



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104
CHANGE/CANCELLATION OF CONSENT NOTICE CONDITIONS – SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Orchard Road Holdings Limited
RM reference:	RM230419
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for a 20-lot residential subdivision including earthworks, roading and reserves to be vested. Application under section 221 of the Resource Management Act 1991 (RMA) to cancel consent notice 11416570.13 as it relates to Lot 904 DP 526882 and 12412059.7 as it relates to Lot 909 DP563778.
Location:	West Meadows Drive, Wanaka.
Legal Description:	Lot 909 Deposited Plan 563778 held in Record of Title 1003211.
Zoning:	ODP: Low Density Residential PDP: Lower Density Suburban Residential
District Plan Notations:	Protected Trees #599 (17 x Quercus robur)
Activity Status:	Discretionary
Decision Date	12 September 2023

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Wendy Baker, Independent Commissioner, 12 September 2023 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, subdivision and land use consent is **GRANTED**. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder.
3. Pursuant to Section 104 of the RMA, consent is **GRANTED** subject to the change to conditions outlined in Section 7.2 of this decision. The consent only applies if the conditions outlined are met.
4. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Wendy Baker, Independent Commissioner, under delegated authority pursuant to Section 34A of the RMA.

Relevant Site History

Resource Consent RM150483 was granted on 12 August 2015, re-issued on 17 August 2015 to undertake 307,500m³ of earthworks in order to prepare the application site for earthworks. These earthworks included the application site.

Resource Consent RM150764 was granted on 16 February 2016 to remove 19 protected Oak trees and trim 19 others. These are the grove of oak trees adjacent to the application site.

Resource Consent RM150804 was granted on 5 April 2016 and re-issued on 8 April 2016 to undertake a 40-lot subdivision, with roads and 2 local purpose reserves (Stage 1) to the east of the subject site.

Resource Consent RM170378 was granted on 14 July 2017 to undertake a 43-lot subdivision (stage 2) to the east/south east of the subject site. This consent was later varied by RM180399, which was granted on 14 July 2017.

Resource Consent RM180980, granted on 16 January 2019 to undertake a 14-lot subdivision on the adjacent land to the south of the subject site.

Resource Consent RM200689 granted 6 October 2020 approved bulk earthworks that prepared the lot for future development and created the access from West Meadows Drive. This also consented the earthworks for the construction of the stormwater retention pond on proposed Lot 200.

2. ACTIVITY STATUS

QLDC currently has an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council notified its decisions on Stage 1 of the PDP on 7 May 2018, on Stage 2 of the PDP on 21 March 2019 and on Stage 3 on 1 April 2021. There are a number of appeals on these decisions.

Where there are rules in the PDP that are treated as operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under Section 9(3) of the RMA, pursuant to the ODP and PDP rules which are listed below.

2.1 OPERATIVE DISTRICT PLAN

There are no relevant rules under the ODP as the relevant rules are treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

2.2 PROPOSED DISTRICT PLAN

The subject site is zoned Lower Density Suburban Residential by the PDP and the proposed activity requires resource consent under the PDP for the following reasons:

Subdivision

- A **restricted discretionary** activity resource consent pursuant to Rule 27.5.7 which relates to all subdivision within the Lower Density Suburban Residential Zone. Council's discretion is restricted to:
 - a) subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;
 - b) Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions;
 - c) property access and roading;
 - d) esplanade provision;
 - e) the adequacy of measures to address the risk of natural hazards;
 - f) fire fighting water supply;
 - g) water supply;

- h) storm water design and disposal;
 - i) sewage treatment and disposal;
 - j) energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;
 - k) open space and recreation;
 - l) ecological and natural values;
 - m) historic heritage;
 - n) easements.
- A **discretionary** activity under Rule 27.5.13 for subdivision activity of land containing a heritage or other protected item scheduled in the District Plan. Proposed Lot 201 has 17 protected trees Protected Trees #599 (17 x *Quercus robur*) listed as Protected Trees Chapter 32 of the District Plan.

Land Use

- A **restricted discretionary** activity pursuant to Rule 25.4.2 in regard to the maximum volume of earthworks permitted indicated 25.5.3, which is 300m³ in a twelve month period. It is proposed to undertake 34,100m³ of earthworks. Council's discretion is restricted to:
 - (i) Soil erosion, generation and run-off of sediment.
 - (ii) Landscape and visual amenity.
 - (iii) Effects on infrastructure, adjacent sites and public roads.
 - (iv) Land stability.
 - (v) Effects on water bodies, ecosystem services and biodiversity.
 - (vi) Cultural, heritage and archaeological sites.
 - (vii) Nuisance effects.
 - (viii) Natural Hazards.
 - (ix) Functional aspects and positive effects
- A **restricted discretionary** activity pursuant to Rule 25.5.15 in regard to the maximum depth of cut of 2.4m. It is proposed to undertake earthworks with a maximum depth of cut of 4.7m. Council's discretion is restricted to the matters listed (under Rule 25.4.2) above.
- A **restricted discretionary** activity pursuant to Rule 25.5.16 in regard to the maximum height of fill of 2m. It is proposed to undertake earthworks with a maximum height of fill of 3m. Council's discretion is restricted to the matters listed (under Rule 25.4.2) above.
- A **restricted discretionary** activity pursuant to Rule 25.5.18 in regard to earthworks within close proximity to the boundary of the site. It is proposed to undertake earthworks up to the boundary of the site. Council's discretion is restricted to the matters listed (under Rule 25.4.2) above.
- A **restricted discretionary** activity pursuant to Rule 25.5.21 in regard to the transportation of cleanfill on roads. It is proposed to transport 9,300m³ of cleanfill on the roads. Council's discretion is restricted to the matters listed (under Rule 25.4.2) above.

2.3 RESOURCE MANAGEMENT ACT 1991

The proposed activity requires resource consent for the following reason:

- A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the RMA which specifies a cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel Consent Notices conditions of Part D c) and d) of 11416570.13 as it relates to Lot 904 DP526882 and b, c and d of 12412059.7 as it relates to Lot 909 DP563778.

2.4 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 (“NES”)

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.

2.5 ACTIVITY STATUS SUMMARY

Overall, the application is considered to be:

- a **discretionary** activity under the PDP.
- a **discretionary** activity under the RMA

Overall, the application is being considered and processed as a **discretionary** activity.

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

Therefore, public notification is not precluded (s95A(5)(b)).

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

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *Trade competition and the effects of trade competition (s95D(d)).*

Effects that may be disregarded:

- *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in section 3.3.2 below.*

3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, all subdivision requires consent, therefore there is no permitted baseline. It is considered the permitted baseline is of assistance in the below assessment.

3.3.4 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The proposal has been reviewed by Council’s Senior Land Development Engineer, Ms Lyn Overton, with regard to servicing, access, earthworks and hazards (attached as Appendix 3). Ms Overton’s assessment is adopted for the purpose of this report.

