

**DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**NOTIFICATION UNDER s95 AND DETERMINATION UNDER s104**

**RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	Orchard Road Holdings Limited
<b>RM reference:</b>	RM150804
<b>Application:</b>	Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision to consent to create 40 residential allotments, 2 local purpose reserves, 2 balance allotments and 1 lot to be dedicated as road.  Land use consent is also sought to undertake earthworks in association with the development.
<b>Location:</b>	Alpha Series, Meadowstone Drive, Wanaka
<b>Legal Description:</b>	Lot 3 Deposited Plan 449599 held in Computer Freehold Register 570191
<b>Zoning:</b>	Low Density Residential
<b>Activity Status:</b>	<b>Restricted Discretionary</b>
<b>Decision Date</b>	<b>5 April 2016</b>

**SUMMARY OF DECISIONS**

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a **non-notified** basis given the findings of Section 6.0 of this report. This decision is made by Quinn McIntyre, Team Leader Resource Consents, on 5 April 2016 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108 and Section 220 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Quinn McIntyre, Team Leader Resource Consents as delegate for the Council.

## 1. PROPOSAL AND SITE DESCRIPTION

Consent is sought to undertake a subdivision to create 40 residential allotments, 2 local purpose reserves, 2 balance allotments and 1 lot to be dedicated as road. Land use consent is also sought to undertake earthworks in association with the development in order to trench to provide the required servicing, minor finishing works to berms and batters as well as earthworks to enable the construction of road pavement.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Sections 2 and 3 of the report entitled '*Assessment of Effects on the Environment Meadowstone Alpha Series Stage 1 Subdivision*', prepared by Alison Devlin of Orchard Road Holdings, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted in part for the purpose of this report, with the following additional information:

The subject site is located directly adjacent to the headwaters of the Bullock Creek, which flows through the Wanaka town centre and out into Lake Wanaka to the north-east.

## 2. ACTIVITY STATUS

### 2.1 THE DISTRICT PLAN

The subject site is zoned Low Density Residential and the proposed activity requires resource consent for the following reasons:

#### Subdivision

- A **controlled** activity resource consent pursuant to Rule 15.2.3.2 which states except where specified as a Discretionary or Non-complying Activity, any subdivision or development in any zone which complies with all of the Site and Zone Standards shall be a Controlled Activity. Council's control is with respect to:
  - Lot sizes, averages and dimensions
  - Subdivision design
  - Property access
  - Esplanade Provision
  - Natural and other hazards
  - Water supply, storm water, sewage treatment and disposal, energy supply and telecommunications
  - Open space and recreation
  - Easements

#### Land Use

- A **restricted discretionary** activity pursuant to Rule 22.3.2.3(a) as the proposal breaches site standard 22.3.3(i) in regard to the maximum volume of earthworks for the zone, which is 300m<sup>3</sup> in a 12 month period. It is proposed to undertake 14,000 m<sup>3</sup> of earthworks. Council's discretion is restricted to this matter.

Overall, the application is considered to be a **restricted discretionary** activity.

### 2.2 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

Based on the applicant's review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

### 3. SECTION 95A NOTIFICATION

The applicant has not requested public notification of the application (s95A(2)(b)).

No rule or national environmental standard requires or precludes public notification of the application (s95A(2)(c)).

The consent authority is not deciding to publicly notify the application using its discretion under s95A(1) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)).

An assessment in this respect follows.

### 4. ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)

#### 4.1 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95D)

A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*

B: *The activity is a **restricted discretionary** activity, so that adverse effects which do not relate to a matter of **discretion** have been disregarded (s95D(c)).*

C: *Trade competition and the effects of trade competition (s95D(d)).*

#### 4.2 ASSESSMENT: EFFECTS ON THE ENVIRONMENT

Taking into account section 4.1 above, the following assessment determines whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

The relevant assessment matters are found in Sections 15 and 22 of the District Plan and have been taken into considered in the assessment below.

##### Lot Sizes and Subdivision Design

Assessment Matter 15.2.7.3 directs Council to have regard to the relationship and size of the lots in terms of solar advantage, the provision for and safety of pedestrian access and the relationship of these to reserves, the provision for and safety and practicality of open stormwater channels and wetland areas, and the degree to which the proposed development will affect views or dominate neighbouring properties.

Consultant Urban Designer Edward Jolly assessed the proposal in relation to urban design (Attached as Appendix 3). Mr Jolly considers that the proposed allotments sizes are consistent with the intent of the residential zoning. Mr Jolly considers that the lots have good solar aspect.

Mr Jolly has identified that the proposed Right of Way B does not connect through to the proposed Road 5. However, it is noted that the terrain in this location is steep and a road connection would not be feasible. Further, a pedestrian connection would be expensive and difficult for Council to maintain. In addition, the dwellings in this location will likely be facing out towards the reserve, providing passive surveillance of the reserve area and Right of Way B. Given these factors it is considered a connection between Roads 3 and 5 is not feasible in this location and therefore effects in relation to connectivity will be less than minor.

Given the above, any adverse effects in terms of character as a result of the proposed design and layout of the development are considered to be less than minor.

Any of the lots that exceed 900m<sup>2</sup> could potentially provide for residential units at a density of 1 per 450m<sup>2</sup> net area (Site Standard 7.5.5.3.iii *Site Density*). However, this level of infill is anticipated in the Low Density Residential Zone and provides opportunities for lot owners in the future.

It is proposed to use the north-eastern corner of the site as an open stormwater channel and constructed wetland area. Given that reticulated stormwater disposal is not available for the proposed development, it is considered that this design is appropriate and will provide a green buffer between the existing residential development to the north of the subject site and the proposed development.

