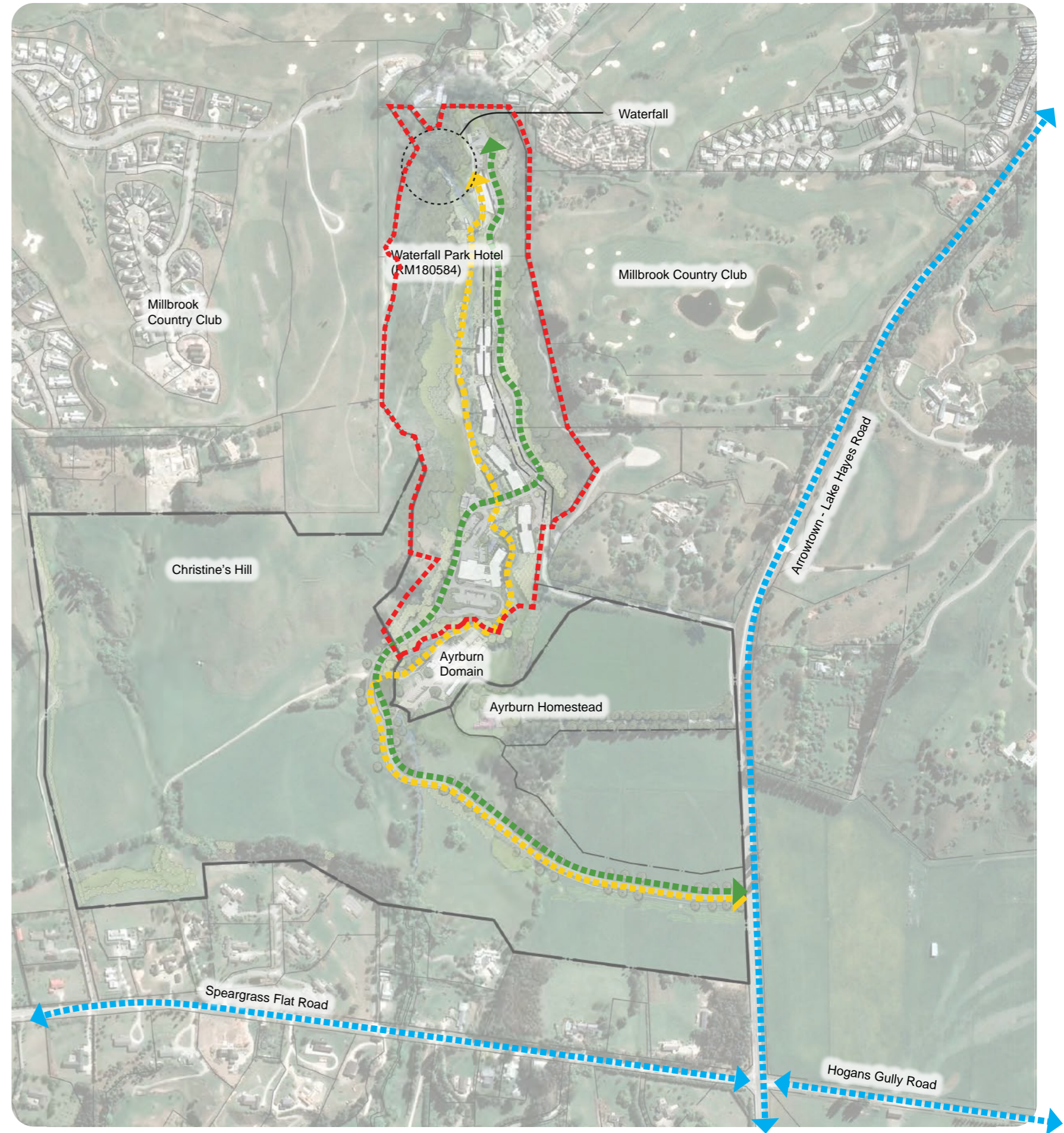
Connectivity

By car the site is located 3min (2km) from Arrowtown, 20min (18km) from Queenstown CBD, 12min (11km) to Frankton retail centers and 15min (13km) from Queenstown International Airport.




Currently there is no public access to the waterfall. Underlaid is the consented Waterfall Park Hotel which includes public access to the Waterfall. Ayr Avenue will form a vehicle link to the site. A shared trail located along the margins of Mill Creek will provide for cycle and pedestrian connection.

Design Outcomes

As per the existing Waterfall Park Hotel consent, vehicle and pedestrian access to the waterfall will be maintained as this will open the waterfall up to the public and bring public interaction to the site.



KEY:

-  Key Road Links
-  Consented and partially constructed Ayr Avenue
-  Consented and partially constructed shared pedestrian and cycle Trail

Design Considerations – Local and Surrounding Character

The historic Arrowtown and Ayrburn Domain help define and influence the landscape design response. The landscape of Arrowtown showcases formal tree lined streets with large specimen trees producing brilliant autumn colour. A lack of hard engineering such as kerb and channel also helps creates a more rural township feeling. Natural and local materials such as schist, river gravel, timber and steel have been used to define roads, retaining walls, stockyards, fences, walls and paths for generations. The proposed landscape design responds to this local vernacular.



Photograph of revegetation works underway at Waterfall Park



Note: drone photographs taken pre access road construction



Photograph of typical Arrowtown street character in autumn



Photograph of typical Arrowtown street character

Concept & Design Development





Northbrook -Concept & Design Development - Site Plan
28 February 2023



Key:

- Mountain Beech Tree Planting
- Specimen Tree Planting
- Native Riparian Planting
- Native Shrub, Grass and Tree Planting
- Existing Native Planting
- Existing Exotic Trees
- Existing Mountain Beech Trees
- Hedge
- Wall
- Grass
- Concrete / Paving
- Asphalt

Building F - Boutique Hotel & Spa

Building E - Residences

Mill Creek







- Existing Walnut tree to remain
- Vehicle circulation and parking
Including circular amenity lawn and specimen tree planting
- Service / vehicle courtyard
Emergency and services pick up and drop off
- Memory Garden
A secure outdoor area with a circular loop track and sensory gardens. A circular lookout over the creek will provide residents with a public connection.
- Native riparian planting to creek edges
- Existing Mill Creek crossing
- Grassed terraces to creek edge
- Vehicle thresholds to trail crossing
To add amenity and calm traffic
- Stacked stone with low hedge at top
As buffer between public and private spaces
- Workshop
A flexible use workshop for the use of the residents
- Project Shed
Including raised ornamental / edible garden beds
- Maintenance Shed and yard
- Existing Walnut trees to remain





Play area
For intergenerational play

Exercise lawn
to north of exercise class

Bridge to Ayrburn
Domain

Visual Link
to Ayrburn
Domain

Mill Creek

Existing
Walnut

Formal
Lawn

Drop off / Pick up

Deliveries

Petanque and BBQ area
Including lawn area, paved terrace and BBQ

Specimen tree planting and grassed
swales frame Ayr Avenue

Flexible outdoor function space
Including lawn area, paved terrace and
outdoor fireplace

Vehicle thresholds and change of surface
treatment
To calm traffic and signal traffic to the welcome building

Mixed native shrub and grass planting



Mini bus turning area and parking

Lawn

Lawn

Waterfall

Native Planting of shrubs and grasses

Native riparian planting to creek edges

Bridge across Mill Creek

Paved path

Low stacked stone retaining

Public trail to waterfall (under construction)

Existing cherry tree





Landscape Character



Key:

Existing Woodland / Native Planting
already planted by the applicant

Native Margin Planting

Native Riparian Planting overlay

Amenity Planting



Overview - Planting

Native planting lines the valley walls and riparian areas. This natural and wild vegetation cover becomes the backdrop to the development. This planting will have ecological benefits and also attract native fauna to the site.

Areas in closer vicinity to buildings, infrastructure and private spaces are of a Amenity planting character where garden beds, clipped hedges and specimen trees define spaces, create avenues and provide seasonal color.

Photograph of revegetation works underway in Waterfall Park Valley



Native Margin key plant species

To be selected from the following species

Common Name	Botanical Name	Spacing / Grade
Ribbonwood	Plagianthus regius	1.2m/PB3
Kowhai	Sophora microphylla	1.2m/PB3
Mikimiki	Coprosma Rotundifolia	1.2m/PB3
Thick leaved coprosma	Coprosma crassifolia	1.2m/PB3
Broadleaf	Griselina littoralis	1.2m/PB3
Mountain Lacebark	Hoheria glabrata	1.2m/PB3
Black maitipo	Pittosorum tenuifolium	1.2m/PB3
Lancewood	Pseudopanax ferrox	0.8m/PB3
Celary pine	Phyllocladus trichomanoides	1.2m/PB3
Small Seeded Coprosma	Coprosma Microcarpa	1.2m/PB3
Mingimingi	Coprosma Propinqua	1.2m/PB3
NZ Coprosma	Coprosma virescens	1.2m/PB3
Twiggy Coprosma	Coprosma rhamnoides	1.2m/PB3
Mountain Beech	Fuscospora cliffortoides	2m/8L
Manuka	Leptospermum Scoparium	1.2m/PB3
Mountain Flax	Phormium Cookianum	1.2m/PB3
Koromiko	Hebe Salicifolia	1.2m/PB3
Swamp sedge	Carex secta	1.0m/PB3
Red Tussock	Chinocloa rubra	1.0m/PB3

Overview - Native Margin Planting

Planting the margins of the development in native vegetation sets the development in a natural setting and creates a wildlife corridor which will attract bird-life and provide a worthwhile amenity to residents. Extending fingers of this native planting into the development in places will bring this wild planting closer to the residents. Accessible tracks that lead past and through this planting will provide for high levels of interaction with nature and create an interesting contrast to the garden and street landscape character which is more suited to more structural and seasonal planting.