The applicant has provided an Assessment of Effects provided at section 7 of the Applicant’s AEE. This is considered adequate and is therefore adopted for the purpose of this report, with the following additional comment:

Subdivision

Lot Size, Dimensions and Subdivision Design

The proposed subdivision meets the minimum lot sizes, dimensions and the resulting development is anticipated for the zone. The subdivision design is suitable to facilitate the existing and future residential units and the lots can be accessed and serviced.

The proposed subdivision layout is consistent with the pattern of residential development within the Low Density Suburban Residential Zone, surrounding recently completed stages 1-3 of the Alpha Series subdivision and as a result will not detract from the established character of the surrounding area.

Overall, adverse effects on the environment resulting from the subdivision lot sizes, dimension and design will be less than minor.

Services

The site is fully serviced with connections for electricity, telecommunications, water, stormwater and wastewater. Ms Overton is satisfied that there is capacity within Council’s water, wastewater reticulation to service the new lots.

In terms of water supply, a connection is available to council’s reticulation. Although not part of this application, a condition is recommended that Council is proposing to construct a new water main in the proposed road alignment and a condition is recommended that the applicant demonstrate that any future services provided within the subdivision do not conflict with the proposed water main.

With regard to wastewater, council’s reticulation is available to connect to. Ms Overton is satisfied that this will be suitable and that an appropriate condition is included that wastewater laterals are provided to each lot.

With regard to stormwater, an existing stormwater disposal system is located within the proposed stormwater reserve, Lot 200. Ms Overton has confirmed Council’s Property and Infrastructure has accepted the stormwater system and that Stage 4 of the proposed subdivision which this application relates to, was included in this design. Ms Overton is therefore satisfied there is sufficient capacity in the system to service the proposed subdivision and recommends a condition that lots are provided with individual stormwater connections.

Fire hydrants are required to be installed to meet the firefighting requirements for the proposed lots, the final location will be determined through detailed design at the time of engineering acceptance. Ms Overton recommends a condition to ensure a class FW2 firefighting hydrants are installed as a minimum.

The Applicant has provided correspondence from Aurora and Chorus confirming that electricity and telecommunication services can be extended to the new lots.

Having accepted the comments of Ms Overton, it is considered that any adverse effects relating to servicing of the lots will be no more than minor.

Access

The applicant proposes to form a road, Road 1 (future Lot 900 on the scheme plan) to access the proposed Lots. Ms Overton notes the requirement for a Figure E11 type road to be installed to serve up to 20 residential units. The applicant is proposing a design more in line with a Figure E12 type road in accordance with the consent notice requirement that transport, and service links shall be installed to link the site with adjacent and future development to the West. It is proposed to construct a 267m road of legal width 15m and formed width 7.5m, terminating at the western end with a 10m radius, cul-de-sac head.

It is also noted the proposed design is to have one footpath whereas a footpath is required in both sides for this type of road design if more than 100m in length. In this case the road is to be 267m in length and therefore would be required to have a footpath on either side of the road. Council's Property and Infrastructure have advised the design requires a second footpath and that the proposed design is a deviation from the Code of Practice in terms of the design of the road and of the intersection off West Meadows Drive. Ms Overton also notes the intersection with West Meadows Drive has been partially formed but an assessment of the intersection has not been made.

Ms Overton notes Council's Roading Engineers have accepted the design in principle regarding the road formation but confirmed there was insufficient information provided to make a decision on the design. Ms Overton accepts this.

A vehicle crossing is proposed to a right of way providing access to Lots 69 and 70 in the south-east corner of the subdivision. Ms Overton is satisfied this meets district plans standards and recommends a condition the crossing is formed to council standards.

Relying on the expert advice of Ms Overton, it is considered that any adverse effects relating to access will be no more than minor.

Earthworks

The consent proposes earthworks for the purpose of road construction and trenching for services. A total of approximately 4,000 m³ comprising 3,500m³ for services trenching, largely comprising a cut to fill operation and approximately 500m³ of paving materials for road construction. The bulk earthworks for the subdivision are the same as those approved under RM200689 amounting to approximately 30,100m³ (shown below in Figure 2).

It is also noted these also approved the earthworks required for the construction of the stormwater retention pond in what is now proposed Lot 200. The total amount of earthworks across the subdivision is therefore approximately 34,100m³.

Ms Overton is satisfied the bulk earthworks consented under RM200689 were adequately assessed at the time the consent was issued, the recommendations remain valid, and a number of the conditions are recommended to be duplicated within this decision. This report also relied on the geotechnical report submitted for underlying the bulk earthworks consent RM150483 and commented the report is still applicable to the current proposal (RM200689). Ms Overton concurs with this comment .

Ms Overton is satisfied the earthworks are feasible and with no effects on neighbouring sites. The applicant has stated the Environmental Management Plan as approved under RM200689 will be updated

to address the proposed additional earthworks. This is considered adequate to address any adverse effect in relation to earthworks.

Having accepted the comments of Ms Overton, it is considered that any adverse effects arising from the proposed earthworks will be no more than minor.

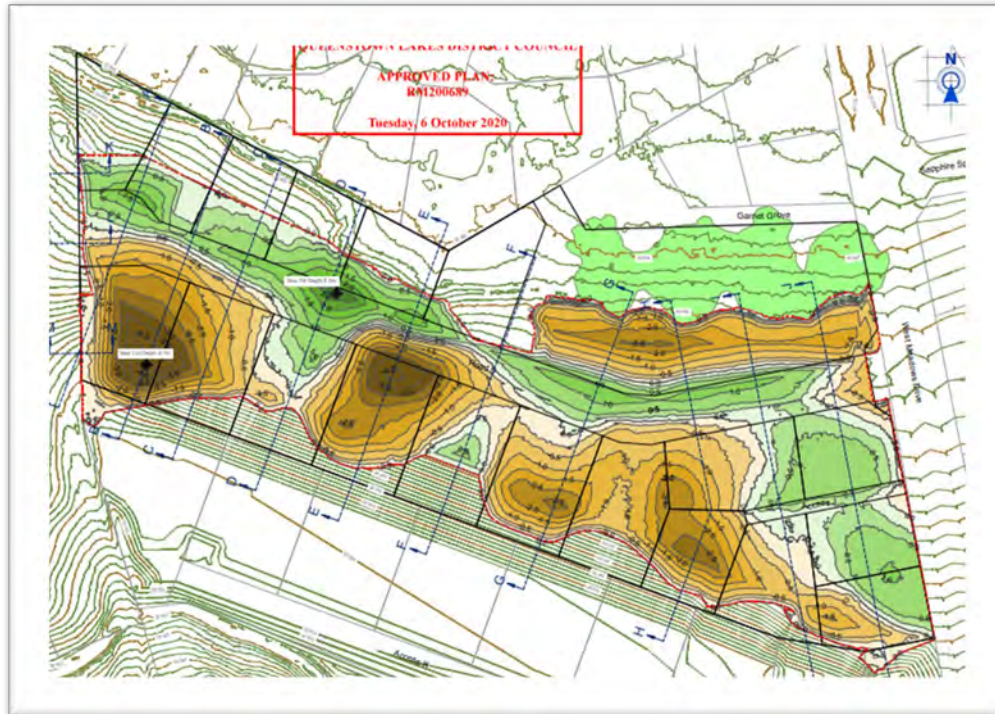


Figure 2 – Completed Earthworks as approved by RM200689.