Residential development to this density is anticipated in the Low Density Residential and therefore it is considered that some changes to the views experienced by the existing residential development adjacent to the subject site are therefore also considered to be anticipated. Effects on views on Lake Wanaka and Mount Aspiring from the existing residential development to the south will be minimised by the natural slope of the site to the north and the earthworks approved by Resource Consent RM150483.

The applicant intends to undertake simple tree planting within the streetscape. The trees are in keeping with some of the tree planting within Meadowstone Drive. The proposed streetscape trees and lighting will provide an element of consistency with the existing development of Meadowstone. It is considered that the level of consistency will ensure that any adverse effects in terms of the streetscape would be no more than minor.

The use of rear sites can reduce connection to the streetscape for the rear lots. Whilst the proposed layout does include some rear sites the applicant has provided a layout that responds to the topographical constraints present at this site.

### **Property Access**

Assessment Matter 15.2.8.3 directs Council to have regard to the safe and efficient functioning of the road network, the effect of any new intersections, the provision of Council's Code of Practice, the account taken of safe, pleasant and efficient pedestrian movements, provision of space for cyclists, amenity values on the street and opportunities for tree planting to enhance the character and amenity of the neighbourhood, pedestrian access to facilities, street lighting, names, and the provision for future roads to serve surrounding land.

Ms Overton has assessed the proposal with regard to property access and roading. Ms Overton's assessment is considered comprehensive and adopted for the purpose of this report (attached as Appendix 4).

The main road connection to the proposed development is a new road that is proposed to connect Meadowstone Drive with West Meadows Drive. Road 3 is proposed to encircle the proposed open space area and have one connection into Road 2.

Footpaths are to be provided along the roads within the development. In addition, a pedestrian link has been provided from Road 2 to the open space along the northern boundary of the site. Ms Overton has recommended a condition requiring the extension of the footpath along Road 2. This is considered sufficient in order to ensure pedestrian access is adequate.

An agreement in principle has been undertaken by the applicant and Council Parks and Reserves for the vesting of the reserves, open spaces and walking tracks. Council's Parks and Reserves Planning Manager Mr Stephen Quin is satisfied that the proposed reserves can be appropriately maintained and managed by Council and has recommended conditions in relation to the formation and maintenance period for the proposed reserves. Subject to the recommended condition any adverse effects in terms of the vesting of the walking track would be less than minor.

Ms Overton has recommended a condition requiring that at the time of subdivision, lots 13-15, 18, 25, 27 and 34 are provided with vehicle crossings that meet Council standards. All other lots shall be required to have access installed at the time a dwelling is constructed on the site. Subject to the recommended conditions it is considered that any adverse effects in terms of access to the allotments would be less than minor.

Although the proposed roads do not meet Councils' required width of 15m, Ms Overton has assessed the proposed roads and determined that the 10m legal width is acceptable. Ms Overton has also recommended conditions in relation to the formation of footpaths along Road 2 and the formation of all roads and intersections in accordance with Council's standards.

Ms Overton has identified that Right of Way E is required to have a formed width of 5m rather than 3.6m as proposed. Therefore Ms Overton has recommended a condition requiring the formation of the Right of Way to 5m. Ms Overton is satisfied that the proposed legal and formed width of Right of Way F is appropriate.

Overall, it is considered the proposed roading network is sufficient and any adverse effects on the environment in terms of property access will be less than minor.

### **Natural and Other Hazards**

Assessment Matter 15.2.10.4 directs Council to have regard to the likelihood of the proposed lots and infrastructure being subject to the effects of natural hazards, any potential adverse effects on adjoining properties caused by the proposed subdivision, and any need for conditions to avoid or mitigate potential damage or danger from hazards..

Ms Overton has assessed the proposal with regard to hazards and is satisfied with the recommendations made in the Geotechnical report. Ms. Overton has identified that all ground water monitoring has been undertaken during the summer and has therefore recommended conditions requiring further monitoring of ground water levels (i.e. depth of the water table).

### **Services**

Ms Overton has assessed the proposal with regard to servicing and determined water, wastewater, firefighting, electricity and telecommunication services are available for all of the proposed allotments. Ms. Overton has recommended conditions requiring that each lot is provided with the appropriate connection.

### *Stormwater*

Assessment Matter 15.2.12.3 directs Council to have regard the adequacy of the proposed means of collecting and disposing of stormwater, any adverse effects on or from adjoining properties, Council's Code of Practice, the adequacy of any means for screening out contaminants, any need for a local purpose reserve to be set aside and vested in the Council, and any regard to conditions relating to the ongoing maintenance of the system.

The applicant has proposed to discharge stormwater on the north-eastern corner of the site through storage systems and constructed wetlands to remove any contaminants of concern from the stormwater run off. It is noted that the applicant has received confirmation from Council's infrastructure team that reticulated stormwater disposal is not available at this location.

Consultant Senior Hydraulic Engineer Franciscus Maas has assessed the proposal in relation to the stormwater design for the proposed subdivision (Attached as Appendix 5). Initially, Mr Maas raised concerns in relation to the proposed design in regards to the existing water table, climate change and the proposed gradient of the stormwater trench. The majority of these concerns have since been resolved by the applicant. Mr Maas is now satisfied the proposed stormwater disposal system is feasible but remains concerned about the groundwater levels. Ms Overton has determined that an engineering solution is feasible and has therefore recommended conditions requiring that the winter and spring ground water levels be determined around test pit 5 of the Geosolve Report prior to the final stormwater system design being submitted to Council for review. Ms Overton has also recommended a condition requiring that, should ground water levels be found to be a problem, the stormwater system design be amended accordingly. Ms Overton's recommendations are accepted and the conditions have been included.