Much of this wild margin has already been implemented by the applicant. Over 29,000 native plants have been planted to the Waterfall Park valley walls and the riparian margins of Mill Creek. This proposal would increase the native planting by another approximately 15000 native plants and would see another 700m of Mill creek riparian planted on both sides in most areas



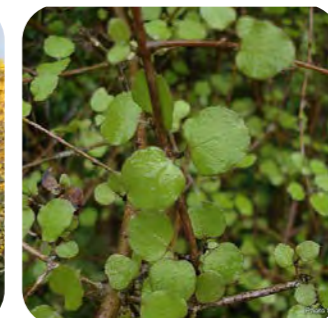
Photograph of revegetation works underway in Waterfall Park Valley



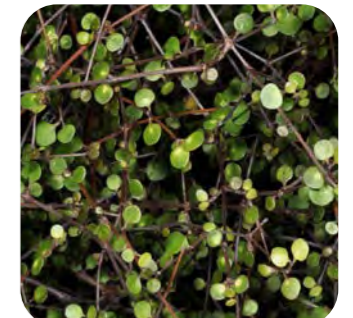
Ribbonwood
Plagianthus regius



Kowhai
Sophora microphylla



Mikimiki
Coprosma Rotundifolia



Thick leaved coprosma
Coprosma crassifolia



Koromiko
Hebe salicifolia



Broadleaf
Griselina littoralis



Mountain lacebark
Hoheria glabrata



Black maitipo
Pittosorum tenuifolium



Swamp sedge
Carex secta



Lancewood
Pseudopanax ferrox



Celary pine
Phyllocladus trichomanoides



Small Seeded Coprosma
Coprosma Microcarpa



Swamp Flax
Phormium tenax



Mingimingi
Coprosma Propinqua



NZ Coprosma
Coprosma virescens



Twiggy Coprosma
Coprosma rhamnoides



Red Tussock
Chinocloa rubra



Mountain Beech
Fuscospora cliffortoides



Manuka
Leptospermum Scoparium



Mountain Flax
Phormium Cookianum



Native Riparian Plant species
To be selected from the following species

Common Name	Botanical Name	Spacing / Grade
Toe Toe	<i>Austideria richardii</i>	1.5 / PB3
Cabbage Tree	<i>Cordyline Australis</i>	1.0 / PB3
Mingimingi	<i>Coprosma Propinqua</i>	1.2 / PB3
Makura Sedge	<i>Carex Secta</i>	1.0 / PB3
Swamp Flax	<i>Phormium tenax</i>	1.8 / PB3
koromiko	<i>Hebe salicifolia</i>	1.8 / PB3
Thick leaved coprosma	<i>Coprosma crassifolia</i>	1.5 / PB3
Hebe Buxifolia	<i>Hebe Buxifolia</i>	1.0 / PB3
Prickly Shield Fern	<i>Polystichum vestitum</i>	1.0 / PB3
NZ Rush	<i>Juncus gregiflorus</i>	1.0 / PB3
Red Tussock	<i>Chinochloa rubra</i>	1.2 / PB3
NZ Iris	<i>Libertia Spp</i>	0.8/ PB3

Overview - Riparian Planting Character

Much like the planting of the native margins of the development, the revitalisation of Mill Creek with riparian planting helps set the development in a natural setting and improves biodiversity, creates an ecological corridor and increases habitat for fish, invertebrates and waterfowl. The planted riparian margins will provide amenity to both residents and public. The native planting will complement the existing and consented native revegetation undertaken within the site and in the greater Lake Hayes catchment.



Riparian revegetation planting works underway along Mill Creek (within the applicants land)



Riparian zone reference image



Toe Toe
Austideria richardii



Cabbage Tree
Cordyline Australis



Mingimingi
Coprosma Propinqua



Makura Sedge
Carex Secta



Swamp Flax
Phormium tenax



koromiko
Hebe salicifolia



Thick leaved coprosma
Coprosma crassifolia



NZ Iris
Libertia Spp



Prickly Shield Fern
Polystichum vestitum



Snow tussock
Chinochloa rigida



Box Leaf Hebe
Hebe Buxifolia



NZ Rush
Juncus gregiflorus



Red Tussock
Chinochloa rubra



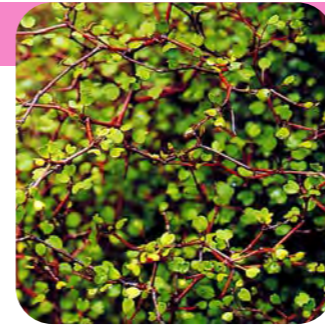
Kowhai
Sophora microphylla



Mountain Toa Toa
Pyllocladus falpinus

Overview - Amenity Planting Character

The Amenity Planting Character will exhibit a mixture of native and exotic species to create a contrast to the Native Margin Planting. Seasonal colour will reflect the vernacular of the surrounding arrowtown area. Sensory gardens will include bold colour, texture and scent to the memory care residents, giving a greater sense of time and seasonal transition. The differing character also helps create a sense of place for the residents typically being around the communal / more private facilities. Raised vegetable beds and areas for cut flowers and an orchard are included around the Project shed and workshop precinct.



Pohuehue
*Muehlenbeckia spp**



Box Hedge
Buxis sempervirens



Sedum
Sedum Spp



Flowering Dogwood
Cornus eddies white wonder



Cushion Plant
*Scleranthus Biflorus**



NZ Iris
*Libertia Spp**



Kowhai
*Sophora Spp**



Clematis
*Clematis Spp**



Black-eyed Susan
Rudbeckia fulgida Goldsturn



Broadleaf
*Griselinia Littoralis**



Portugal Laurel
Prunus lusitanica



Buxis topiary
Buxis sempervirens



Rose
Rosa Spp



Hornbeam
Carpinus betula



Flowering Cherry
Lavendula Spp



Hydrangea
Hydrangea Spp



Lavender
Lavendula Spp



Fruit trees
Edible Species





Upright Oak (*Quercus robor 'fastigata'*)
 A marcescent (deciduous but retains leaves in winter) columnar shaped specimen tree with yellow autumn colour. Leaf turns to brown over winter.



Flowering Cherry (*Prunus Spp*)
 A deciduous specimen tree with a spreading crown, heavy white and pink Blossom and scent in spring. (photo taken at Waterfall Park).



Oriental Plane (*Platanus orientalis*)
 A deciduous specimen tree with a spreading crown. Provides golden leaves in autumn.



American Sweetgum (*Liquidambar styraciflua*)
 An upright deciduous specimen tree that provides bright red leaves in autumn.



Small Leaved Lime (*Tilia cordata*)
 An upright deciduous specimen tree that responds well to pleaching.



Fruit Orchard (*Edible Species*)
 Small orchards scattered around the neighbourhood containing a variety of species.



Ornamental Pear (*Pyrus calleryana 'Aristocrat'*)
 A deciduous upright shaped specimen tree with amber autumn colour and heavy white blossom in spring.





Planted Stormwater Treatment Swales

Used to treat and convey water from impermeable surfaces to treatment wetlands. (Refer to civil and environmental engineers plans for more detail)

To be planted with a selection of the following species.

Shallow Marsh:

- Cabbage tree (*Cordyline australis*)
- Carex (*Carex spp*; especially *C. secta*, *C. geminata* complex & *C. lessoniana*)
- Toetoe upokotanga (*Cyperus ustulatus*)
- Harekeke (*Phormium tenax*)
- swamp tree daisy (*olearia bullata*)
- Red Tussock (*Chinochloa Rubra*)

Planted Stormwater Treatment and Detention Wetland

Used to treat water from impermeable surfaces removing contaminants and settling sediment. (Refer to civil and environmental engineers plans for more detail)

To be planted with a selection of the following species.

Shallow Marsh:

- Purei (*Carex secta*)
- Sharp spike-rush or sedge (*Eleocharis acuta*)

Deep Marsh:

- Kuta (*Eleocharis sphacelate*)
- Kapungawha (*Schoenoplectus tabernaemontani*)

Edge of Wetland:

- Toetoe (*Cortadera richardii*, *C. fulvida*, *C. toetoe*)
- Cabbage tree (*Cordyline australis*)
- Carex (*Carex spp*; especially *C. geminata* complex & *C. lessoniana*)
- Toetoe upokotanga (*Cyperus ustulatus*)
- Harekeke (*Phormium tenax*)
- Swamp tree daisy (*olearia bullata*)
- Red Tussock (*Chinochloa Rubra*)



Overview - Stormwater Quality Initiatives

The design uses collaborative inputs from landscape, ecological, environmental and civil engineering to achieve best practice in regards to stormwater quality. Improved and additional treatment devices will provide for an increase in water quality over the consented Waterfall Park Hotel (RM180584). Increased planting of closed canopy vegetation will also help to reduce runoff to Mill Creek.

Planted treatment swales will capture and treat stormwater flows from all Vehicle areas such as roads, carparks, and other surfaces likely to contain contaminants and sediment.

Planted treatment / detention ponds located at the ends of all treatment swales will allow the settling of sediment and absorption of contaminants by specified wetland plants before entering Mill Creek.

Planting the remaining valley walls with native vegetation will eventually stabilise the banks and prevent shallow soil slips once the vegetation cover forms a closed canopy and the roots establish.

Remaining runoff from the valley walls will be largely captured by grass clean-water cut off swales to avoid mixing with trafficable catchments. This will help reduce sediment runoff to Mill Creek.

(For a more in depth analysis please refer to Environmental and Civil engineers reports.)



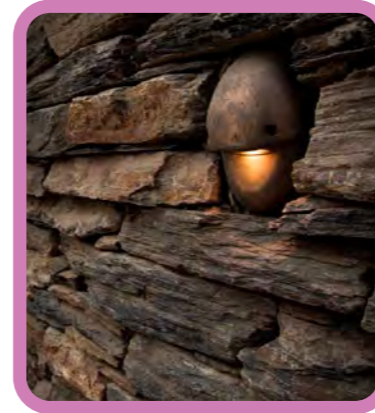
Overview - Lighting

Different styles of lighting will be used to illuminate circulation routes, signs and landscape features to aid residents navigation of the development at night. Different fittings and fixtures will be chosen for safety and general amenity.

Bollard lighting will be placed for wayfinding at regular intervals along the edges of roads and paths. In areas which are more likely to be frequented after dark such as around the Arrivals and Amenities building lighting will be more frequent to reflect the higher use of these areas and increase the amenity for residents at night.

Final placement of lights along paths and roads will be subject to a appropriately qualified lighting designers recommendations and assessed at the time of engineering approval. All lighting will have consideration for viewing the night's sky in accordance with the Southern Light Strategy and AS/NZS1158.

Note: All lighting is to be low consumption LED with a wavelength between 2700k-3500K.



Downlighting (Wall)
To have a hidden light source and be located less than 1.0m above GL. Fitting to be Hunza Mouse Light 2 Watt 3000K (or similar)



Downlighting on timber bollards
To have a hidden light source and be located less than 1.0m above GL. Fitting to be we-ef SVL200 6 Watt 3000K (or similar)



Feature uplighting
To be directly focused towards features being illuminated, such as trees, buildings signs and stone walls in a way to minimise light spill. Fitting to be Hunza Lawn Light 6 Watts 3000k



Wall or post mounted spot lighting
To be directly focused towards features being illuminated, such as dining terraces and BBQ area in a way to minimise light spill. Fitting to be Hunza Wall spot 6 Watts 3000k (or similar)



Overview - Signage

A hierarchy of signage will be used to lead residents and visitors around the development. Wayfinding signs provide directional information while destination signs provide location specific information. A series of larger building and wall signs will indicate main areas of interest (refer also to the architectural drawings). Although branding and shape of the signs may vary, a suite of materials that are harmonious to the character are proposed. Illumination of signage will be limited to the building and wall signs (refer to lighting plan).