Height /Resetting of Ground Level

By applying for the earthworks as part of the subdivision consent the finished ground level (upon completion of the subdivision) will be the level from which the height of buildings will be measured. Therefore, earthworks undertaken as part of a subdivision will alter ground level, such that height will be measured from finished ground. The proposed subdivision will result in the resetting of ground level, which will result in some future buildings on the lots being constructed to a height that will exceed what can currently occur as of right on the site. The effects of the change in ground level are therefore a matter for consideration as part of the subdivision.

In this case the earthworks previously consented a maximum cut of 4.7m, and the maximum fill 3.0m. This means that once the lots are subdivided the height at which some buildings could be constructed using the permitted baseline, could be increased.

In terms of the approved earthworks and design of the subdivision, the maximum areas of fill are located predominantly within the road access in the centre of the site and resulting batters down slope (to the north) and near the southern boundaries of Lots 79-84. The modified ground level resulting from the fill located in these areas would largely be located within the future 4.5m road boundary setback on these lots. Given future built form is restricted with the road setback and given the sloping nature of the existing ground level, future buildings on these lots would most likely require earthworks to create level areas for buildings that would be set within the existing topography. It is therefore considered that any potential adverse effects of the increased ground level, given the location of the fill will not produce any adverse effects of shading or dominance when viewed from the north and outside of the subject site.

In the context of anticipated development within the surrounding residential areas, the height of future buildings will not adversely affect character and amenity of the surrounding and immediate areas, as any potential adverse effects as a result of the resetting of the ground level will be less than minor.

Hazards

Ms Overton notes “*The QLDC Hazard Register Maps show the site falls within the LIC1 and Domain ‘B’ liquefaction hazard categories, with an assessed liquefaction risk being “Nil to Low” for the LIC 1 risk and “ground predominantly underlain by poorly consolidated lake, beach or fan-delta sediments” for the Domain ‘B’ risk.*”

The applicant has supplied a geotechnical report by Geosolve Ltd that includes a hazard assessment completed for the site as part of the bulk earthworks consent RM150483. These bulk earthworks have been completed. Ms Overton accepts this expert advice provided and stands by the comments made in the engineering report completed for RM150804 that included schedule 2A certificates and relevant consent notices be registered on titles.

Overall, the proposal is not considered to result in any adverse effect that is more than minor with regard to access, services, earthworks or hazards.

Reserves

The proposal sought the vesting of a Recreation Reserve proposed Lot 201, and a separate Stormwater Reserve (Lot 200). Council’s Parks and Reserves team (Parks) have provided comment on the proposal (Appendix 4).

The proposed Recreation Reserve is located in the north-eastern corner of the site and contains a number of protected trees, #599 (17 x *Quercus robur*). Parks have indicated this was acceptable and the proposal to vest the reserve was subsequently approved by the Wanaka Upper Clutha Community Board with recommended conditions.

In terms of the protected trees in light of the proposed stormwater reserve. It was noted these works may take place within the root protection zone. This was addressed through RM200689 for the bulk earthworks, and these earthworks and the stormwater infrastructure is already in place. Council’s Infrastructure team have agreed to the vesting of the stormwater reserve proposed for Lot 200.

The proposed subdivision design indicates via road 1, connectivity could be provided to the west in the future. There is no potential for connectivity to the north and south of the subject site as this land has already been subdivided.

On this basis, adverse effects relating to the reserve are considered to be less than minor.

Consent Notice Cancellations

The cancellation of consent notices 11416570.13 and 12412059.7 is being sought to remove redundant conditions relating to connections to the adjacent lot to the west and servicing that no longer have relevance to the subject site. Ms Overton is satisfied that these consent notices can be removed without compromising the ability of the proposed lots to be adequately accessed and serviced, and that a link will be provided to the land to the west.

It is therefore considered that any adverse effects on the environment resulting from the consent notice variations will be less than minor.

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11 (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or an NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the 'any other activity' category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a "permitted baseline"). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 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.

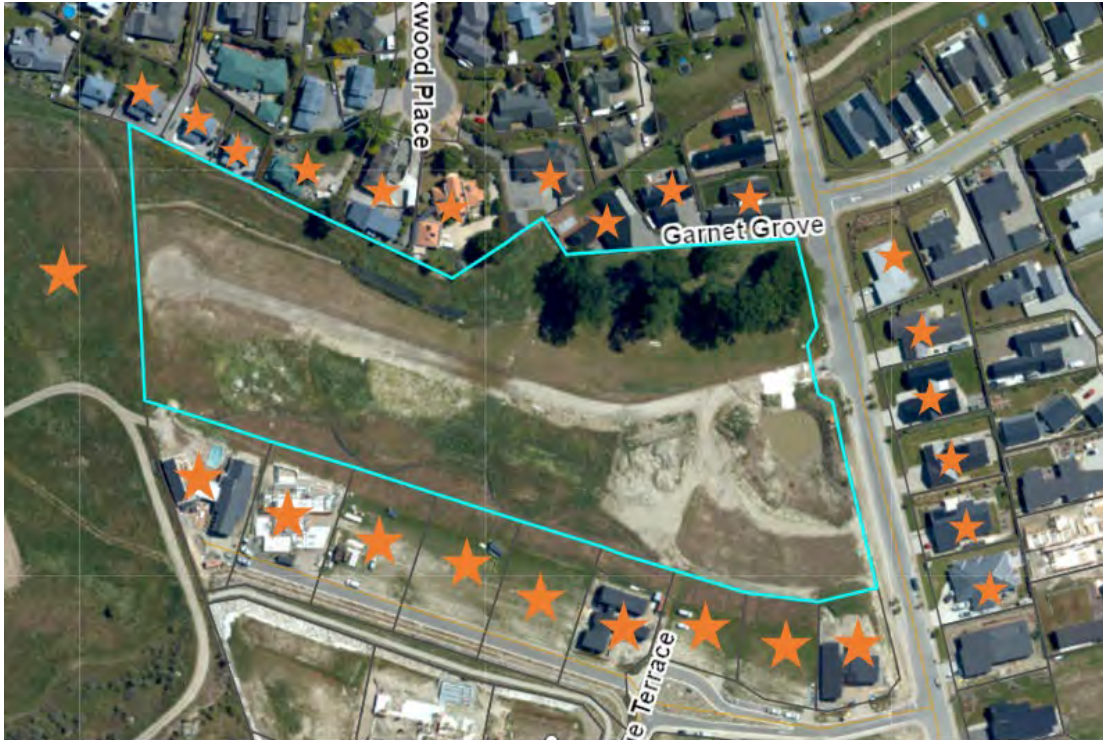


Figure 2. Subject site (blue outline) with adjacent and surrounding properties (orange stars).