Consultant ecologist Dr Greg Ryder of Ryder Consulting has assessed the proposed stormwater design in relation to its ability to avoid degradation of the water quality of Bullock Creek. Dr Ryder's assessment is considered to be comprehensive and adopted for the purpose of this report (Attached as Appendix 6). Dr Ryder considers that the proposed design will enable the appropriate retention of sediment and associated contaminants. Dr Ryder has recommended the inclusion of additional aquatic plant species and that the 'dead' storage area be carefully designed and maintained to ensure that the water is adequately filtered before discharge into the creek. In response, the applicant has proposed to plant *Juncus* species and to design and maintain the system as per Dr Ryder's recommendations. Dr Ryder is satisfied that the proposed stormwater system is appropriate in principle and that the contaminants leaching into the Bullock Creek from the subdivision will be no greater than the contaminants entering the stream from development further downstream. Dr Ryder has recommended conditions be imposed requiring that the proposed development not alter the flow of the Bullock Creek and that water quality be monitored at the boundary of the subject site to ensure the wetland is functioning as designed. Subject to this recommended conditions, Dr Ryder is satisfied that the proposed stormwater system will not affect the ecology or functioning of the Bullock Creek. Ms Overton has accepted Dr Ryder's recommendations and included his recommended conditions.

Ms Overton has assessed the findings of the above reports and is satisfied that, subject to their recommendations, the proposed stormwater design is feasible and the system can be engineered to ensure post development discharge is less than pre development discharge and that water quality will not be inappropriately adversely affected. Ms Overton accepts Dr Ryder's opinion that the proposed design will be appropriate and will not affect Bullock Creek. As is discussed above, Ms Overton has imposed conditions requiring that the consent holder submit data in relation to the winter and spring ground water levels along with the submission of the final engineering design of the proposed stormwater system. Further, Ms Overton has imposed conditions requiring that if the ground water levels are higher than the applicant anticipates, the stormwater design be amended accordingly.

In addition it is noted that there are springs on the subject site, the flow of which will be diverted into the stormwater reticulation system. Consultation has been undertaken in this regard with the Otago Regional Council (ORC). In correspondence with the applicant (attached as Appendix 7), the ORC has stated the following:

- '1. The small marsh/boggy area where groundwater flow reaches the surface is not listed as a named wetland and or surface watercourse. You have identified that this wet area does not constitute a surface watercourse as it has no connection with any surface body downstream and has no values associated with a watercourse. In the absence of any other information Council will not dispute this position.*
- 2. If the area is determined to not be a watercourse the rules with respect to disturbing the area are covered by the QLDC District Plan. i.e the Regional Plan: Water does not apply.*
- 3. Council understands that in the future your intention is to potentially pipe this water away from this location to be discharged in Bullock Creek or adjacent to.*

*In regard to the future piping/alteration of natural flow of any water from this site - Council does require that you consider the rules pertaining to the diversion of groundwater and or the discharge of water to water. In both cases Council has permitted activity rules which, if you can comply with no consent is required.'*

The applicant has subsequently stated in writing that they will comply with the permitted activity rules stipulated by the ORC. Given the above correspondence with the ORC, it is considered that consent is not required to divert the springs onsite into the stormwater system as the applicant has confirmed the proposed diversion of ground or surface water complies with the permitted rules in the Otago Region: Water Plan.

Given the proposed conditions of consent, overall, it is considered that, given the above, adverse effects in relation to servicing will be less than minor.

## **Open Space and Recreation**

Assessment Matter 15.2.16.2 directs Council to have regard to the consistency of the proposed open space and recreation areas with the objectives and policies of the plan. Council's Parks & Reserves Planning Manager Stephen Quin has assessed the proposed reserves and open space areas. Mr. Quin has determined that the proposed reserves are appropriate and recommended conditions of consent.

In addition it is noted that one reserve, that along the northern boundary of the site, will be used for the purpose of disposing of stormwater. As such, it is necessary that the swales be vegetated and maintained in order to ensure that system function effectively. However, grass has been identified as difficult to maintain on steeper slopes. The applicant has therefore proposed to plant tussock which will serve the purpose required and not require the same level of maintenance. Conditions have been imposed to ensure the swales are vegetated and maintained as required. This is considered efficient to manage effects in relation to the proposed reserves.

Overall adverse effects in relation to open space and recreation will be less than minor.

## **Earthworks**

Earthworks are required in order to form the service trenches for the proposed development.

The assessment matters found in Section 22.4 direct Council to have regard to the nature and scale of the proposed earthworks, environmental protection measures, including sediment, erosion and dust control measures, land stability and flooding, water bodies, and impacts on Sites of Cultural Heritage Value. These have been taken into consideration in the following assessment.

Ms Overton has assessed the application with regard to earthworks and determined the proposed earthworks are feasible and has recommended a condition of consent requiring that the site management plan be updated to address the proposed additional earthworks in relation to the stormwater disposal system. This is considered adequate to address adverse effects in relation to earthworks.

Overall, it is considered that adverse effects resulting from the proposed earthworks will be less than minor.

### **4.3 DECISION: EFFECTS ON THE ENVIRONMENT (s95A(2))**

Overall the proposed activity is not likely to have adverse effects on the environment that are more than minor.

### **4.4 DECISION: SPECIAL CIRCUMSTANCES (s95A(4))**

Section 95A(4) gives Council the ability to notify an application if special circumstances exist. Special circumstances are considered to be circumstances that are unusual or exceptional, but may be less than extraordinary or unique.