Note: Traffic safety signs are not shown

Key:

- ① Building or wall signs
- ② Wayfinding signs
- ③ Information boards
- ④ Location signs





Vehicle and pedestrian Wayfinding Signs

Highly visible and legible pole signs placed at intersections and along popular pedestrian routes. These signs are designed to help both residents and the public find their way through and to destinations within the development.

Materials - Natural Timber & Painted inset text
 (Reflective paint to be used if required for intersection signs)
 Post height - 2 - 2.5m
 Max sign size - 1.0mW x 0.2mH (each panel approx)



Information Boards

Panels with a map showing points of interest and routes / tracks around the development and greater areas for guests and residents.

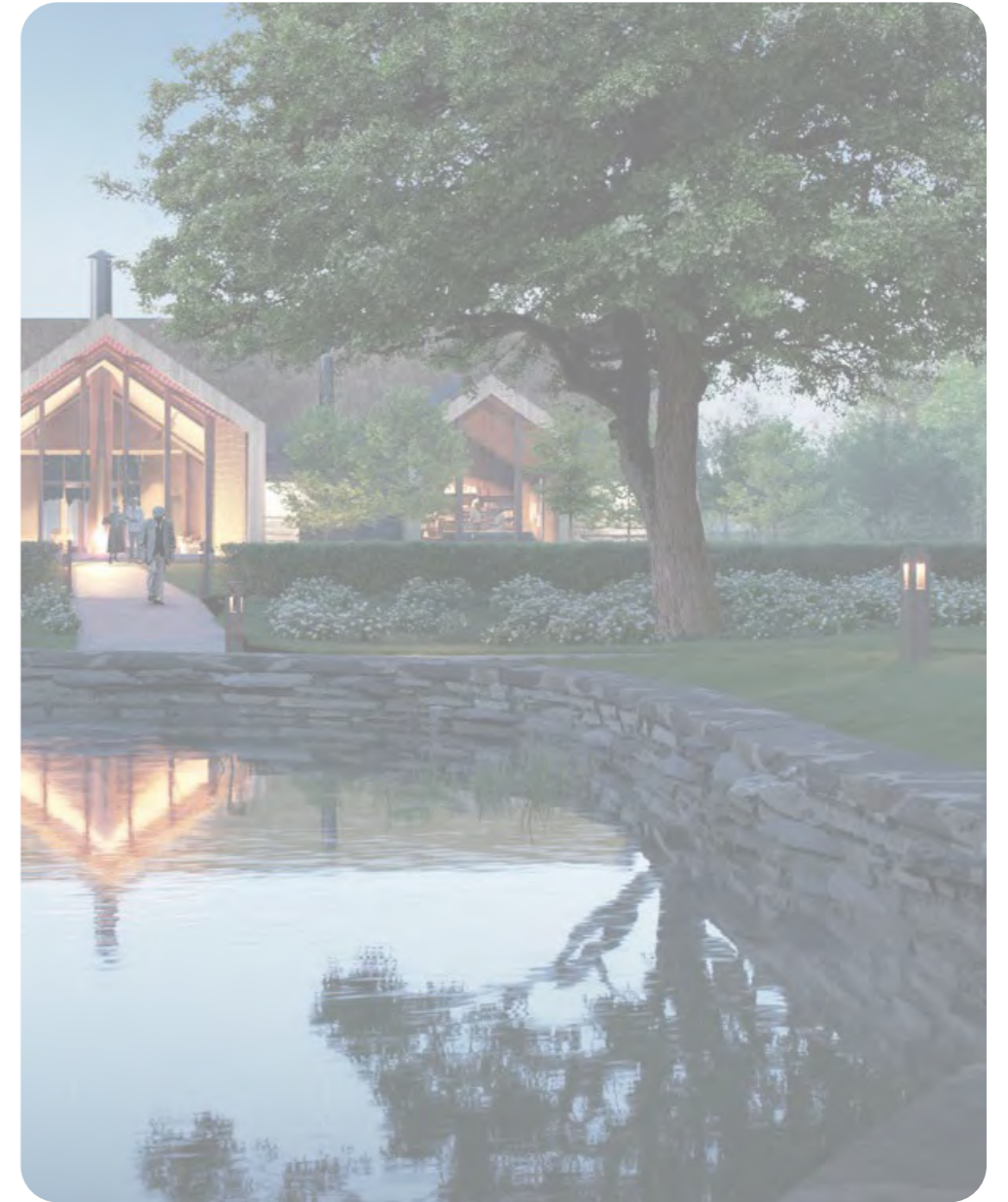
Materials - Weathering steel, timber and acrylic.
 Max size - 2m²



Location Signs

Clearly visible signage separate from buildings to indicate an area or place. For example the community shed, communal gardens and car / mobility scooter parks.

Materials - Weathering Steel and timber
 Max height - 1.8m
 Max size - 2m²



Building and Wall Signs.

Highly visible signage located on buildings and walls to clearly indicate arrival at destination buildings.

Materials - Weathering steel, aged brass and other metals, acrylic and painted and powder coated

Refer to architectural plans for specific building sign locations.

Overview - Street Furniture

Throughout the development there is a need for various street furniture elements. These elements are important in practical terms and also form an important part of the look and feel of the development. For the purpose of presentation the walls, lighting and signage have been separated onto different sheets but they are intended to work together as a coordinated collection of elements linked by design, form and materiality. The final design of these elements will be carried out at the detailed design phase.

Key:

- ① Park bench
- ② Picnic table
- ③ Community BBQ
- ④ Mobility scooter park
- ⑤ Sculpture
- ⑥ Intergenerational / informal Play
- ⑦ Bridge (existing / consented)
- ⑧ Edible garden / orchard
- ⑨ Bike stands





Park benches & picnic tables ① ②

Park benches
Park benches will be located in areas of interaction and recreation and along pedestrian linkages. They will be made of natural materials such as timber and steel with a stone or gravel ground treatment.

Picnic tables
Picnic tables will be located in areas of interaction and recreation. They will be made of timber and steel.



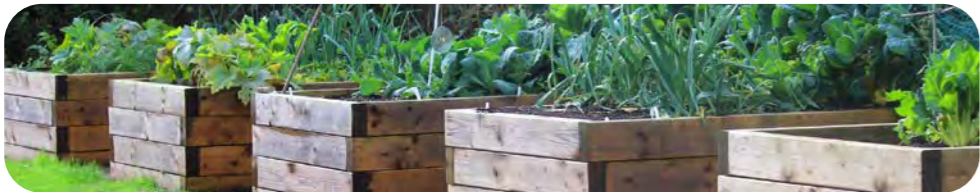
BBQ facility ③

There is one central BBQ area proposed in the central reserve area overlooking the creek. This area will help foster resident interaction and more formal community gatherings and BBQ evenings. BBQ Areas will be constructed from natural materials such as stone, timber (sustainable) and steel.



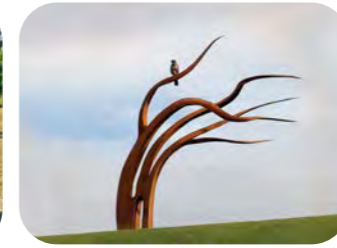
Raised vegetable gardens, potting sheds and orchards ⑧

Raised vegetable gardens, potting sheds and orchards are located centrally and within the high care memory garden to ensure that all residences have access to these spaces. These gardens will encourage interaction between residents. They will be constructed of natural materials such as timber, stone and steel.



Sculptures ⑤

Sculptures will be placed in areas of higher visual interaction, such as at the termination of view corridors and other public points of focus. Sculptures will add to the overall amenity of the development adding visual interest and providing an opportunity to showcase local and international talent.



Bike stands & scooter parks ④ ⑨

Bike stands and scooter parks are provided around the community areas. Natural materials such as timber, steel, paving and concrete are to be used for these street furnishings.

Overview - Retaining and Landscape Walls

Due to the topography of the site there is an opportunity for a variety of retaining to enable roads, level platforms, outdoor living spaces and accessible paths. A variety of retaining systems have been selected to deal with different situations and add amenity.

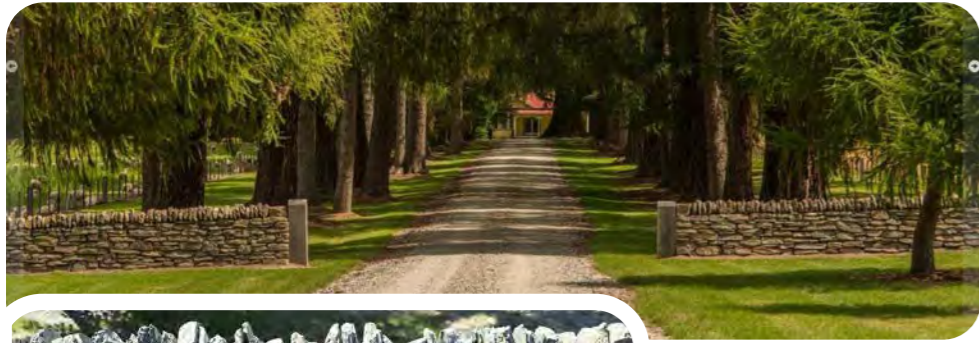
Free standing landscape walls will be used to define space and add visual interest.

For specific wall heights refer to the civil engineering drawings

Key:

-  Free standing stacked stone walls up to 1.2m high
-  Stacked stone landscape walls up to 1m high To create terraces and define landscape spaces
-  Post and lagging retaining walls
-  Engineered retaining walls with steel veneer





Free standing stacked stone walls

Traditional dry stack stone walls with a soldier course capping typical to the area will be used throughout the development to define spaces and add visual interest. These walls hint at the agricultural past use of the site as they were commonly used for stockyards and boundary treatments. These walls will be in line with those specified as entry treatment walls to residences.



Post and lagging retaining walls

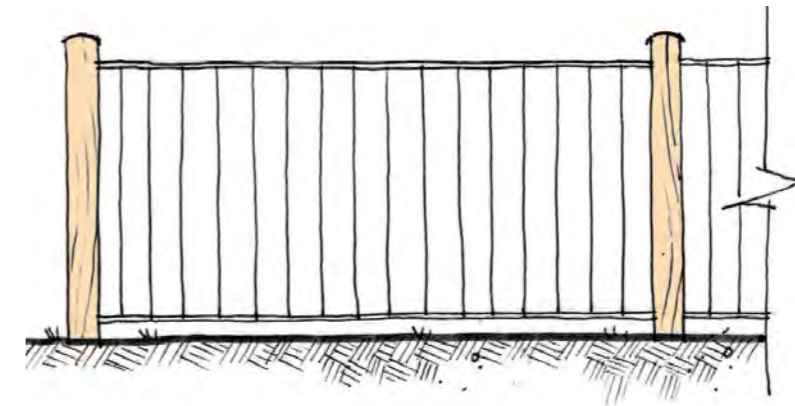
This wall type will be used for the less visible retaining walls. These walls where practical will have steel or timber uprights and timber lagging left to weather or stained black or dark brown.



