

NORTHLAKE INVESTMENTS LIMITED

Proposed Plan Change at Northlake, Wanaka

Assessment of Effects on the Environment

3 February 2022

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



1. Introduction

Northlake Investments Limited (**NIL**) requests a change (the **Change**) to the Queenstown Lakes District Council's (**QLDC**) operative Queenstown Lakes District Plan (**ODP**), for a portion of land within the Northlake Special Zone (**NSZ**) (the **Site**). In requesting this plan change the Requestor is required, pursuant to Clause 22 of the Schedule 1 to the Resource Management Act 1991 (the **Act**), to assess the effects of the activities enabled by the Change on the environment.

The assessment of effects on the environment of the requested plan change at the Site is set out in this document. It addresses Clauses 6 (information required in assessment of environmental effects); and 7 (matters that must be addressed by assessment of environmental effects) of Schedule 4 of the First Schedule to the Act.

The following categories of effects on the environment are addressed in this assessment:

- Effects in relation to urban land supply and growth;
- Effects in relation to traffic;
- Effects in relation to infrastructural services;
- Effects in relation to council reserves;
- Effects in relation to geotechnical conditions and natural hazards;
- Effects in relation to soil contamination;
- Effects on cultural, archaeological and heritage values;
- Effects on ecological values;
- Effects on landscape character and visual amenity values;
- Effects on surrounding land owners;
- Positive effects.

The assessment takes into account and summarises the detailed technical reports prepared by experts in the relevant disciplines. The technical reports are an integral part of this Request. The environmental discipline, report author and document number are set out in the following table:

Document No.	Assessment Discipline	Document name, author, company,	Date
DOCUMENT 5	Landscape Assessment	<i>Landscape Assessment Report</i> Patch Landscape Architects (Steve Skelton)	20 January 2022
DOCUMENT 6	Transport Assessment	<i>Transportation Assessment</i> Carriageway Consulting (Andy Carr)	2 February 2022
DOCUMENT 7	Infrastructure Report	<i>Infrastructure Report</i> Paterson Pitts Group (Alex Todd)	3 February 2022

Other technical reports prepared for prior District Plan processes involving the NSZ are also referenced and relied on in this assessment.

2. Effects on Urban Land Supply and Growth

The Change responds to the projected demand for additional residential capacity in Wanaka as identified as a desired outcome of the Queenstown Lakes Spatial Plan¹ (**Spatial Plan**).

According to the Spatial Plan statistics, the average day population (residents) in the Upper Clutha is projected to increase from approximately 13,500 in 2021 to 28,500 in 2051. Projected growth in residents translates to demand for additional land for new dwellings in the district.

The Change will provide for additional residential development within an existing urban environment that has been zoned for residential activity and located within the Urban Growth Boundary (**UGB**). The Change will enable around 60 – 65 new suburban residential sections for the market.

The Change will therefore have positive effects on the environment in relation to urban land supply and population growth. On balance of the benefits and costs, the additional residential development enabled by the Change will maintain strong levels of growth and direct this growth to where it can be accommodated efficiently, linked to existing roading and infrastructure, and with acceptable effects on landscape values.

3. Effects in relation to traffic

The Transport Assessment (**DOCUMENT 6**) prepared by Carriageway Consulting addresses the transportation issues associated with the Plan Change. The key conclusions in relation to transportation are:

- (a) There are three potential routes between Northlake and Aubrey Road – Northburn Road, Mount Linton Avenue and Outlet Road;
- (b) Northburn Road will be the preferred route for traffic associated with the plan change area;
- (c) The extent of increase in traffic arising from the plan change is limited and can be accommodated by the existing road configuration as it equates to an increase of 1 additional vehicle every minute on Northburn Road in the peak hours;
- (d) The Aubrey Road / Northburn Road intersection has sufficient capacity to accommodate the increase in traffic;
- (e) The existing / consented road network within Northlake is able to accommodate the increase in traffic;
- (f) The Change can be supported from a traffic and transportation perspective;
- (g) The Change will enable road access to Sticky Forest;

Overall, the Change can be supported from a traffic and transportation perspective and there are no adverse effects that will arise on the environment in relation to traffic and transportation matters.

4. Effects in relation to infrastructural services

¹ The Queenstown Lakes Spatial Plan, dated July 2021

The Infrastructure Report (**DOCUMENT 7**) prepared by Paterson Pitts Group addresses stormwater, wastewater, water supply and network utility services (electricity & telecommunications) in relation to the area subject to the Change.

Stormwater from the area will be treated with a combination of road-side catch pits and storage and settlement in the detention pond. The stormwater management concept demonstrates how stormwater is accommodated within the site and connects to the downstream primary reticulated network and secondary overland flow paths. This represents a feasible solution to stormwater management with additional design work to be completed as part of the detailed design at subdivision stage.