The proposed subdivision is of a similar size to other consented development in the surrounding environment. Although the location of the proposed development directly adjacent to the headwaters of Bullock Creek could be considered unusual, it is considered that subject to the recommended conditions of consent, the stormwater system has been designed in order to ensure the residual adverse effects of the proposed activity on water quality or the flow of Bullock Creek are not inappropriate.

Given these factors, in this instance it is considered that special circumstances do not exist.

## 5.0 EFFECTS ON PERSONS

Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. Section 95E requires that a person is an affected person if the adverse effects of the activity on the person are minor or more than minor (but not less than minor).

### 5.1 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95E)

- A: *The activity is a **restricted discretionary** activity, so that adverse effects which do not relate to a matter of **discretion** have been disregarded (s95E(2)(b)).*
- B: *The persons outlined in section 4.1 above have provided their **written approval** and as such these persons are not affected parties (s95E(3)(a)).*

### 5.2 ASSESSMENT: EFFECTS ON PERSONS

Taking into account section 5.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

There is established residential development to the north east and south-east of the subject site. The area to the west and south is largely undeveloped. The north-eastern corner of the site is adjacent to the 127 Stone Street, a site that relates to the headwaters of the Bullock Creek.

Fish and Game, the owner of 127 Stone Street to the north-east of the proposed development, has expressed concern regarding stormwater runoff into the Bullock Creek. However, as is discussed in the Section above, the proposal has been assessed by Dr Ryder. Dr Ryder is satisfied, subject to recommended conditions, that the proposed stormwater disposal system design will ensure that the water quality and flow of the Bullock Creek are not affected by the proposed development.

Overall, through the imposition of appropriate conditions recommended by Dr Ryder, it is considered that any adverse effects on 127 Stone Street will be less than minor.

The proposed subdivision will increase the density of development on the site. However, the proposal relates to the creation of residential sites that are of a size and dimension anticipated in this zone. The proposed servicing, reserves and roading is considered sufficient to service the new development.

While the proposed subdivision will be visible from neighbouring properties, the District plan enables the construction of one dwelling per 450m<sup>2</sup>. The proposed density of the subdivision will be less than when can occur as of right on the site and therefore effects in terms of shading, privacy, overlooking, dominance and views will be less than what could occur on the site as of right. Additionally, the topography of the land and the design of the development proposed will further mitigate any adverse effects in terms of amenity, dominance and privacy.

Overall, it is considered that adverse effects on amenity, privacy, views and dominance will be less than minor.

Overall any effects on persons are considered to be less than minor.

### 5.3 DECISION: EFFECTS ON PERSONS (s95B(1))

In terms of Section 95E of the RMA, no person is considered to be adversely affected.

## 6.0 OVERALL NOTIFICATION DETERMINATION

Given the decisions made above in sections 4.3, 4.4 and 5.3 the application is to be processed on a non-notified basis.



## **7.0 S104 ASSESSMENT**

### **7.1 EFFECTS (s104(1)(a))**

Actual and potential effects on the environment have been outlined in section 4 of this report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

### **7.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))**

The relevant objectives and policies are contained within:

- *Part 4 District Wide*
- *Part 7 Residential Areas*
- *Part 15 Subdivision and Development*
- *Part 22 Earthworks*

Attachment 1 of the Applicant's AEE includes a detailed assessment of Part 7, 14 and 15 of the District Plan. This is considered accurate and is therefore adopted for the purposes of this report.

The objectives and policies in Part 22 seek to enable earthworks that are part of development in a way that avoids or mitigates adverse effects on communities and the natural environment. It is considered that the proposed earthworks directly relate to the development of the subject site, and, as discussed above, any adverse effects from the proposed earthworks will be less than minor. Therefore it is considered that the proposed earthworks are in keeping with the Objectives of part 22 of the District Plan.

As this application is being considered and a decision made on it following the notification of the Proposed District Plan (PDP), the relevant objectives and policies of that Plan must also be considered. The PDP proposes to retain the zoning in this area as Low Density Residential, the relevant objectives of which relate to providing for low density residential living; ensuring the protection of amenity values while providing for subtle and low impact change; encouraging higher housing densities than typical in the zone provided it retains a low rise built form; and encouraging efficient development that utilises existing services and infrastructure.

The objectives and policies in the proposed subdivision chapter also apply to the proposed development, the relevant objectives of which relate to ensuring the creation of quality environments; ensuring subdivision design achieves benefits for the subdivider, residents and the community by providing a high level of amenity; recognising the potential of small scale and infill subdivision; and to ensuring the costs of services are met by the subdivider.

It is considered given the minimal extent to which the Proposed District Plan has been exposed to testing and independent decision-making, minimal weight will be given to these provisions at this stage. Notwithstanding, it is considered the proposal will not be contrary to the relevant objectives and policies of Parts 7, 14, 15 and 22 of the Operative District Plan or Chapters 7 and 27 of the Proposed District Plan.

Overall it is considered that the proposal is consistent with, and not contrary to the relevant objective and policies of the District Plan.

### **7.3 PART 2 OF THE RMA**

The proposal relates to the residential subdivision of a site that is zoned residential. Therefore it is considered an efficient use of a natural and physical resource whilst ensure adverse effects on the environment are avoided, remedied or mitigated as well as safeguarding the life supporting capacity of water. Further, the stormwater disposal system has been designed in such a way as to have regard to the protection of the trout habitat found within the Bullock Creek. Therefore, it is considered to be consistent with the purpose in Section 5 of the RMA 1991, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

#### 7.4 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

#### 8.0 OTHER MATTERS

##### *Local Government Act 2002: Development Contributions*

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to application under the RMA for certification pursuant to section 224(c).