Balustrades (where required)

Some walls will require barriers Under F4/AS1. These will be determined at the time of engineering approval. In any case they shall be audited against asbuilt heights to ensure compliance.

Barrier design shall be in line with the illustration below and the selected material palate of timber (sustainable) and steel.



Refer to civil engineers drawings for further information on likely retaining requirements



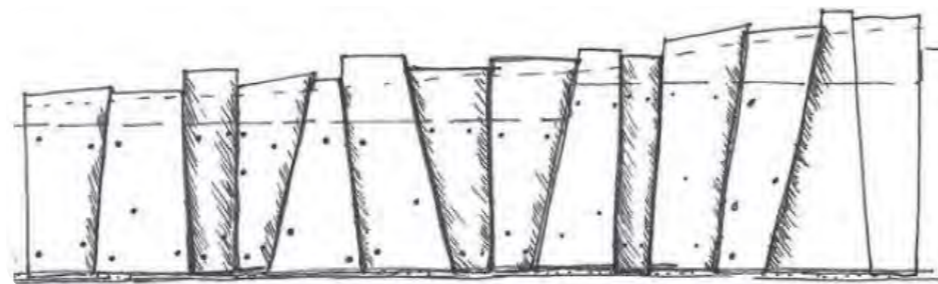
Stacked stone retaining walls

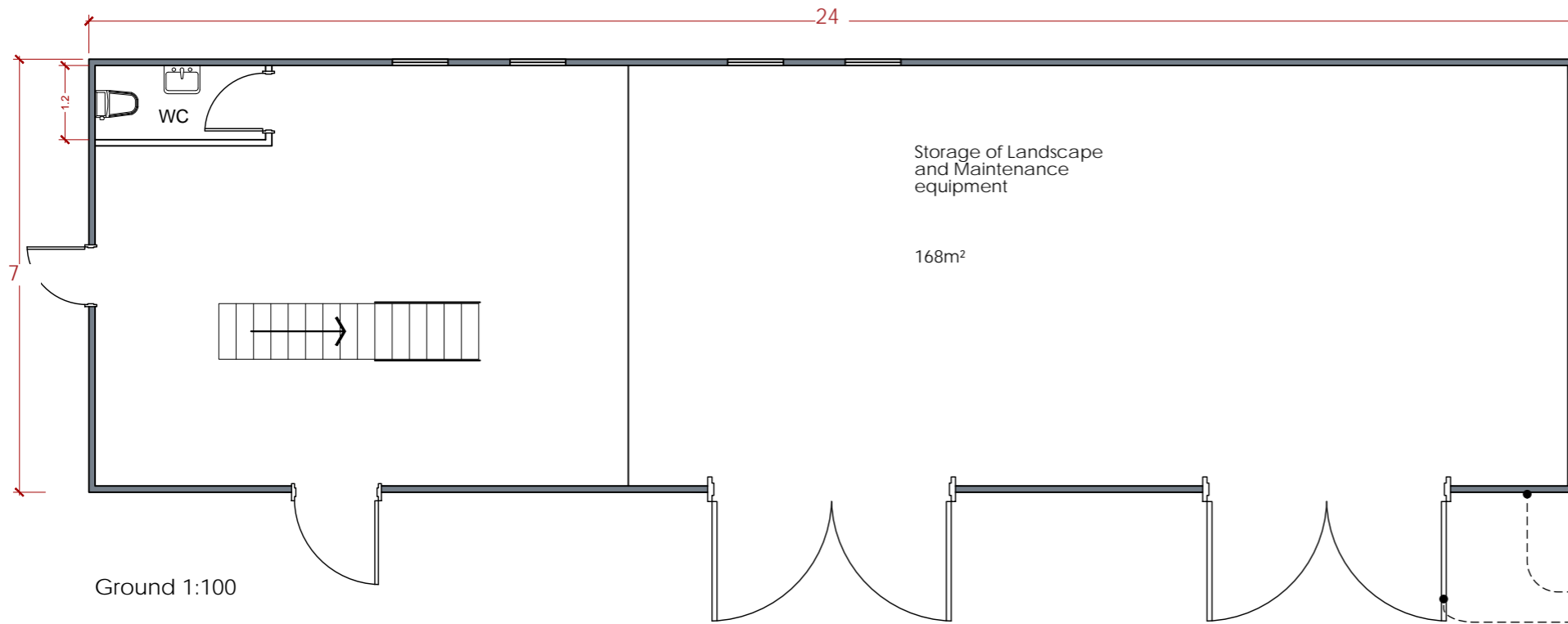
Landscape walls varying in height will be consistent in appearance and construction throughout the site. These walls are to be constructed using stacked local schist stone.



Engineered retaining walls with steel veneer

Where engineered retaining walls are required in highly visible places these will be clad in steel sheets and left to weather.