The properties at 2, 4, 6 Jasper Place, 2, 4, 6, 8, 10 and 12 Tiffany Lane, 77, 77A, 79A Meadowstone Drive, 5, 6, 7 and 8 Oakwood Place, 4 Garnet Grove, 2 Sapphire Springs Rise, 110, 112, 114, 116 and 118 West Meadows Drive and 66 Cons Track (Lot 12 DP567099). These are located adjacent/neighbouring the subject site.

2, 4, and 6 Jasper Place, 2, 4, 6, 8, 10 and 12 Tiffany Lane, 110, 112, 114, 116 and 118 West Meadows Drive and 2 Sapphire Springs Rise, 2 and 4 Garnet Grove and 119 West Meadows Drive.

These properties are located adjacent to the subject site to the south, on the opposite side of West Meadows Drive and adjacent to the boundary of proposed Reserve on Lot 201.

The proposed subdivision is anticipated within the zone and complies with lot size and density. The anticipated resulting development will be consistent with the level of density permitted within the zone and within the surrounding environment that includes stage 1 and 3 of the Alpha Series Subdivision located on the opposite side of the West Meadows Drive (east) and adjacent to (south) of the subject site respectively.

The subdivision as proposed is generally anticipated in this location and in this zone, the proposed lots can be accessed and serviced, therefore, potential adverse effects relating to the increased development density are not considered to be more than minor, on the owners/occupiers of these surrounding properties.

Earthworks

The bulk earthworks proposed by way of this application have been previously consented under RM200689. Additional earthworks as part of this consent will be undertaken in order to accommodate the establishment of services and roading construction and will occur within the established road assess in the centre of the site and largely on lots to the north of this and will not occur near the boundary of these properties.

Through bulk earthworks consented under RM200689 The ground level on Lots 65 to 78, located south of the proposed access road 1 have either been reduced in height or in the case of the Lots 65-69 slightly raised by approximately 0.50m to 1m.

While the effect of the modified ground level in terms slightly raised ground levels may enable houses to be built slightly higher than original ground level allows. Any future residential units on these lots would need to comply with the 4.5m road setback (in terms of Lots 65-67) and with the separation of the carriage way, any small additional building height allowed by the modified ground level when viewed from these properties to the east and on the opposite side West Meadows Drive would be largely indiscernible.

In the case of properties adjacent to the subject site to the south, these are located on an elevated terrace, above the subject site and therefore any effects of the modified ground level on potential views and amenity experienced by the owners of these properties are considered to be less a than minor.

Mature trees located on proposed Lot 201 will screen any future built form when viewed from adjacent properties located on the north-eastern boundary of the subject site and future reserve.

Any adverse effects on neighbours resulting from the earthworks (such as noise and dust) will occur over a short duration and will be controlled and mitigated through the resource consent conditions.

It is therefore considered any potential adverse effects on character and amenity as a result of the modified ground level through earthworks on the owner/occupiers of 2, 4, and 6 Jasper Place, 2, 4, 6, 8, 10 and 12 Tiffany Lane, 110, 112, 114, 116 and 118 West Meadows Drive and 2 Sapphire Springs Rise, 2 and 4 Garnet Grove and 119 West Meadows Drive is considered to be less than minor.

77, 77A, 79A Meadowstone Drive, 5, 6, 7 and 8 Oakwood Place

These properties are located adjacent to the subject site to the north and share a boundary with future Lots 79-84 and at located at lower topography.

The subdivision as proposed is generally anticipated in this location and in this zone, the proposed lots can be accessed and serviced. Therefore potential adverse effects relating to the increased development density are not considered to be more than minor, on the owners/occupiers of these surrounding properties.

Earthworks

Ms Overton is satisfied the proposed earthworks will not incur any degree of instability on these neighbouring properties. Adverse effects on neighbours resulting from the earthworks (such as noise and dust) will occur over a short duration and will be controlled and mitigated through the resource consent conditions.

In respect of the resetting of the ground level, areas of fill have been placed on the areas of the proposed road in the centre of the site and on the southern portions of Lots 79 to 84. While each of the proposed lots has been built up slightly over the southern portion, the ground level will not change in the areas closer to the northern boundaries.

As mentioned above the areas of increased ground level resulting from earthworks occur in the southern portions of the lots and within future road setbacks and therefore future development within these area of the future lots would largely be restricted to access and landscaping. Future buildings on these lots would most likely require earthworks to create level areas for buildings that would be set within the existing topography and would need to comply site standards for the zone. Any adverse effects of dominance or shading as a result of modified ground level on these lots when compared the permitted baseline are considered to be less than minor.

It is therefore considered any potential adverse effects on character and amenity as a result of the modified ground level through earthworks on the owner/occupiers of *77, 77A, 79A Meadowstone Drive, 5, 6, 7 and 8 Oakwood Place* are considered to be less than minor.

66 Cons Track (Lot 12 DP567099)

This site is located adjacent (to the west) of the subject site and shares a small section of the North east boundary with proposed Lots 78 and 79 and the cul-de-sac of Road 1 and is currently vacant. The topography adjacent to the subject site is set slightly higher than the subject site and has views

predominantly to the north. This property is currently vacant and slopes downwards to the northwest/west and is elevated to the south and southeast. While future buildings on Lots located in the west of the subject site would be visible from this site they would be located at lower topography. The site and the subject site are zoned Lower Density Suburban Residential and residential development is anticipated within the zone. The proposed development in this case provides for future connection via road 1 to this site for potential future development. Therefore, in terms of character, amenity and views any adverse effects on the owners and occupiers of 66 Cons Track will be less than minor.

Earthworks

The bulk earthworks proposed by way of this application include cut and fill in an area close to the boundary with this lot. Additional earthworks are to be undertaken in order to accommodate the establishment of services and will not occur near the boundary of this property. Ms Overton is satisfied that the earthworks will not incur any adverse effects in terms of instability and are contained within the boundary of the site.

The resetting of the ground level on Lots adjacent to the site. In terms of the Lot 78 the ground level has reduced. As mentioned above the areas of increased ground level resulting from earthworks occur in the southern portions of lots 79-82 and within future road setbacks and therefore future development within these area of the future lots would largely be restricted to access and landscaping. Given the elevated topography adjacent to the subject site, it is considered any adverse effects of dominance or shading as a result of modified ground level on 66 Cons Track are considered to be less than minor.

It is not considered that no other persons are affected by this proposal.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

Prepared by

Decision made by



Steve Blackmore
PLANNER



Wendy Baker
INDEPENDENT COMMISSIONER

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 and s220 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

Operative District Plan

The relevant objectives and policies of the Operative District Plan are contained within Parts 4 (District Wide Issues), and 15 (Subdivision and Development) and 22 (Earthworks) of the ODP. Given the location of the subject site, appeals on the equivalent provisions of the Proposed District Plan within Chapter 3 (Strategic Direction), Chapter 4 (Urban Development), Chapter 7 (Lower Density Suburban Residential) of the PDP have been resolved. Chapter 25, Chapter 27 (Subdivision), are also free of appeals all relevant matters therefore, no assessment under the Operative District Plan is required.