Please contact the Council if you require a Development Contribution Estimate.

##### *Administrative Matters*

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a consent to build under the Building Act 2004. A consent under this Act must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the Resource Management Act 1991.

If you have any enquiries please contact Erin Stagg on phone (03) 441 0499 or email [erin.stagg@qldc.govt.nz](mailto:erin.stagg@qldc.govt.nz).

Report prepared by



Erin Stagg  
**PLANNER**

Decision made by



Quinn McIntyre  
**TEAM LEADER RESOURCE CONSENTS**

- APPENDIX 1** - Consent Conditions
- APPENDIX 2** - Applicant's AEE
- APPENDIX 3** - Urban Design Report
- APPENDIX 4** - Engineering Report
- APPENDIX 5** - Hydrology Report
- APPENDIX 6** - Ecology Report
- APPENDIX 7** - Correspondence with Otago Regional Council

## **APPENDIX 1 - CONSENT CONDITIONS**

### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

#### Paterson Pitts Group

- Overall 'Scheme Plan: Lots 1-40, 200-2001, 300-301 and 900 Being a Subdivision of Lot 3 RM XXXXXX' Job No W4449-022 Sheet 100 Rev 0 dated 04/09/2015
- Detail 'Scheme Plan: Lots 1-40, 200-201, 300-301 and 900 Being a subdivision of Lot 3 RM XXXXXX' Job No W4449-022 Sheet 101 Rev 1 dated 28/01/2016
- 'Scheme Plan: Typical Road Cross Sections' Job No W4449-022 Sheet 102 Rev 1' dated 25/11/2015
- 'Road Longsections' Job No W4449-022 Sheet 104 Rev 0 dated 25/11/2015
- 'Stormwater Channel Design detail: Long Sections & Typical Cross Section' Job no W4449-016 Sheet 101 Rev 3 dated 12/2/2016
- 'Stormwater Channel Design Detail Overview Plan' Job No W4449-016 Sheet 100 Rev 2'
- 'Proposed Landscape Plan' Job No W4449-022 Sheet 103 Rev 3 dated 01/02/2016

#### Riley Consultants Ltd

- 'Alpha Series – Indicative Wetland Cross Sections Dec 2015' Section B –B

#### Nichols Group

- 'Landscape Concept Plan'

**stamped as approved on 24 March 2016**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

### Engineering

#### **General**

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

*Note: The current standards are available on Council's website via the following link:*  
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

## Earthworks

### ***To be completed prior to the commencement of any works on-site***

4. Prior to commencing works within the road reserve of Meadowstone Drive, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council and in accordance with the site management plan submitted for condition 19e). These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
6. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the GeoSolve Ltd report (dated October 2014, GeoSolve Ref: 140376) and who shall supervise the excavation and fill procedure and ensure compliance with the recommendations of this report. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.

### ***To be monitored throughout earthworks***

7. No permanent batter slope within the site shall be formed at a gradient that exceeds 1:1.
8. The earthworks, and site management shall be undertaken in accordance with the recommendations of the report by GeoSolve Ltd (dated October 2014, GeoSolve Ref: 140376) in so far as these recommendations are applicable to this stage of the subdivision.
9. All earthworks shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in section 2 of the Queenstown Lakes District Land Development and Subdivision Code of Practice including the issue of a schedule 2A certificate as described in condition 12. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.
10. Temporary retention systems shall be installed wherever necessary immediately following excavation to avoid any possible erosion or instability.
11. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
12. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the works required for the formation of the intersection with Meadowstone Drive.

***On completion of earthworks***

13. In the event that the schedule 2A certificate issued under condition 8 contains limitations or remedial works required then a consent notice shall be registered on the relevant Computer Freehold Registers. The consent notice condition shall read; "Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design and/or earthworks in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building.

A consent notice condition shall be registered on the relevant Computer Freehold Registers for any lot in respect of which the Schedule 2A statement indicates that building construction would only be suitable if certain mitigation measures and/or remedial works were carried out at the time of construction. The consent notice condition shall require that, prior to any construction work (other than work associated with geotechnical investigation), the owner of such a lot shall submit, to council for certification, plans prepared by a suitably qualified engineer detailing the proposed mitigation measures and/or remedial works AND require the owner to implement all such measures prior to occupation of any building.

14. On completion of the earthworks, the consent holder shall complete the following:
- a) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
  - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

**Hours of Operation – Earthworks**

15. Hours of operation for earthworks, shall be:
- Monday to Saturday (inclusive): 7.30am to 6.00pm.
  - Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 7.30am. All activity on the site is to cease by 6.00pm.

**Trees of significance**

16. No machinery is to be driven, or construction and equipment material stored on the open ground around the tree/s.
17. Any fibrous roots exposed during excavation are to be dampened down and shaded from direct sunlight.