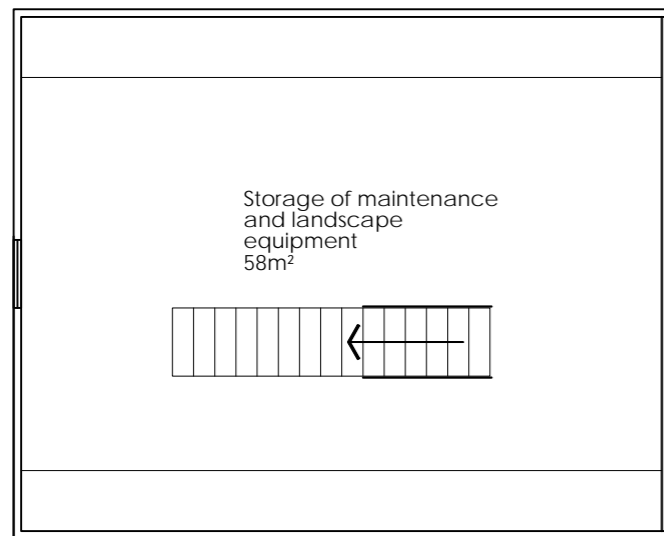




Ground 1:100

Aged corrugated roof and cladding

Timber Barn doors



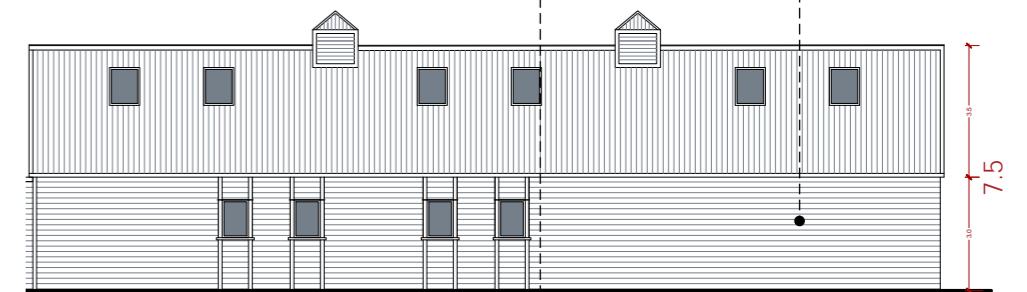
Mezzanine 1:100



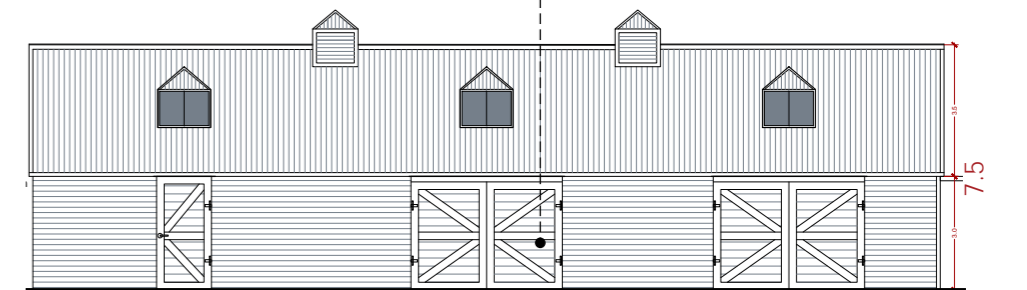
Elevation 1 1:200



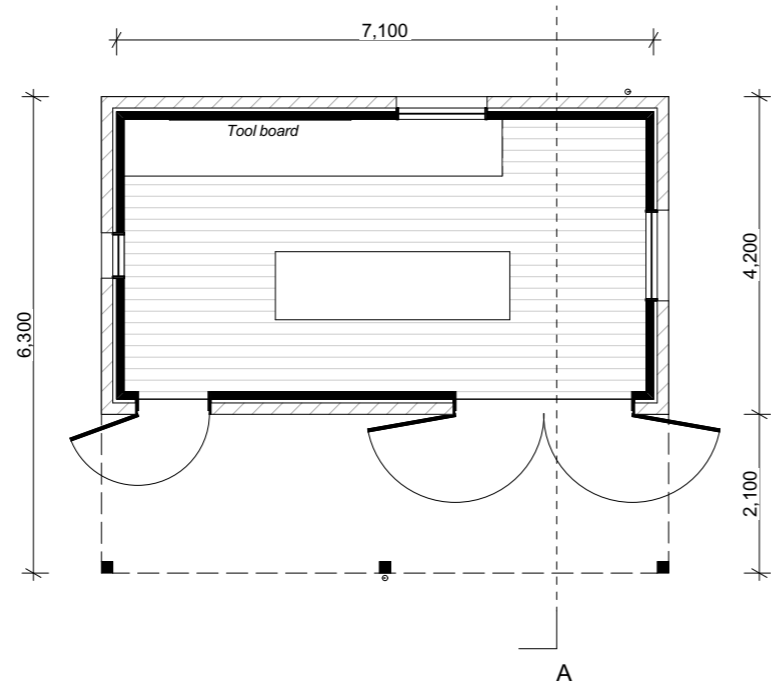
Elevation 2 1:200



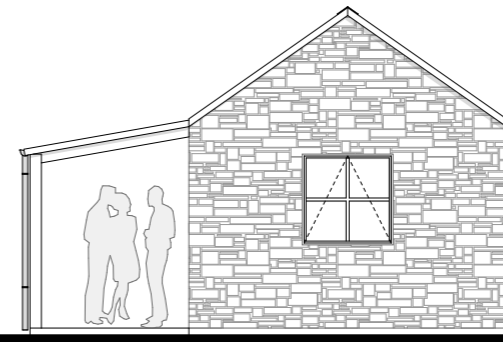
Elevation 3 1:200



Elevation 4 1:200



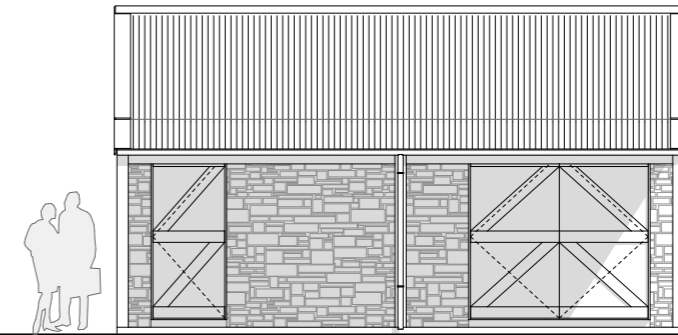
Floor Plan
Scale 1:100



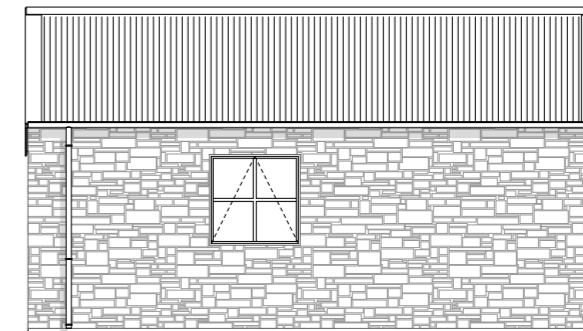
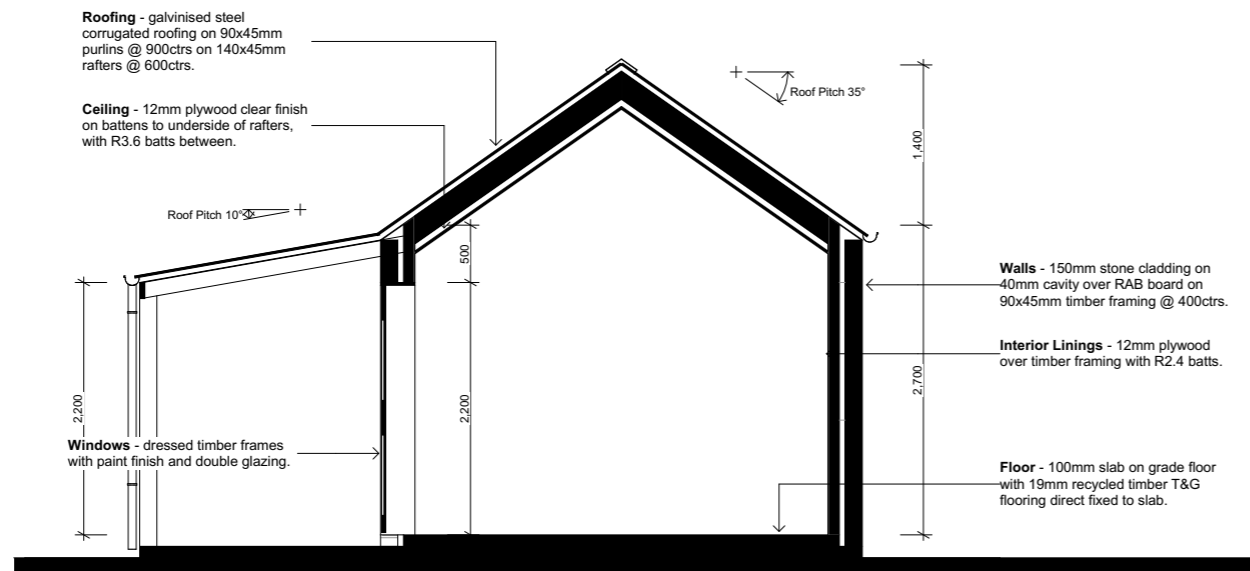
Elevation 01
Scale 1:100



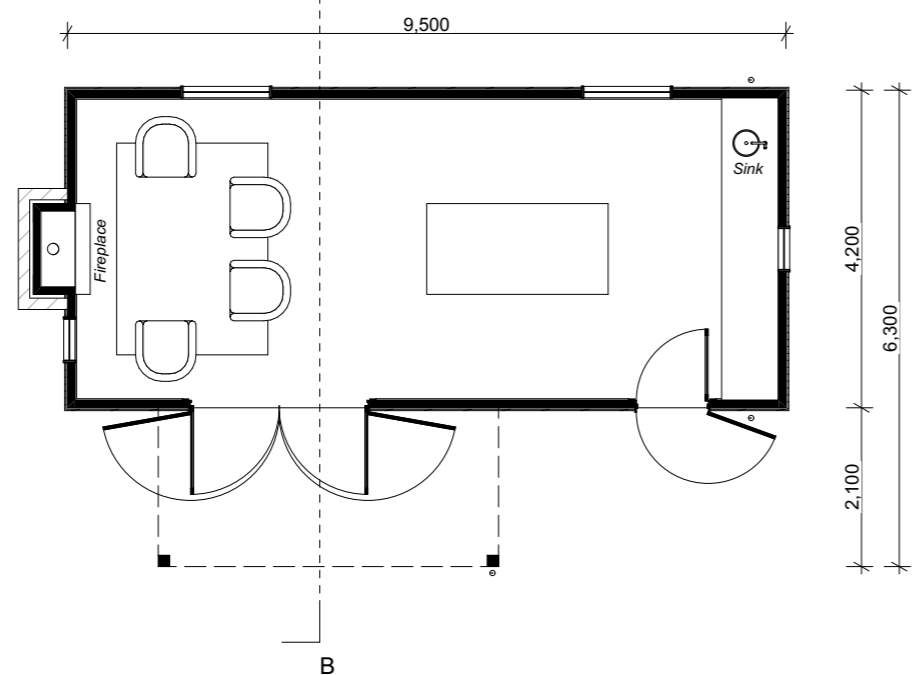
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Scale 1:100



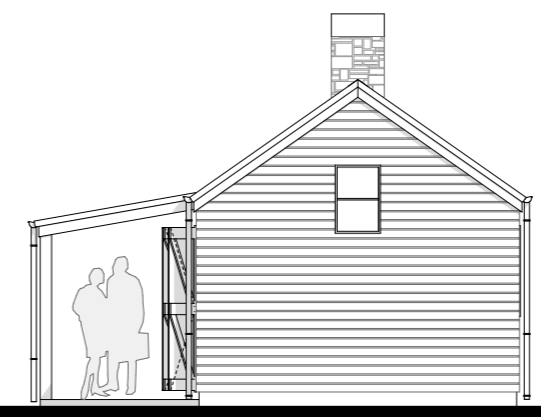
Elevation 03
Scale 1:100



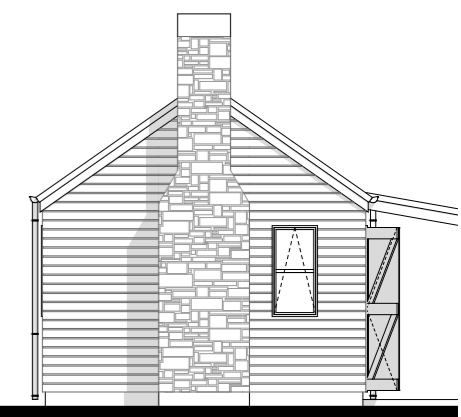
Elevation 04
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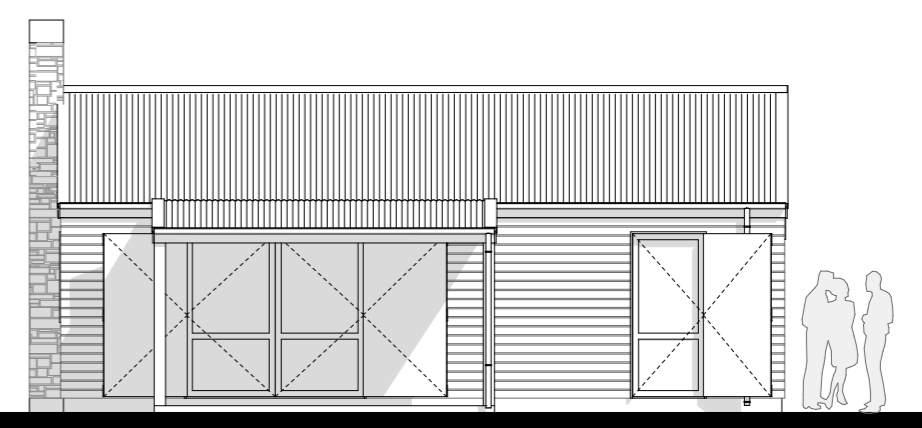
Floor Plan
Scale 1:100