Proposed District Plan

The applicant has assessed the proposal in against the relevant objectives and policies in Chapters 7 (Lower Density Suburban Residential), Chapter 25 (Earthworks) Chapter 27 (Subdivision and Development) of the PDP. This assessment included in Attachment 1 of the AEE is considered adequate and is adopted for the purposes of this report, with the following additional comment.

The purpose, objectives and policies of Chapter 7 seek to meet the needs of the residential community through development across the district of which provides for a mix of compatible suburban densities of which has a high amenity value to both the residents and also the public spaces scattered throughout the zone. Specifically, objective 7.2.1 and associated policies 7.2.1.1, 7.2.1.2; and objective 7.2.6 and associated policies 7.2.6.1 and 7.2.6.2 are relevant to this application as they seek to ensure development is of an appropriate nature and scale while making use of the existing service and infrastructure networks.

In this instance, the proposed development is residential in both nature and scale consistent with the receiving environment, and, where possible, the proposal is connecting into existing reticulated systems, or approved alternatives that have catered to the density of development as proposed under this application. As such, the proposed subdivision is consistent with Chapter 7.

The purpose, objectives and policies of Chapter 25 seek to acknowledge that earthworks are often a necessary component of the use and development of rural and urban land, and are often an integral part of the development, operation, maintenance and upgrading of infrastructure. The chapter acknowledges that earthworks associated with land use can result in the erosion of land and associated sedimentation. The focus of Chapter 25 is therefore to ensure that the adverse effects of earthworks are appropriately managed and minimised. Specifically, objective 25.2.1 and associated policies 25.2.1.1, 25.2.1.2, 25.2.1.4, 25.2.1.5 and 25.2.1.6 are relevant to this application as they seek to mitigate the potential for sedimentation and run-off from a construction site with regards to both the wider environment and neighbouring properties. The applicant has agreed to update the existing environmental management, and associated erosion sediment control plan to address the potential for sedimentation. This is considered adequate for the scale and design of the proposed works consistent with that anticipated of subdivision activities of road construction and services, and as a result are not anticipated to result in potential adverse effects on either the physical or social environment. As such, relating to the mitigation of potential adverse effects, it is considered the proposal will align with the relevant objectives and policies of Chapter 25.

The overall purpose, objectives and policies of Chapter 27 recognise that subdivision and development are integral to the District's economy, and seek to support subdivision that is appropriately located, well designed and has the appropriate capacity for servicing and infrastructure and integrated transport. The overall intention for Chapter 27 is to ensure that the District's neighbourhoods are quality environments that take into account the existing character of the local place and its communities. Specifically, objective 27.2.1 and associated policies 27.2.1.1, 27.2.1.2, 27.2.1.3 and 27.2.1.5; and objective 27.2.2 and associated policy 27.2.2.2; and objective 27.2.5 and associated policies 27.2.5.2, 27.2.5.6, 27.2.5.7, 27.2.5.8, 27.2.5.11, 27.2.5.13, 27.2.5.14, 27.2.5.15, 27.2.5.16, 27.2.5.17, 27.2.5.18 are relevant to this application. This is because they seek to ensure that subdivision design is appropriate for that anticipated of the receiving environment and that existing infrastructure is utilised where possible, and if not, well-designed systems are in place to mitigate adverse effects while ensuring access is maintained or constructed for all modes of transportation. In this instance, the proposed subdivision design is as per that anticipated by the zone, the servicing is considered adequate to address effects and the proposed access is sufficient to ensure safety and efficiency within the private way, and the wider transport network. Further, the proposed scheme plan allows for the creation of residential character and amenity as anticipated within the future receiving environment of the site. It is not considered that the proposed subdivision is inconsistent with the overall purpose and intentions of subdivision within the zone. As such, the proposed development is consistent with Chapter 27.

In summary, the proposal is considered to be consistent with the relevant objectives and policies of the PDP.

Weighting between Operative District Plan and Proposed District Plan

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

6.3 SECTION 106 FOR SUBDIVISIONS

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that there is a significant risk from natural hazards under s.106(1)(a), or where sufficient provision for legal and physical access to each allotment has not been made as per s.106(1)(c). In this case, the proposed lots are provided with physical and legal access, the lots can be serviced and the risk from natural hazards will not change as a result of this proposal.

6.4 PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources. This proposal does not affect the sustainable potential of resources to meet the foreseeable needs of

future generations (s5(a)), it does not affect the life-supporting capacity of air, water, soil or ecosystems (s5(b)) and as assessed does not have significant adverse effects on the environment (s5(c)).

Section 6 of the RMA sets out the matters of national importance which must be recognised and provided for. No matters of national importance are considered to be of relevance.

Section 7 sets out other matters that must be had particular regard to. Of relevance are the maintenance and enhancement of amenity values (s7(c)) and of the quality of the environment (s7(f)). The proposal is assessed as not having adverse effects on either.

Section 8 requires that the principles of Te Tiriti o Waitangi are taken into account. This proposal is consistent with the treaty principles.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

7.0 DECISION

7.1 DECISION ON APPLICATION PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to undertake a 20-lot freehold subdivision, subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 220 of the RMA.

7.2 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 221 OF THE RMA

Consent is **granted** for the application by Orchard Road Holdings to cancel Consent Notices 11416570.13 as it relates to Lot 904 DP 526882 and 12412059.7 as it relates to Lot 909 DP 563778 such that:

1. Consent Notice 11416570.13 is cancelled.
2. Consent Notice 12412059.7 is cancelled.

Advice Note

At the time consent is given effect to, the consent holder and Council shall vary the consent notice and shall execute all documentation and attend to the registration of a new or varied consent notice. All costs shall be borne by the consent holder.

Prepared by

Decision made by

Steve Blackmore
PLANNER

Wendy Baker
INDEPENDENT COMMISSIONER

8.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE 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 any application for certification pursuant to section 224(c) of the RMA.

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 building consent granted under the Building Act 2004. A building consent 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 RMA.

If you have any enquiries please contact enquiries@qldc.govt.nz.