**Subdivision*****To be completed prior to the commencement of any works on-site***

18. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
19. Prior to commencing works within the Meadowstone Road road reserve, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

20. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition 3, to detail the following engineering works required:
- a) The provision of a water supply to Lots 1 - 40 in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve. The costs of the connections shall be borne by the consent holder.
  - b) The provision of a foul sewer connection from Lots 1 - 40 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder.
  - c) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within Lots 1 to 40, in accordance with Council's standards and connection policy. This shall include:
    - i) A reticulated primary system to collect and dispose of stormwater from all potential impervious areas within each lot. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot; and
      - (1) The stormwater channel and Triton arches be installed in accordance with the manufacturers specification.
      - (2) Full engineering details, including design calculations and drawings of the proposed stormwater infrastructure servicing the development. This shall include the following information for the stormwater soakage devices;
        - (a) Pre development ground water quality details immediately downstream (or at the boundary) of the soakage devices shall be sampled and analyzed on three separate occasions, no closer than one month apart, prior to the commissioning the Alpha Series subdivision stormwater collection and disposal system and those details submitted to Council. The parameters to be analysed shall include concentrations of:
          - (i) *Total Petroleum Hydrocarbons;*
          - (ii) *Zinc (both solid and dissolved forms);*
          - (iii) *Copper (both solid and dissolved forms);*
          - (iv) *E. coli;*
          - (v) *Nitrate-Nitrogen and Total Nitrogen;*
          - (vi) *Dissolved Reactive Phosphorus and Total Phosphorus.*

The water quality testing required under condition 19.c.i.2.a shall not prevent the submission of engineering designs to Council nor the processing and subsequent acceptance of these designs.

- (b) Evidence shall be provided to show that the ground level at TP5 (Geo Solve Ltd report dated October 2014, GeoSolve Ref: 140376) is RL 301.3m and confirmation provided of how much the invert of the soakage device can be raised above the water level near the location of TP5 between chainages 150 and 160 on PPG drawing 4449-016 Sheet 101 to ensure soakage allows for post-development discharge rates to be less than pre-development discharge rates. Alternatively amended design details can be provided to cater for the measured ground water levels if not at RL 301.3m.
  - (c) Rate of soakage determined through a soakage test with an appropriate reduction factor (at least 0.5) applied to accommodate loss of performance over time;
  - (d) Capacity to accommodate the maximum potential impermeable area;
  - (e) Overland flow paths to accommodate flows in excess of the design storm;
  - (f) Confirmation that the soakage system design will not have an adverse effect on surrounding land and properties from land stability, seepage, or overland flow issues;
  - (g) Intended soakage system to be located above static groundwater level unless evidence provided to show this will not inappropriately affect intended performance;
  - (h) Pre-treatment device to minimise silt ingress may be required;
  - (i) Device to trap suspended contaminants in any above ground flow over soakage device channel (fully established vegetation or other sediment trap)
  - (j) Interception of hydrocarbons (as below);
  - (k) Details of access for maintenance.
- (3) A ground water quality monitoring programme prepared by a suitably qualified professional shall be submitted to Council for certification. The objective of this monitoring programme is to analyse ground water quality near the boundary of the site adjacent to the site to the northeast to the north. This shall include the following details:
- (a) Location for monitoring station and details of construction
  - (b) Parameters to be analysed, these shall include;
    - (i) *Total Petroleum Hydrocarbons;*
    - (ii) *Zinc (both solid and dissolved forms);*
    - (iii) *Copper (both solid and dissolved forms);*
    - (iv) *E. coli;*
    - (v) *Nitrate-Nitrogen and Total Nitrogen;*
    - (vi) *Dissolved Reactive Phosphorus and Total Phosphorus.*
  - (c) Monitoring frequency
  - (d) Ground water quality objectives
  - (e) Proposed time frame for monitoring process

- (4) A maintenance and operational manual for the stormwater soakage device that outlines adequate maintenance instructions and frequencies.
  - (5) Irrigation details of the wetland and forebay areas to ensure that they remain effective as wetland areas.
  - (6) Details of ongoing monitoring for water quality.
- ii) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation;
- d) The submission of operation and maintenance manuals for the wastewater pump station.
  - e) The 'Site Management plan' submitted for RM150483 shall be amended to include any necessary 'Site Management' details for the works proposed for the formation of the stormwater disposal systems and other earthworks proposed.
  - f) The provision of fire hydrants with adequate pressure and flow to service the development with a minimum Class FW2 firefighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008(or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
  - g) The provision of a sealed vehicle crossing that shall be constructed to Lots 13 - 15, 18, 25, 27, 33 and 34 to Council's standards.
  - h) The provision of road lighting in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
  - i) The formation of roads 1, 2, 3A and 3B, and access ways 'A' and 'B' in accordance with Council's standards, except where specified below. This shall include:
    - i) Roads 1 and Road 2 have a target operating speed of 40 km/hr and shall be designed and formed in accordance with NZS4404:2010, Table 3.2 "Suburban, Live and Play, Primary Access to housing up to 200 du", Figure E12
    - ii) The carriageway within access way 'B' shall be formed to 5m in width.
    - iii) The provision for stormwater disposal.
  - j) All intersections shall be formed in accordance with the latest Austroads intersection design guides. The designs shall be subject to review and approval by Council with any associated costs met by the consent holder.
  - k) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.



- l) The provision of a Design Certificate submitted by a suitably qualified design professional for the Wastewater Pump Station required for effective wastewater reticulation. The certificates shall be in the format of IPENZ Producer Statement PS1.
- m) The provision of a Design Certificate submitted by a suitably qualified design professional for the Stormwater Soakage Devices and attenuation areas required for effective stormwater disposal. The certificates shall be in the format of IPENZ Producer Statement PS1. This shall confirm the post-development flows will be no greater than pre-development flows from the site.

***To be completed before Council approval of the Survey Plan***

21. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
- a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
  - b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.
- [Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate]*

***Amalgamation Condition***

22. The following shall be registered with Land Information New Zealand (CSN XXXXX):
- *"That Lots 300 & 301 hereon be held in the same Computer Freehold Register"*

***To be completed before issue of the s224(c) certificate***

23. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) The completion and implementation of all works detailed in Condition 19 above.
  - c) In the event that the schedule 2A certificate issued under condition 8 contains limitations or remedial works required then a consent notice shall be registered on the relevant Computer Freehold Registers. The consent notice condition shall read; "Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design and/or earthworks in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building.