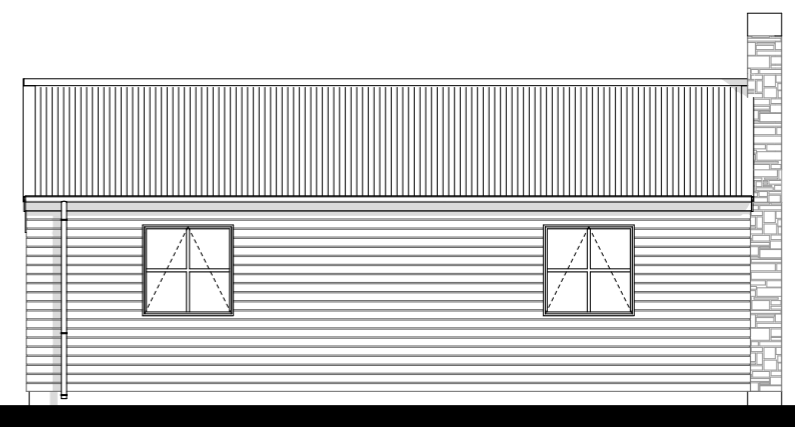
Elevation 01
Scale 1:100



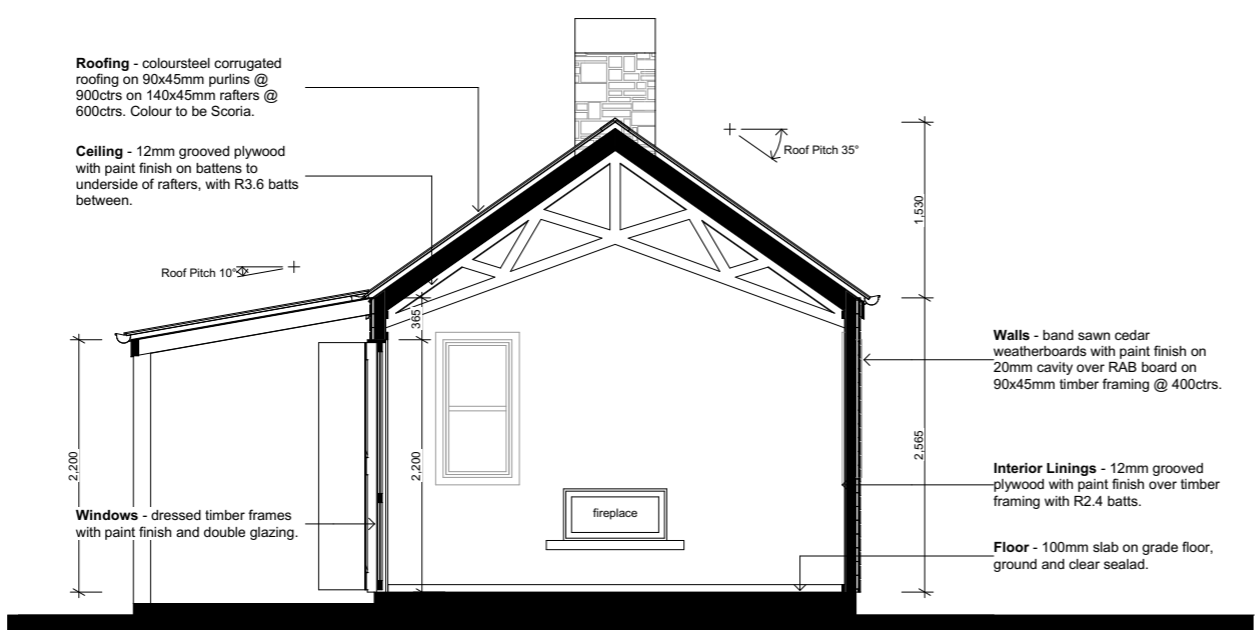
Elevation 02
Scale 1:100



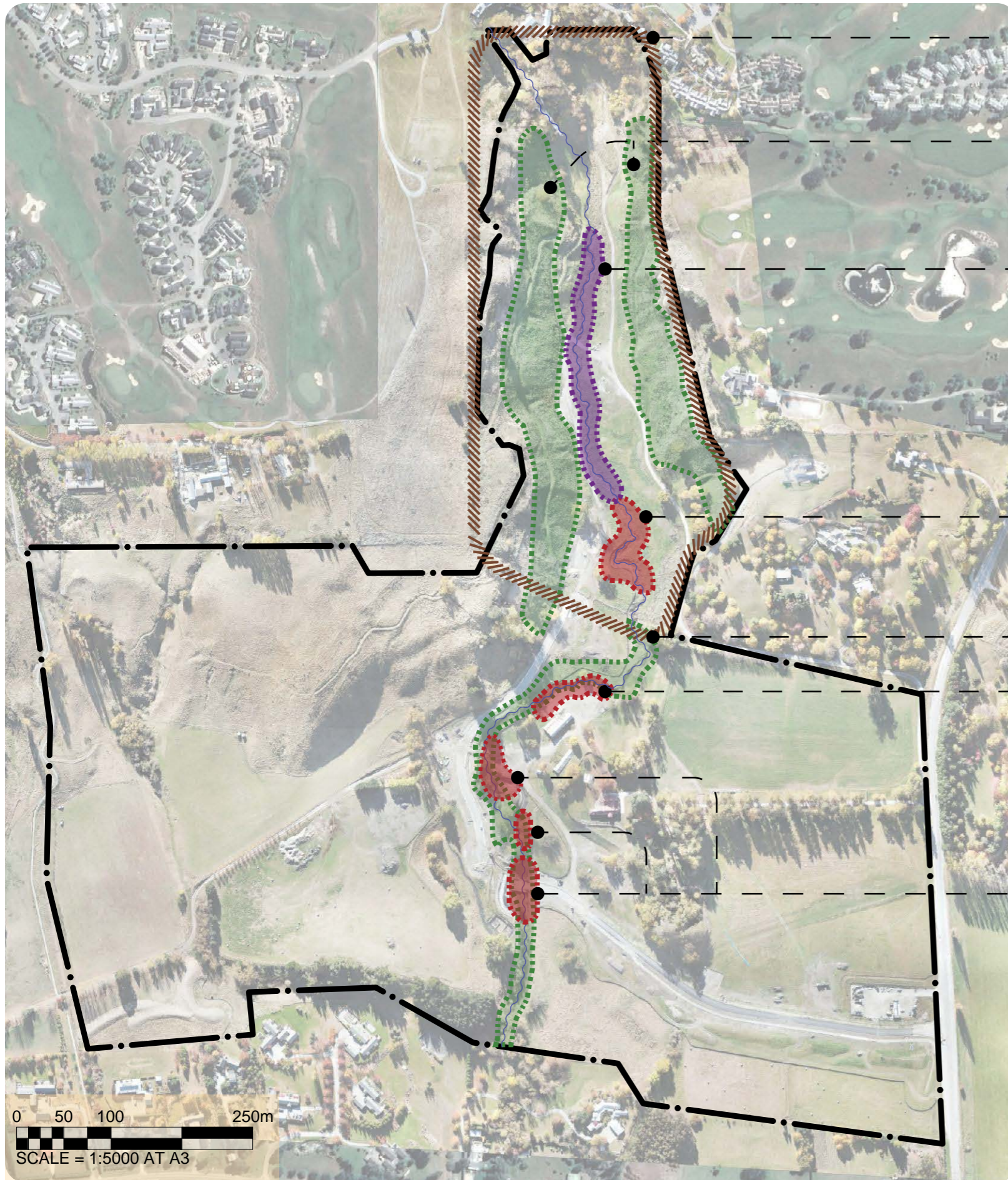
Elevation 03
Scale 1:100



Elevation 04
Scale 1:100



Attachment A - Creek and Planting completed



Wilding tree removal 2016-2017
Refer page 5

Native revegetation planting 2018 - present
To steep valley walls.
Refer page 5

Rock armoring and stabilisation - under construction
To steep section of naturally eroding creek.

Rock armoring and weirs 2021
To steep sections of naturally eroding creek edge.
Refer page 2

Riparian planting
To 650m section of naturally eroding creek.
Refer page 3

Rock armoring and existing contamination remediation
Contaminated land due to old farming practices remediated and contained from entering the creek.
Refer Page 4

Other minor armoring and stabilisation
To sections of naturally eroding creek.
Refer page 6

Before erosion protection



Rock armouring walls and weirs

In early 2021 WPDL reinforced a fast flowing area of Mill Creek that was naturally eroding. Rock armouring and 3 stone weirs with fish ramps were used to slow the water and stop sediment from erosion. The creek was diverted for the duration of the construction. The length of creek armoured is approximately 120m.

The armoring, diversion and methodology was collaboratively designed by:

- Paterson Pitts Group (civil engineers)
- Fluent Solutions (Hydrology engineers)
- Ryder Environmental (Freshwater ecology)
- Engco (Structural Engineers)

Natural erosion examples

Source of sediment.

Area A

The same area shown before and after works.

Rock armouring

To control sediment from natural erosion

After erosion protection



Looking Upstream.

Weirs with fish ramps for trout and native species designed in consultation with Fluent and Ryder Environmental. Creek widening and weirs slow down water helping with bank stability and reducing turbidity.



Rock armouring



Rock armouring and sheet piling to edges of creek by existing farm buildings

This area of wall was designed to stabilise a swift flowing section of Mill Creek, add flood protection to existing heritage buildings, and to contain arsenic contaminated soil bordering the creek edge. The wall is approximately 77m long.

The works were collaboratively designed by:

- EC Otago (environmental engineers)
- Paterson Pitts Group (civil engineers)
- Fluent Solutions (Hydrology engineers)
- Ryder Environmental (Freshwater ecology)

Rock armouring to edges of creek

To stabilise this swift flowing area of creek edge

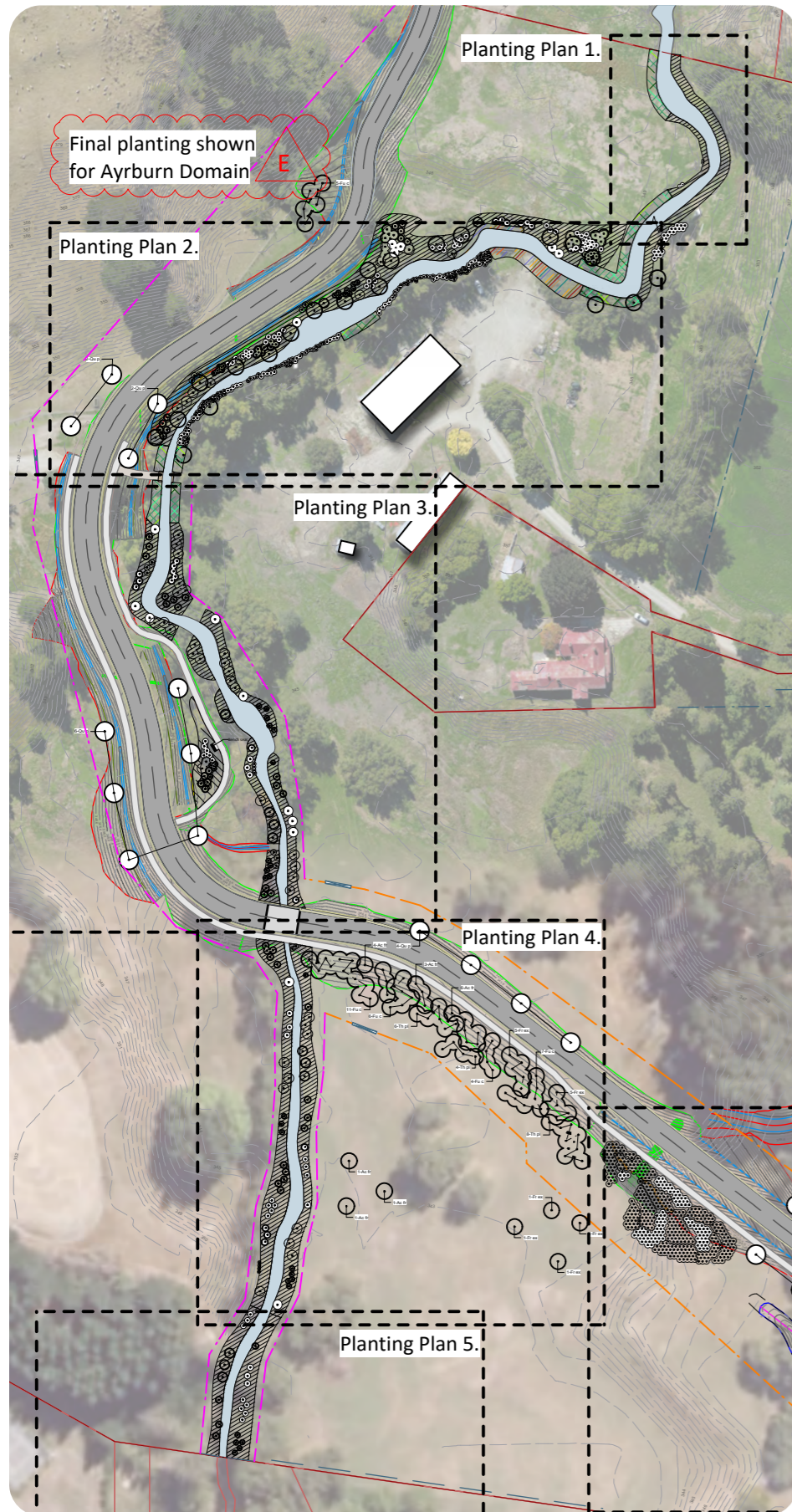
Sheet piling to base of wall

This area of bank stabilisation around the heritage woolshed / stables is a contaminated HAIL site from previous farming activities. The area contained arsenic from an old sheep dip area. The contaminated area has since been capped and remediated including the use of sheet piling to avoid leaching of arsenic into the creek.