9.0 APPENDICES LIST

APPENDIX 1 – Consent Conditions

APPENDIX 2 – Applicant's AEE

APPENDIX 3 – Engineering Report

APPENDIX 4 – Parks and Reserves Comment

APPENDIX 1 – CONSENT CONDITIONS – SUBDIVISION AND EARTHWORKS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - “Scheme Plan, Lots 65-84, 200-201 and 900 being a Subdivision of Lot 909 DP 563778’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 004, Sheet 102, dated 06/06/2023.
 - “Scheme Plan, Lots 65-84, 200-201 and 900 being a Subdivision of Lot 909 DP 563778’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 004, Sheet 101, dated 06/06/2023.
 - “Engineering Drawings Existing Contours’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 002, Sheet 200, dated 25/06/2020.
 - “Engineering Drawings Proposed Contours’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 002, Sheet 201, dated 25/06/2020.
 - “Engineering Drawings Cut Fill Plan’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 002, Sheet 202, dated 25/06/2020.
 - “Engineering Drawings Cross Sections’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 002, Sheet 203a, dated 25/06/2020.
 - “Engineering Drawings Cross Sections’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 002, Sheet 203b, dated 25/06/2020.
 - “Engineering Drawings Cross Sections’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 002, Sheet 203c, dated 25/06/2020.
 - “Engineering Drawings Cross Sections’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 002, Sheet 203d, dated 25/06/2020.
 - “Engineering Drawings Cross Sections’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 002, Sheet 203e, dated 25/06/2020.
 - “Landscape Plan, Lots 65-84, 200-201 and 900 being a Subdivision of Lot 909 DP 563778’, prepared by Paterson Pitts Group, Job No. W4449-4, Drawing 004, Sheet 702, dated 06/06/2023.

stamped as approved on 12 September 2023

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.

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 8th October 2020 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:
<https://www.qldc.govt.nz>

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

4. Prior to commencing ground-disturbing activities on site, the consent holder must update and finalise the Environmental Management Plan. The Consent Holder must nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the [Queenstown Lakes District Council’s Guidelines for Environmental Management Plans](#).

5. Prior to commencing ground-disturbing activities on site and at all times during works, the consent holder must implement environmental management measures in accordance with the finalised Environmental Management Plan and carried out in accordance with this document.
6. At least one copy of the finalised EMP shall be accessible on site at all times during work under this consent.
7. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
8. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering 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.
9. The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "*Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management*". The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
10. Prior to commencing any work on the site the consent holder shall install a stabilised entrance in accordance with GD05, the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region. All construction traffic shall use this to enter and exit the site.

The construction traffic crossing shall be removed/upgraded in accordance with Condition 13f) on completion of works.
11. Prior to commencing any work on the site 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 to ensure that neighbouring sites remain unaffected from earthworks. 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.
12. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geoprofessional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the GeoSolve Ltd report ("Geotechnical Report, Alpha Ridge Subdivision Wanaka" dated October 2014, GeoSolve Ref: 140376) and who shall supervise the excavation/earthworks/fill procedures 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.
13. Prior to commencing works on the site, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below

unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following requirements:

- a) The provision of a water supply to Lots 65 to 84 in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated June 2017. The costs of the connections shall be borne by the consent holder.

Note: The design drawings will need to demonstrate that there is no clash with the 450mm NB trunk water main proposed within the road.

- b) Provision of an irrigation water supply to the reserve areas.
- c) The provision of a foul sewer connection from Lots 65-84 to Council's reticulated sewerage system in accordance with Council's standards and connections 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.

Note: The design drawings will need to demonstrate that there is no clash with the 450mm NB trunk water main proposed within the road.

- d) The provision of a connection from all potential impervious areas within Lots 65 to 84 to the Council reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot. This shall include undertaking any necessary upgrades as per the agreement with Council's Property and Infrastructure team.

Note: The design drawings will need to demonstrate that there is no clash with the 450mm NB trunk water main proposed within the road.

- e) The provision of fire hydrants with adequate pressure and flow to service and maintain the subdivision with a Class FW2 fire risk in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. Evidence of adequate flow testing to hydrants shall be submitted to Council prior to subdivision completion.

- f) The provision of a sealed vehicle crossing that shall be constructed to Lots 69 and 70 to Council's standards. This shall include any lot where the available boundary has been limited to less than 11m boundary due to landscaping or infrastructure.

- g) The formation of 'Road 1' and right of way 'A', in accordance with Council's standards or as otherwise agreed with Council. This shall include:

- (i) 'Road 1' shall be formed in general accordance with the minimum requirements of Figure E12 of the QLDC Land Development and Subdivision Code of Practice. This shall include the provision of a 1.5m wide footpath on both sides of the road.
- (ii) Right of Way shall be formed in general accordance with Figure E9 of the QLDC Land Development and Subdivision Code of Practice.
- (iii) Provision shall be made for stormwater disposal from all impervious surfaces.

Note: Any deviations from the QLDC Land Development and Subdivision Code of Practice should to be approved by Property and Infrastructure (P & I) prior to Engineering

Acceptance and Review being submitted and the written confirmation from P & I provided with the Application

- h) The consent holder shall engage an independent and suitably qualified and experienced traffic engineer to carry out a detailed design safety audit in general accordance with the NZTA Manual "Safe System Audit Guidelines" and section 3.2.7 of the Councils Code of Practice. This shall include confirmation that appropriate traffic signs and road marking have been provisioned in accordance with the New Zealand Transport Agency's Manual of Traffic Signs and Markings (MOTSAM) and the Traffic control devices manual. The consent holder shall comply with any recommendations at their own cost. A copy of this report shall be submitted to Council for review and acceptance.
- i) 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.
- j) The formation of intersections with 'Road 1', in accordance with Council standards or as otherwise agreed by Council. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder.

Note: Any deviations from the QLDC Land Development and Subdivision Code of Practice should to be approved by Property and Infrastructure (P & I) prior to Engineering Acceptance and Review being submitted and the written confirmation from P & I provided with the Application

- 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, but not limited to, all Roads, Water, Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
14. Prior to the commencement of works on Lots 200 and 201, fencing is to be installed along the western and southern edges of the root protection zone (as defined in Chapter 2 – Definitions of the Queenstown Lakes Proposed District Plan) of the 17 protected trees to ensure no works occur in that area. This fencing is to remain in place for the duration of the works within Lots 200 and 201.
15. Prior to the commencement of any work under this consent, the consent holder shall provide a detailed landscape plan (including design specifications) to be certified by the Queenstown Lakes District Council's Parks & Open Spaces Planning Manager. The final landscape plan shall achieve the following:
- a) All works shall meet Part 7 – Landscape, of QLDC's Land Development and Subdivision Code of Practice (dated 2020) 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: [https://www.qldc.govt.nz/media/3yyc4fzi/2020-qldc-land\[1\]development-and-subdivision-code-of-practice.pdf](https://www.qldc.govt.nz/media/3yyc4fzi/2020-qldc-land[1]development-and-subdivision-code-of-practice.pdf)
 - b) The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest with Council;
 - c) Clearly identify all trees (including the location of each tree), the species, size and location;
 - d) Ensure that areas of reserve to be vested exclude any areas of road;
 - e) Irrigation plan showing how trees, plants and/or grass are to be irrigated;
 - f) Tree pit details showing root ball treatment and staking;

- g) Details and locations for any other proposed assets, such as park seats, irrigation and fencing;

Note: All reserve improvements require prior agreement with the Parks and Open Spaces Planning Manager, and require a developer's agreement with Council.