A consent notice condition shall be registered on the relevant Computer Freehold Registers for any lot in respect of which the Schedule 2A statement indicates that building construction would only be suitable if certain mitigation measures and/or remedial works were carried out at the time of construction. The consent notice condition shall require that, prior to any construction work (other than work associated with geotechnical investigation), the owner of such a lot shall submit, to council for certification, plans prepared by a suitably qualified engineer detailing the proposed mitigation measures and/or remedial works AND require the owner to implement all such measures prior to occupation of any building.

- d) The consent holder shall enter into a developer's agreement between the developer and Council. This agreement shall bind the developer to its requirements and outline to Councils satisfaction the ongoing requirements of the developer to undertake, for a period of three years, the on-going monitoring and maintenance of the internal stormwater disposal systems associated with the subdivision created under RM150804 in accordance with an approved maintenance and operation plan and monitoring of the water quality of discharge from that system. The agreement shall provide for:
- i) Periodic monitoring of the stormwater soakage devices and remediation if found to be ineffective.
  - ii) A maintenance period for the stormwater soakage devices in accordance with an approved maintenance and operation manual that shall extend for a total of three years following 224(c) certification prior to the asset being accepted by Council.
  - iii) Periodic monitoring of water quality at the boundary of the site downstream from the stormwater soakage devices for a period of three years. This shall include quarterly tests and tests immediately after 2 storm events each year. A brief report shall be prepared annually detailing the results of the monitoring conclusions and submitted to the Monitoring Team Queenstown lakes District Council.
  - iv) Provision for an extended three year defects liability period relating to the stormwater soakage devices.
  - v) Remediation of any issues that are found to lead to water quality decreasing from its pre development state, or the installation of a new stormwater management system to ensure water quality does not decrease from pre-development state. In the event of water quality being found to have degraded from its pre development quality these works shall occur as soon as possible and within a maximum timeframe of 3 months. Any remediation work on new system designs shall be designed by a suitably qualified engineer and certified by Council as being appropriate to ensure pre development water quality is degraded.

The developers agreement shall be checked and approved by the Council's solicitors at the consent holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.

- e) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- f) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- g) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 17 for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- h) The submission of Completion Certificates from both the Contractor and Approved Certifier for the Wastewater Pump Station located at 'Road 2'. The certificates shall be in the format of IPENZ Producer Statement PS3 and PS4.
- i) The submission of Completion Certificates from both the Contractor and Approved Certifier for the Stormwater Soakage Devices. The certificates shall be in the format of IPENZ Producer Statement PS3 and PS4.

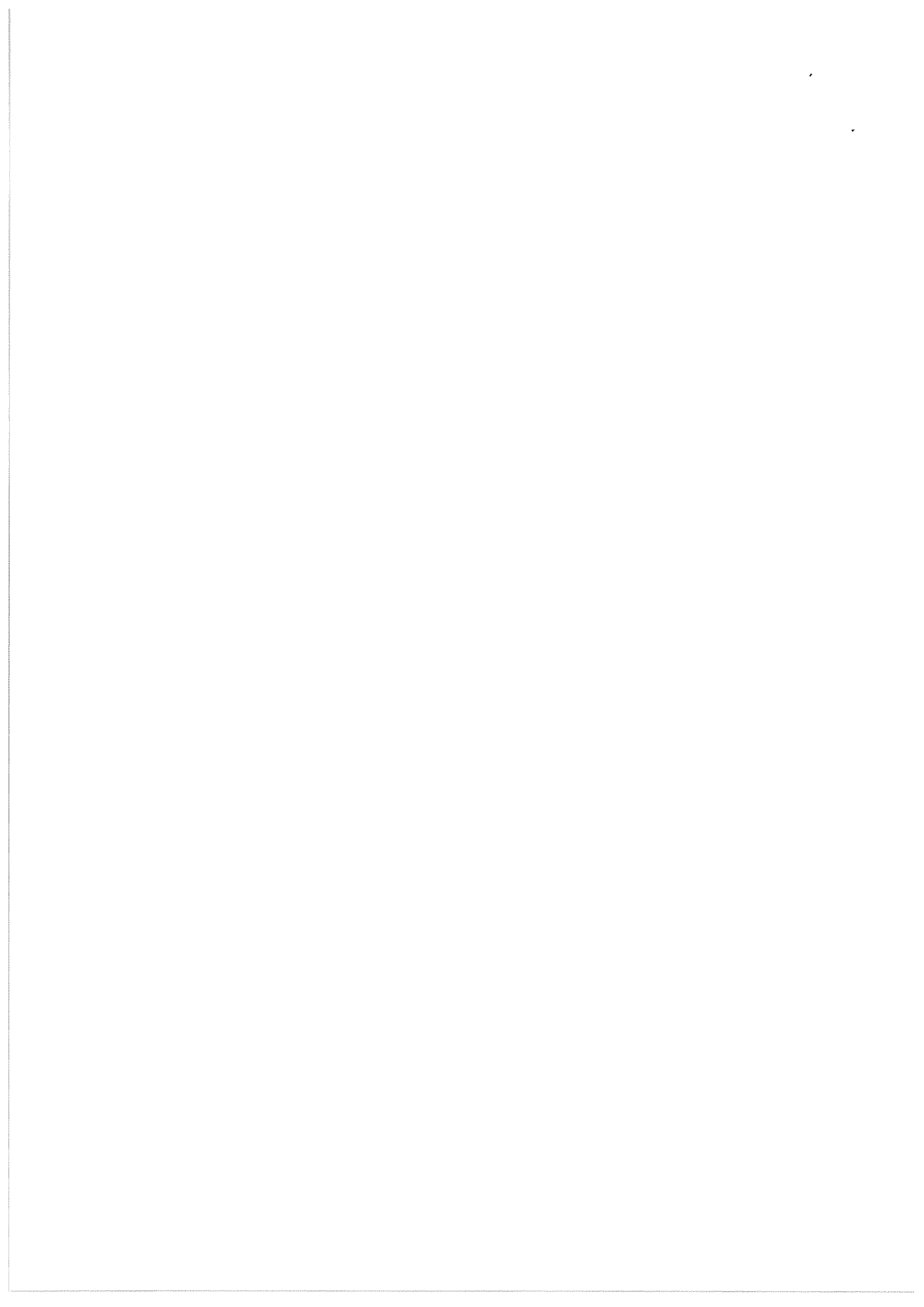
- j) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- k) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
- l) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- m) Any earthworks required for the provision of access and services associated with this subdivision shall be carried out in accordance with the conditions of the Land Use Consent: Earthworks, as outlined above and RM150483.
- n) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