Native riparian planting

Riparian planting has been added to the areas of bank that have not been armoured. These plantings and root structures will stabilise the bank and provide overhanging vegetation to further filter stormwater and to create an improved habitat for native fish, birds and trout.





(Above) Riparian planting plan prepared by Rough and Milne



(Above) Riparian planting after approximately 1 year of growth (July 2021)



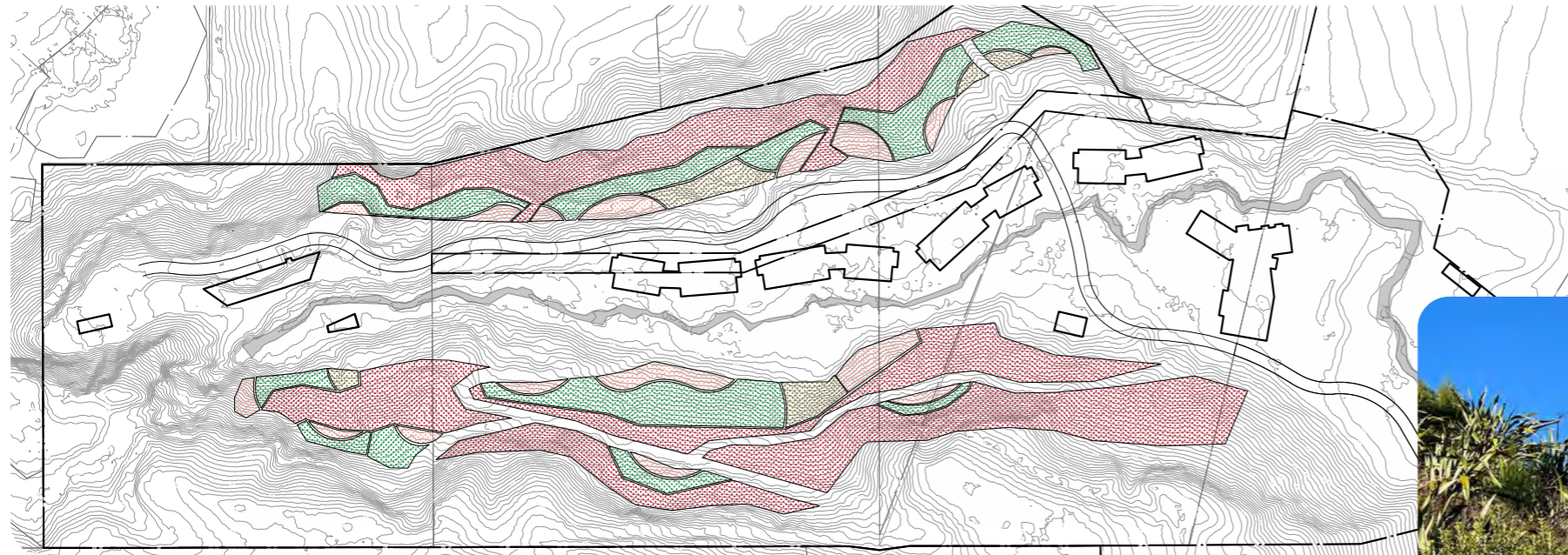
(Above) Photo of erosion before riparian planting (2019)

Riparian Planting

In autumn of 2020 WPDL carried out a large scale riparian planting exercise (including fencing to exclude stock from the waterways), which has seen the southern c.650m of Mill Creek within WPDL's site planted with approximately 6,000 native riparian plants. This planting strip is generally 3-10m wide on each side of the creek.

The planting is establishing well and its root structure will aid in holding together naturally eroding sections of Mill Creek.

The riparian planting was designed by Rough and Milne (landscape architects) in consultation with Ryder Environmental (freshwater ecologists).



Valley planting / stabilisation

In 2017 WPDL carried out an approx. 15ha mass removal of wilding trees (found in the ORC pest management plan). More specifically these were larch, willow and sycamore trees removed from both sides of the Waterfall Park valley walls. Once the vegetation had been removed the area was stabilised (by an aerial grass seeding operation) and the first stage of native revegetation planting could begin. In the spring of 2018 WPDL planted 17,000 native plants to the walls of the valley. The plants are well established now and are on target to be a continuous closed canopy of native vegetation by 2022. The plants and their root structure will stabilise the valley walls and have ecological benefits.

(Below) Native revegetation planting underway (Spring 2018)



(Below & Right) Native revegetation planting with 2.5 years of growth (July 2021)



Placeholder Image before stabilisation



A combination of rock armouring and riparian planting around the Ayr Avenue Mill Creek crossing

This area of rock armouring was designed to stabilise a swift flowing section of Mill Creek where it runs beneath Ayr Avenue. The plantings root structure will further stabilise the banks.



A combination of rock armouring and riparian planting in select areas of erosion

This area of rock armouring stabilises a swift flowing section of Mill Creek where the bank was naturally eroding upstream of the Ayr Avenue crossing. The plantings root structure will further stabilise the banks.



A combination of rock armouring and riparian planting around the William Paterson Close Mill Creek crossing

This area stabilises a section of Mill Creek where it runs beneath William Patterson Close providing access to heritage buildings at Ayrburn Domain. The plantings root structures will further stabilise the banks.

Northbrook Arrowtown



Prepared for

Winton

WINTON

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Document Control

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Note

This document has been formatted to be printed and read as A3 double sided.

Revision	Description	Status	Date	Approved By
A	Resource Consent Draft	Draft	23/06/2022	Eric Buhrs
B	Resource Consent	Final	11/10/2022	Eric Buhrs
C	Resource Consent Update		28/02/2023	Eric Buhrs

Executive Summary

"Northbrook's design is carefully planned to provide both independence and privacy, you'll enjoy the tranquillity of our spacious homes and the opportunity to be part of a vibrant social community."

Executive Summary

Embracing the Northbrook aspirations, W-B synthesises a range of diverse offerings from later living to higher care, private and public amenities; sensitively integrated onto the site.

The site is located to the north of the historic Ayrburn Farm and south-east of the Millbrook. Formerly a hut and picnic area, Northbrook Arrowtown's setting has a rich natural landscape composed of an inwards focusing valley with a waterfall to the north and Mill Creek running to the south towards Lake Hayes.

This landscape provides a unique backdrop for the proposed development, which aims to create a new later living complex with high quality amenity and healthcare facilities. One of the key principles at the heart of the scheme is to offer both independence and privacy to its residents whilst fostering a vibrant, socially oriented community.

In addition to its amenity spaces, this new accommodation will offer a hybrid between prime residential facilities, boutique serviced apartments and tailored care, providing a premium living environment that caters to the individual needs of its residents.

In summary, this development will comprise:

- A main facilities building with a pool, gym, reception and cafe.
- Three residential buildings containing 148 private apartments.
- A care facility containing serviced apartments and care apartments.
 - 23 Care Apartments
 - 12 Serviced Apartments
 - 13 Private Apartments
- Standalone Boutique Hotel & Spa at the top of the valley
 - 16 Hotel Rooms

00

Introduction

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00.01 Artists Impression - Proposal Overview



00.02 Artists Impression - Arrival & Amenities Building



00.03 Artists Impression - Residential Buildings & Boutique Hotel



00.04 Artists Impression - Boutique Hotel & Mill Creek



01

Site Context

01.01 Introduction & Project Overview

Introduction

This design statement describes the proposed later living development at Northbrook Arrowtown.

Located within a stunning secluded valley environment, the proposal consists of a series of buildings that comprise an arrival and amenities building (Building A), care and serviced apartments building (Building B), residential buildings (Building C-E) and a Boutique Hotel & Spa (Building F). Together, these will provide 161 new apartments, 12 Serviced Apartments, 23 care units and 16 Hotel rooms. Public access to the existing waterfall is anticipated and will be provided for through the site.

Given the scale and its environmental context, this proposal has been prepared in collaboration with a multidisciplinary team across a number of design and engineering specialities. This document outlines the architectural proposal for the new later living development. Where necessary this document refers to other consultants documentation and should be read in conjunction with their reports.

Project Summary

The project is set within a unique valley which opens to the south and narrows towards the north, culminating with a spectacular waterfall within a tranquil surrounding with hills and mountain views.

The secluded and private valley setting provides an opportunity to create a unique contemporary later living development that focuses on health and well-being.

Residents and guests will first arrive at the arrival and amenities building (Building A), which contains reception, a cafe, a pool and wellness facilities. From here they are led up the valley floor alongside the sequence of residential buildings that follow the meandering creek towards the waterfall. At the top of the valley sits a boutique hotel and spa.

Paths along the landscaped valley floor provide pedestrian, cycling and buggy access to and from the amenity buildings to the residential accommodation. Native planting on the valley walls provide views into a wooded oasis.

To respond to the natural landscape, the design adopts the idea of objects in the landscape, buildings gently planted into the terrain whilst being sympathetic to the surroundings. The materials and architectural language takes cues from the traditional forms and palette of the area's rich history.