- h) Maintenance requirements; and
- i) A potable water supply point to be provided to the boundary of reserve lots. No works may be undertaken on the site until the plan has been certified.

Advice Notes: Often the final landscape plan will deviate from the plan that has been stamped as approved by the resource consent due to detailed engineering design. If the plan to be utilised for this final landscape plan is the same as the resource consent stamped as approved plan, the consent holder shall inform Council of this. This plan will be utilised for the landscape street tree inspection prior to 224c signoff and will also be the plan detailed and referenced within the required Maintenance Agreement (see condition 32).

The consent holder is welcome to seek guidance from the Parks & Reserves Department when preparing the landscape plan. This may facilitate certification if any matters of concern are addressed. The Street Tree Planting Guidelines (Appendix I of the QLDC CoP 2020) can assist in providing guidance <https://www.qldc.govt.nz/media/3t1cmxj5/appendix-i-street-tree-planting-guidelines.pdf>

The consent holder should also be aware that the certification or acceptance of any landscape plan does not remove the requirement to ensure Council approval for vesting of reserve areas.

To be monitored throughout earthworks

16. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
17. The earthworks shall be undertaken in accordance with the recommendations of the report by GeoSolve Ltd report ("Geotechnical Report, Alpha Ridge Subdivision Wanaka" dated October 2014, GeoSolve Ref: 140376).
18. 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.
19. No earthworks that are not authorised by this consent, temporary or permanent, are to breach the boundaries of the site.
20. No machinery, equipment, vehicles or materials are to be stored within the root protection zone of the protected trees on Lot 201 at any time.

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. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council's Land Development Engineer prior to Council signing the Survey Plan and prior to obtaining 'Engineering Review and Acceptance' for design of infrastructure. This shall include:
- i) Consent notices 11416570.13 and 12412059.7 shall not be applied to the new titles.

- ii) Easement 'M' DP 563778 for the right to drain water in gross in favour of Council created by easement instrument 12412059.8 shall remain on the title of Lot 200.
- 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, a copy of the Resource Consent Decision shall be included with the application]

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

22. 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 Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all works detailed in Condition (13) above.
 - c) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for Lots 65 to 84 as per condition (13a) above, and evidence of supply shall be provided to Council's Subdivision Inspector.
 - d) All vehicle access, manoeuvring and parking areas associated with the development shall be subject to a post construction safety audit by an independent traffic engineer in accordance with the NZTA Manual "Safe System Audit Guidelines" at the consent holders cost and the results shall be submitted to Council for review and certification. Should the review recommend any further works required to achieve a safe traffic environment, the consent holder shall have these works approved by Council and implemented prior to occupation of the units.
 - 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) All works, geotechnical investigations and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all residential lots within the subdivision.

The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by

future lot owners. 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.

- h) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (8) for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include, but not be limited to, 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.
 - i) All newly constructed gravity 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.
 - j) 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.
 - k) Road naming shall be carried out, and signs installed, in accordance with Council's 'Road Naming Policy'.
 - l) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise stabilised.
 - m) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - n) Hydrant testing shall be carried out during the peak period of an average day to confirm that there are sufficient hydrants with adequate pressure and flow to service the development with a Class FW2 fire risk in accordance with Appendix G of SNZ PAS 4509:2008 NZ Fire Service Code of Practice for Firefighting Water Supplies. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. The testing shall be carried out by a suitably qualified and experienced person (SQEP) as defined in section 1.8 of QLDC's Land Development and Subdivision Code of Practice and evidence of the SQEP suitability to undertake or oversee such testing shall be submitted with the hydrant testing results. The results shall be submitted to Council and all related costs shall be borne by the consent holder.
23. Prior to s224c certification, the consent holder shall fully implement all road/street landscaping and planting as shown on the landscape plan approved by condition (15).
24. The consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC LDSCoP 2020, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in (a) to (d) below. The maintenance period shall be three (3) years from any issue of 224(c):
- a) All new assets, including irrigation and fencing, shall be kept in good working order and be free of defects or disrepair;
 - b) Trees and vegetation shall be irrigated and maintained to an acceptable standard as specified by QLDC Parks and Reserves Planning team. It shall be the responsibility of the consent holder to ensure that any new plantings, as shown on the approved landscape plans, that die or decline at any time over the three (3) year maintenance period following the initial planting shall be replaced. The replacement plants shall be of the same species, grade and size as the original specimens and planted no later than the following planting season or as instructed by QLDC; Version: 1, Version Date: 24/07/2023 Document Set ID: 7695481

- c) Health and safety plans shall be provided for all non-QLDC approved contractors undertaking maintenance in the reserves or road reserves.
 - d) On completion of construction, as-builts for walkways (and grassed areas if any), which are to be vested with Council, to be provided as per Land Development and Subdivision Code of Practice (dated 2020). Advice Note: Asbuilt submission package, including asbuilt specs and guidelines, available on the QLDC LDSCoP 2020 website: <https://www.qlfdc.govt.nz/services/resource-consents/land-developments-and-subdivisions>
25. Prior to s224c certification, all new reserve and road reserve asset information shall be submitted electronically with spatial attributes as outlined in Schedule 1D of the QLDC LDSC 2020.

Ongoing Conditions/Consent Notices

26. 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) In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition (22g) contains limitations, such as specific foundation requirements for each lot that does not meet NZS3604 foundation conditions, or remedial works required on particular lots, then a consent notice shall be registered on the Records of Title for the affected lots detailing requirements for the lot owner(s).
 - b) At the time a residential unit 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', unless otherwise approved under resource consent. The approval shall be obtained, and construction of the crossing approved by a Council Inspector prior to occupation of the residential unit. The maintenance of the vehicle crossing shall be the lot owner's responsibility.
27. In the event that the Engineering Acceptance issued under Condition (13) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by 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. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to s.127 of the Resource Management Act].

28. All boundary fences along or adjoining any areas of reserve shall be no greater than 1.2 metres in height and shall be no less than 50% visually permeable.

Covenant

29. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all land adjacent to reserves, to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.

Advice Notes:

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.

For Your Information**Monitoring**

The conditions in your decision will advise if monitoring is required. To assist with compliance of your resource consent, and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz

Environmental Management Plan

Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We've provided some [advice](#) to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

Engineering Acceptance

You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the [Engineering Acceptance Application Form](#) and submit to engineeringapprovals@qldc.govt.nz. Further information regarding Engineering Acceptance can be found [here](#).

Development Contribution

If this decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, this information is available [here](#).

If you wish to make a DC estimate calculation yourself, please use this [link](#). Full details on current and past policies can be found [here](#).