#### ***Ongoing Conditions/Consent Notices***

24. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
- a) A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Computer Freehold Register for the relevant lots providing for the performance of any ongoing requirements for building construction as outlined in Condition 22(c) (above).
  - b) A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Computer Freehold Register for the relevant lots providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition 19(c)(ii) above. The final wording of the consent notice instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.
  - c) At the time a dwelling is constructed the owner for the time being shall construct a sealed vehicle crossing to the site to Council's standards. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application'. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the dwelling.

#### **Advice Note**

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.



APPENDIX 3 - URBAN DESIGN REPORT



Erin Stagg  
By email: Erin.Stagg@qldc.govt.nz

27 October 2015

Dear Erin

## RE ORCHARD ROAD HOLDINGS – MEASDOWSTONE SUBDIVISION STAGE 1

Thank you for the opportunity to provide urban design expert advice on the above mentioned resource consent. This letter lays out the key considerations in relation to the application as discussed on Tuesday the 20<sup>th</sup> of October 2015. It is not an exhaustive assessment rather a first look at the issues relating to the application.

From an urban design perspective the proposed subdivision is consistent with surrounding subdivisions in the area. Hence I have based my commentary below on specific issues that I see should be remedied.

As I understand the district plan controls that are subject to the subdivision specifically relating to urban design matters are in section 15.2.7.3 of the operative plan in particular:

- (i) *The relationship and size of the lots in terms of their solar advantage including the alignment and layout of the lot, the location of building platform, relationship to adjoining lots.*
- (ii) *The provision for, and safety and practicality of, pedestrian access including unsealed walking tracks, the relationship of these to reserves (existing or proposed); access to the lakes and rivers, and the opportunities for enhancing a rural walkways network in the Wakatipu Basin*

The lots sizes proposed range between approximately 700m<sup>2</sup> and 1300m<sup>2</sup> and are consistent with the residential zoning. However from an urban design perspective I believe there could be an overall reduction of the lot sizes while still maintaining the intention of the proposal. Especially in relation to its proximity to Wanaka township. Although I recognise this is at the discretion of the applicant I believe that smaller lot sizes in this location would help to tackle the bigger picture issues of 'urban creep' by allowing more lots within the site.

The majority of the lots have been laid out either east-west or north which will allow (subject to appropriate location of buildings on the site) good solar aspect. I note no building platforms have been indicated which would be beneficial to appreciate the built outcome of the subdivision and their solar aspect.

With regard to the second matter this is an issue of pedestrian safety. The Ministry of Justice document: National Guidelines for Crime Prevention Through Environmental Design (CPTED) In New Zealand (2005) outlines seven qualities that characterise well designed, safer places. Quality one relates to access and safe movement and connections. I consider the ROW off the central cul-de-sac has the potential to create entrapment as there is a singular escape route. The proposed vested reserve Lot 201 has the potential to further reduce safety in the area as this may provide a location of concealment at the entrance of the ROW. Hence I would not support the subdivision from an urban design perspective based on pedestrian safety.

My suggestion would be to replace the ROW with a through road connecting onto the future planned road 5. This will allow for two points of escape and greater overall connectivity. This through route can be designed to discourage additional traffic through the selection of materiality and a change in geometry (carriageway width) so that it maintains a distinctive difference to the typical road layout if this is the intention of the design. I do not believe this will necessarily lead to a reduction in the number of lots proposed.

- I consider there is an opportunity to utilise the specific nature of the site to create a point of difference for the neighbourhood. The natural spring provides an environmental condition that could become a surface feature and enhance the amenity quality of the neighbourhood. I believe that further detail is required to the nature of the vested reserve on Lot 201 and 202 to understand their benefit in terms of amenity and pedestrian safety.

If you would like to discuss any of the above in further detail please give me a call.

Kind regards

**Jasmax**

**Edward Jolly**

**Senior Associate Urban Designer**







Emergency	000	Original Size	Scale
Disassembly	ACT	A3	1:2000 @ A3
Construction	ACT		
Accessories	SD		DO NOT SCALE
Lot No.	100	Sheet No.	Date Issued
W4449-022		0	04/09/2015

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**Scheme Plan: Lots 1-40, 200-201, 300-301 and 900 Being a Subdivision of Lot 3 RM XXXXXX**

**Orchard Road Holdings Limited  
Meadowstone Alpha Series**

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