01.02 Site Location

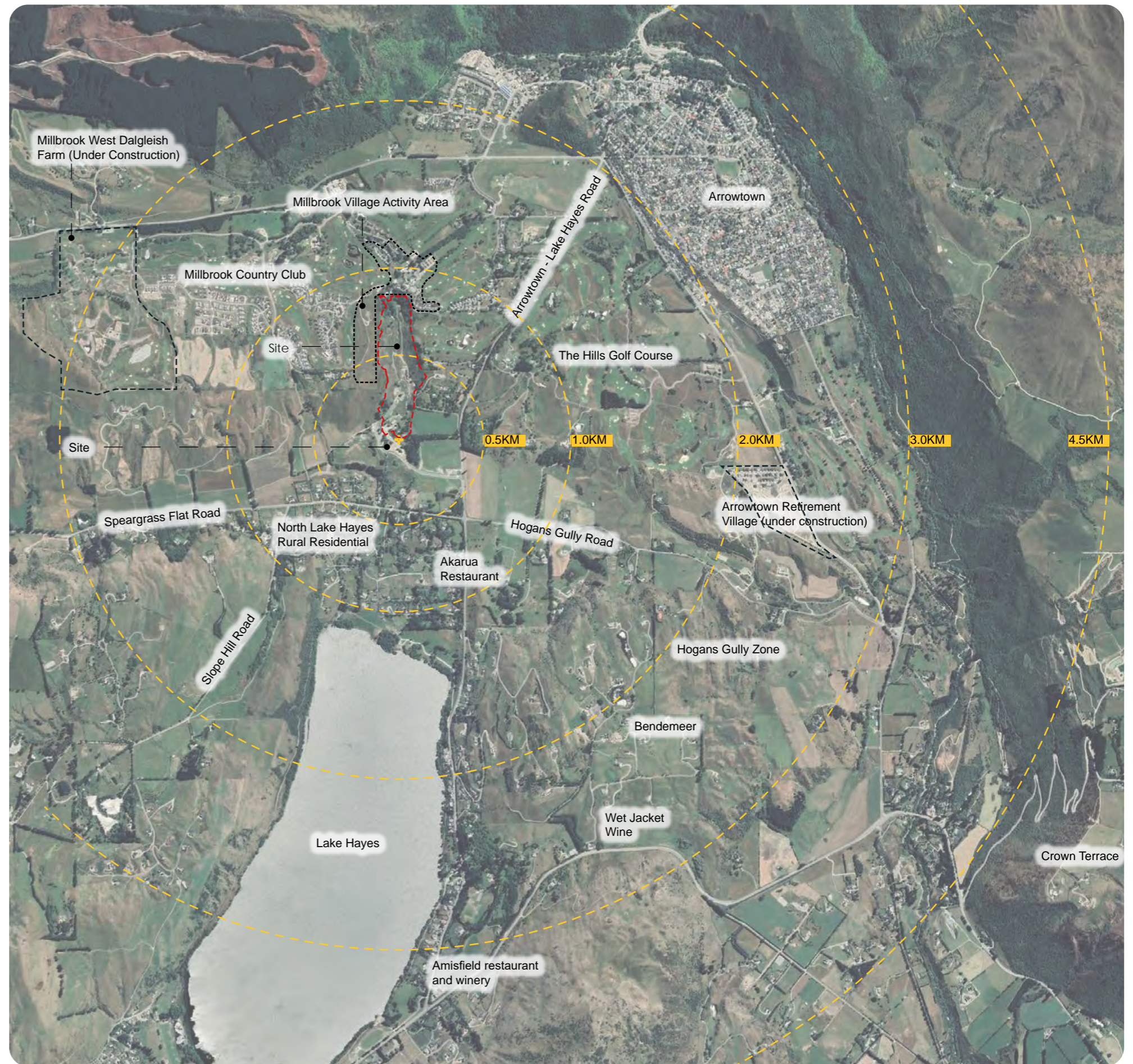
Site Location

The proposed site is located between historic Arrowtown and picturesque Lake Hayes. Predominately north-south in orientation, the site follows Mill Creek from a dramatic waterfall in the north, towards the flat plateaus of Speargrass Flat to the south.

The area is bounded by Millbrook Resort to the north, north-east and west, and lifestyle residential blocks to the east and beyond Ayrburn Farm to the south, adjacent to Speargrass Flat Road. The site is to be accessed via Ayr avenue off Arrowtown-Lake Hayes Road arterial link to the east.

The development area includes the Waterfall Park Zone and a small portion of the Wakapitu Basin Rural Amenity Zone.

The site was previously host to a hut and picnic area which have been disestablished. Ayrburn Hospitality Precinct of the historic Ayrburn farm buildings are located in the south of the site area.



01.03 Wider Context

Wider Site Context

The site area has a rich history and spectacular natural beauty, which this proposal has the opportunity to embrace and celebrate.

The wider district context includes historically rich towns, such as Arrowtown, and areas of substantial commercial growth such as Queenstown, all within stunning and seasonally changing natural environments.

The region is characterised by rural buildings with simple gable forms within picturesque, often exotic, landscape settings.

Close to Northbrook Arrowtown, there are numerous rural residential subdivisions and lifestyle blocks. Millbrook Resort establishes a distinct look and feel to the north.

The valley topography screens the site from wider view and allows the proposal to nestle into a world of its own.

The district plan earmarks the site "to provide for the development of a visitor resort comprising a range of potential facilities, sympathetic to the natural setting."



01.04 Existing Access & Networks

Site Analysis

Road Networks

The main vehicular access to the site is via Ayr Avenue off Arrowtown-Lake Hayes Road between SH6 and Arrowtown.

From the site boundary, the road will continue up the site to allow vehicle access for residents and visitors.

Pedestrian & Cycle Networks




A shared pedestrian and cycle footpath is provided along Ayr Avenue. From Ayrburn Domain, a cycle and pedestrian route will depart from the vehicular route.

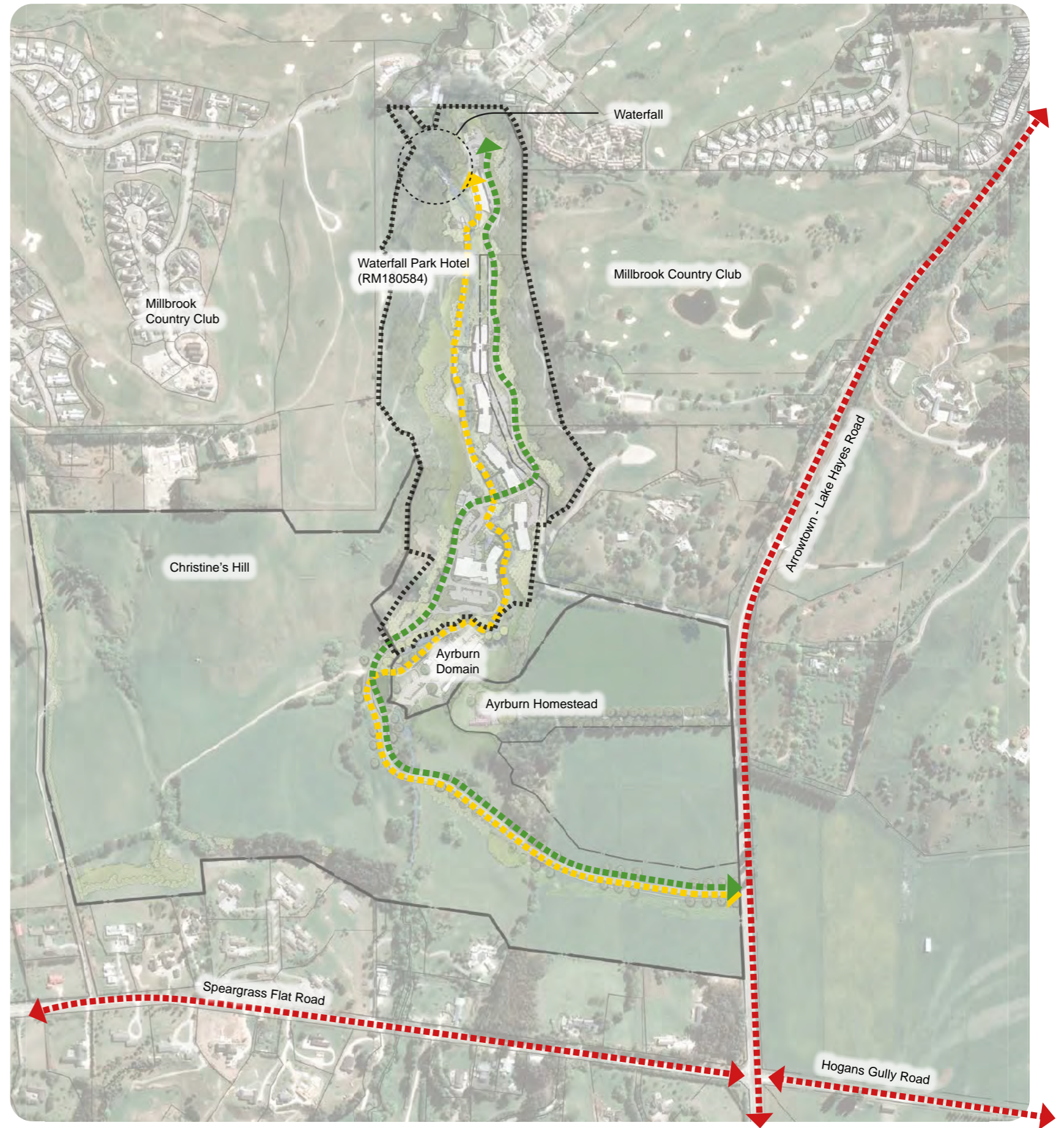
A path is provided to follow Mill Creek from the southern entry point of the site to the waterfall in the north.

Pedestrian & Cycle Networks

The greater site area features a number of accommodation, food and beverage, and recreational offerings including the adjacent Millbrook Resort, as well as a number of golf courses, local wineries in close proximity to Arrowtown, Lake Hayes and local ski fields. The area is also famous for its small art galleries.

The project has an opportunity to provide access to the natural amenities that the valley has to offer as well as providing cafés, bars, cycle hire, wellness facilities and a boutique hotel that will be suitable as a destination for both residents and the public.

- KEY:
-  Key Road Links
 -  Consented and partially constructed Ayr Avenue
 -  Consented and partially constructed shared pedestrian and cycle trail



01.05 Contextual Character

Site Context

Given the valley topography, the site is inward focussed towards the natural and scenic values of the immediate site - notably Mill Creek, the waterfall, and the steep sloping banks containing the site to the east and west.

The proposal has the opportunity to rejuvenate and enhance the valley, encouraging and enabling residents and visitors alike to experience this unique setting.



- 01 Travelling along Mill Creek
- 02 View from South up Valley
- 03 Mill Creek Looking South
- 04 View from Waterfall looking South
- 05 Approach to Waterfall & Dell; looking towards Millbrook
- 06 Arrival From Ayrburn