A wastewater modelling report has been requested from QLDC by NIL, however this is yet to be completed. Based on the proposed NSZ yield, which is less than was originally forecast when Plan Change 45 was approved, it is anticipated that the wastewater modelling report will indicate that the existing network has capacity for the additional residential development provide for by the Change. If the modelling reveals capacity issues, there are options available to facilitate the area such as a pump station that can act as a buffer and only add wastewater flows to the downstream network at non-peak times.

The area will receive sufficient potable water flows and pressures meeting QLDC's Level of Service. Further detail surrounding hydraulic modelling, the extent and size of the proposed reticulation will be detailed at Engineering Approval stage.

Electricity and telecommunications supplies are confirmed.

In summary, the expansion of residential development in the NSZ is able to be serviced by infrastructure and no adverse effects will arise in relation to the infrastructure services.

5. Effects in relation to council reserves

The QLDC Development Contribution Policy states the following:

3.6.3. *The reserve land contribution for each dwelling equivalent across the Wanaka area has been assessed at 17.5m². This consists of 17.5m² Local & Community Park (charged as a cash or land contribution).*

The most recent Development Contribution Notice is dated 11 March 2021 and relates to RM200711 / Stage 14 of Northlake. This notice confirms that Northlake has a credit of 594.23 Dwelling Equivalents (**DE**) available to Northlake for further Reserve Land development. The future stages of Northlake, including the proposed Change, equate to approximately 300 DE and therefore no additional reserves will be required to be provided as part of the future development of Activity Area B6.

Significant reserve land is therefore available within Northlake, and the Change will not require any additional reserve land, nor will it result in any adverse effects on Council reserves.

6. Effects in relation to geotechnical conditions and natural hazards

Tonkin and Taylor prepared a Natural Hazards Report² for Plan Change 45³. This report identified no geological hazards that would prevent PC45 from proceeding.

² *Natural Hazards Report Northlake Plan Change*, 11 February 2013, prepared by Tonkin and Taylor

³ PC45 proposed the re-zoning of 223ha of land to the north of Aubrey Road and in the vicinity of Outlet Road from a mix of Rural General and Rural Residential zoning to the Northlake Special Zone.

Further, a Geotechnical Assessment⁴ was prepared by Geosolve for the resource consent applications (RM200167 and RM200796) for the bulk earthworks that have been undertaken across the site subject to the Change. The earthworks have been carried out in accordance with the recommendations.

In summary, the land is geotechnically suitable to accommodate Activity Area B6 as proposed in the Change.

7. Effects in relation to soil contamination

A contaminated land investigation was undertaken by Davis Consulting for the then proposed NSZ during the PC45 process⁵. The scope of that investigation included the area subject to the Change, and the report does not identify any contamination problems.

Based on a review of Council records, the land subject to the Change is not a Hazardous Activities and Industries List (**HAIL**) site and the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* do not apply.

Further, the earthworks approved under RM200167 and RM200796 have been completed and have not discovered any contaminated soils.

8. Effects on cultural, archaeological and heritage values

As previously discussed, bulk earthworks have been undertaken on the area of the Change and all earthworks associated with the Change area (with the exception of trenching and road formation) are now completed. There are no archaeological values recorded on the site, and no archaeological remains were discovered during the earthwork's phases.

There are no heritage values existing on the Site and therefore the Change will not result in any effects on heritage.

9. Effects on ecological values

There are no existing ecological values within the Change area. The area has been subject to bulk earthworks under RM200167 and RM200796 that are completed. The Change will not result in any adverse ecological effects.

10. Effects on landscape character and visual amenity values

The Landscape Assessment (**DOCUMENT 5**) prepared by Patch Landscape Architects addresses the landscape and visual effects associated with the Plan Change. The key conclusions from that assessment are:

- (a) The proposed Activity Area will not be visible from Aubrey Road west of Outlet Road;

⁴ *Geotechnical Assessment*, 11 March 2020, prepared by Geosolve

⁵ *Northlake Subdivision, Preliminary and Detailed Site Investigation*, April 2016, prepared by Davis Consulting Group (now trading as E3 Scientific)

- (b) The proposed Activity Area will not be visible from Deans Bank, the Clutha River, the Clutha River Outlet, Albert Town, State Highway 6 and other land to the north and east;
- (c) The northern portion of the Change area may be visible from some distant urban areas in Wanaka, including Anderson Road;
- (d) From the southern urban viewpoints the Change will result in very low adverse visual effects;
- (e) The proposed Activity Area will be visible from elevated, south and west facing parts of Mount Iron and Little Mount Iron including some properties within Hidden Hills;
- (f) The Change will result in a low adverse visual effect from private properties in Hidden Hills;
- (g) Where future development within the proposed Activity Area is visible, it will not appear as a significant deviation from the type of urban development in the area, rather a small extension to the existing urban areas of the NSZ;
- (h) At its closest, the Mount Iron track is 1.6km from the site and most of Wanaka's urban areas are visible from the track. The visual amenity from the Mount Iron track will be not be adversely affected given Northlake is not significant in the context of the wider visible landscape;
- (i) The Change will not result in any adverse visual effects from public or private viewpoints to the west of the Change area;
- (j) The Change will result in some reduction in the landscape's open character, however this reduction will form part of a cohesive urban edge to the lower lying western parts of Northlake;
- (k) Urban development will be well contained within the landform and the natural open character of the NSZs rolling hills will largely be retained;
- (l) The rolling hills in Activity Area E1 will continue to function as a large open character element within a frame of urban areas and the visual values of the hills will be retained;
- (m) The Clutha River Outstanding Natural Feature (**ONF**) boundary is approximately 150m to the north of, and physically separate from, the Change area, therefore the Change will not result in adverse effects on the natural or open character of the nearby ONF.

Overall, the Change will not adversely affect the visual amenity and landscape character values of the Site and surrounding landscape.

11. Effects on surrounding land

The surrounding land includes:

- The Allenby Farms Limited land, to the south of the Change area;
- Sticky Forest, to the west; and
- The remaining NIL land which surrounds the site (Activity Area E1 to the north and Activity Area B2 to the east).

The effects on these land uses are assessed as follows.

Allenby Farms Limited land

The Allenby land is located in the southwest corner of the NSZ. For the most part it is within Activity Area B1, with small portions within Activity Area E4 and Tree Protection Area 1 and 2.

Resource consent RM180502 approved an Outline Development Plan for a 354-lot residential subdivision with access through the Northlake Development.

The Change will not affect any of the Allenby land as:

- the additional urban residential development will be consistent with that density in Activity Area B1;
- Most of the land within the Change area immediately adjacent to the Allenby Farms land is already within Activity Area B2.

In addition, 2 new Required Road Links to provide access to the land will be created, thereby improving connectivity to the Allenby land.

No adverse effects on the amenity values of residents within the Allenby Farm area will arise from the Change.

Sticky Forest

One of the purposes of the Plan Change is to provide legal access and an infrastructure services corridor to Sticky Forest, as required by Condition 47 of the Fast-Track Consent for the Northbrook Retirement Village⁶. The Change will result in the identification of a 'Required Road Link' on the Northlake Structure Plan that connects to the eastern side of Sticky Forest and provides a 'legal corridor' that enables the servicing of Sticky Forest. The identification of this link means that any future subdivision within proposed Activity Area B6 will be required to provide legal vehicle and servicing access to Sticky Forest.

The provision of a legal access and servicing corridor to Sticky Forest contributes to unlocking the potential of Sticky Forest for some urban development.

NIL land

The effects of the Change on the surrounding NIL land relate to traffic and landscape effects arising from additional residential development in the northwest part of the NSZ. These are discussed in detail above and within the relevant reports ([DOCUMENT 5](#) and [DOCUMENT 6](#)).

Given the development enabled by the existing Structure Plan, including within the Allenby Farm land as discussed above, the additional area for development promoted by this Change will not have any perceptible adverse effects on other residents within the NSZ, taking into account privacy, noise, traffic, outlook and visual amenities. As discussed in [DOCUMENT 6](#) the increase in traffic arising from the Change equates to an increase of 1 additional vehicle every minute in the peak hours, this will have a less than minor effect on the wider NSZ.

Summary

Overall, the Change will not adversely affect any existing or future surrounding land uses.

⁶ Decision of the Expert Consenting Panel (under cl 37 of Schedule 6 of the Fast Track Consenting Act 2020) for the Northbrook Wanaka Retirement Village, decision dated 4 August 2021

12. Positive effects

The proposed Change will have the following positive effects on the environment:

- (a) The expansion of land area available in contributing to meeting current and future residential land needs for a range of demographics;
- (b) Additional supply of residential land, with likely consequential positive impacts on housing affordability;
- (c) The provision of legal access and an infrastructure corridor to service Sticky Forest, and opening the potential of Sticky Forest for contributing to residential land needs.

13. Summary and conclusions

The foregoing assessment is summarised as follows:

- (a) The Change will provide for urban residential expansion within the NSZ to contribute to increased supply;
- (b) The Change will enable access and an infrastructure corridor to service the currently landlocked Sticky Forest;
- (c) No adverse effects will arise on the environment in relation to traffic and transportation related matters;
- (d) The expansion of residential development in the NSZ is able to be serviced by infrastructure and no adverse effects will arise in relation to infrastructural services;
- (e) There are no geotechnical, natural hazard or contaminated soil related adverse effects and the subject area of land is suitable for residential development;
- (f) There are no ecological values on the Site that will be adversely affected;
- (g) The Change will not adversely affect the visual amenity and landscape character values of the site and surrounding landscape;
- (h) The Change will not adversely affect any existing or future surrounding land uses nor adversely impact the amenity of current and future residents within NSZ.

In summary, the proposed Change will have no significant adverse effects on the environment. Overall, the Change will result in positive effects on the environment.