APPENDIX 2 – APPLICANT’S AEE

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Measdownstone Alpha Series Stage 4 Subdivision

June 2023



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[_Toc431888661](#)

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Attachments

Attachment 1: Assessment of Objectives and Policies

Appendices

Appendix A: Certificate of Title, Consent Notices

Appendix B: Scheme Plans

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1.0 INTRODUCTION

- 1.1 This assessment of effects on the environment accompanies an application by Orchard Road Holdings Limited (ORHL) for resource consent for a 20 residential lot subdivision and is prepared in accordance with section 88 and Schedule 4 of the Resource Management Act 1991.

2.0 BACKGROUND AND SITE DESCRIPTION

- 2.1 The application relates to approximately 2.786ha of land legally described as Lot 909 DP563778 owned by ORHL. The application site is stage 4 of the Alpha Series subdivision and is located to the south of Oakwood Place (Meadowstone) and to the west of West Meadows Drive. A copy of the certificate of title and relevant consent notices and covenants are contained at **Appendix A**.

- 2.2 The consent history of the site is as follows:

RM150483 – Bulk earthworks consent. This consent has been implemented.

RM150763 – Consent to remove or trim heritage trees.

RM150804 – Subdivision to create 40 residential allotments known as Stage 1. This stage is now complete and titled.

RM170378 – Subdivision to create 43 residential allotments known as Stage 2. This stage of the subdivision is complete and titled.

RM170457 – Consent to cancel various consent notices on the title.

RM180399 – Variation of RM170378. Following the issue of RM170378, a Judicial Review (JR) was brought on the decision (and RM150483, RM150804 and RM170457) by the neighbouring landowner. As part of reaching agreement to settle the JR, RM180399 was varied to provide for a future road link to Stone Street.

RM180980 – Consent for a 15 lot subdivision known as Stage 3. This stage of the subdivision is complete and titled.

RM200689 – Earthworks consent relating to the application site. Earthworks are complete.

- 2.3 The site is located approximately 1.5km from Wanaka town centre. The land to the west of the site comprises undeveloped residential zoned land. The east of the site is bounded by West Meadows Drive, beyond which are stages 1 and 2 of the development and established residential dwellings on Oakwood Place are located to the south of the site. The site slopes upwards from north to south. The site comprises 17 Quercus robur trees identified in the QLDC Proposed District Plan as protected (ref # 599).

3.0 DESCRIPTION OF ACTIVITY

- 3.1 The application proposes the subdivision of land to create 20 residential lots (Lots 65 – 84); one lot to be vested as road; 1 lot to be vested as local purpose stormwater reserve; and one lot to be vested as opens space reserve. A scheme plan of the proposed subdivision is contained at **Appendix B**.
- 3.2 The application also proposes to construct all roading, stormwater, wastewater, water supply and network utility services to the proposed residential lots as detailed in this section and in the Infrastructure Report contained at **Appendix C**.

Roads

- 3.3 The Stage 4 roading layout is shown on the plans contained in **Appendix B** with Road Design Concept Plan contained in **Appendix C**. The roading layout has been governed primarily by the location of existing road connection with West Meadows Drive, the topography of the site and potential future development on to the west of the site.
- 3.4 Road dimensions have been based initially on the minimum requirements outlined in Table 3.2 of the QLDC Land Development and Subdivision Code of Practice (LDSCOP) then modified to suit the functional and aesthetic goals of the proposed development.
- 3.5 The minimum requirements have been modified in the following areas:
- Road legal width
 - Movement lane width
 - Footpaths
 - Passing
- 3.6 Roads classified as E11 lane have a minimum legal width requirement of 9m. This has been increased to 15m as it is considered that 9m creates too narrow a road corridor that is not in keeping with the open space feeling that generally exists in Wanaka. It is also considered that a 9m legal width makes it difficult to construct underground services in the corridors specified by the relevant authorities whilst still achieving the required road cross section parameters.
- 3.7 Roads classified as E11 lane have a movement lane of 5.5 – 5.7m. This has been increased to a maximum width of 7.5m. The reason for this is that Road 1 may potentially form a future connection to development blocks located to the west of the site. It is considered that at the time of future development, Road 1 could be classified as an E12 local road. Although and E12 local road still calls for 5.5 – 5.7m movement lane, the large carriageway width provides a suitable number of through lanes as well as making provision for car parking and passing manoeuvres.
- 3.8 Roads classified as E11 lane have no requirement for footpaths. Given the nature of pedestrian access through the Alpha Series subdivision and the potential for future connections on this Road, a footpath has been provide on the northern side of Road 1.

- 3.9 Roads classified as E9 lane have a minimum legal width requirement of 3.6m. This has been increased to 5.0m due to the topographical constraints of the batter to the south of the proposed lane requiring the land to be constructed as far to the north as possible.
- 3.10 Passing has not been provided on Access A as Lot 69 will access their lot prior to the 50m chainage. The access is also constrained topographically with batters to existing lots on the south and batters to proposed lots on the north.
- 3.11 The proposed roads are summarised as follows:

Road 1

- 3.12 Road 1 is the point of access to the development and will form a T intersection with West Meadows Drive off the existing stub road formed as part of Stage 2. Road 1 will provide the main connection to the development servicing 16 lots and a potential link to future development. Road 1 will terminate at the intersection at the west of the development at a cul-de-sac head, allowing for it to be extended into the future.

Access A

- 3.13 This lane will provide access to a maximum of 3 lots. The land will access of West Meadows Drive via a vehicle crossing and will remain in private ownership.

Place Context

- 3.14 In terms of Place Context the development area has been categorised using table 3.1 from the LDSCOP as:

- Land use: Live and play
- Area type: Suburban

- 3.15 The live and play land use is defined as ‘homes, home-based businesses, and mixed use developments with residential uses, as well as parks and low impact recreation.’ The proposed use of the development is for residential homes, local purpose or recreation reserves, walkway linkages and stormwater reserve and is consistent with the live and play land use.
- 3.16 The suburban area type is defined as ‘low and moderate density housing up to 15 units per hectare in an area where housing is the exclusive or dominant use’. The proposed development site is approximately 2.78ha and will contain approximately 20 houses once fully developed, yielding a density of 7.2 units per hectare. Residential housing will be the predominant land use allowing for the fact that there may be a few homes-based businesses established.
- 3.17 The ‘urban’ area type anticipates a much higher residential density (50 units per ha) plus the inclusion of other land uses and is therefore not an appropriate category for the subject site. Similarly, the ‘rural’ area type is not appropriate because this is intended for a residential

population outside of the urban limits, although the proposed density is closer to rural area type than suburban area type.

- 3.18 The transport context for the suburban area type is described as private vehicles being the predominant form of transport with public transport providing for peak flow on arterial and connector/collector roads. Non-motorised trips are primarily recreational and occur on local roads. The public transport component is not currently applicable in the Wanaka context and private vehicles will be the predominant form of transport for the next few years, it is anticipated that public transport will be in place at some point in the future. Bus stops could be situated on Meadowstone Drive and West Meadows Drive, thus providing short distances from the proposed lots to public transport points. Appendix F of the Infrastructure Report (**Appendix C**).

Link Context

- 3.18 Link context is classified by the extent of access and the degree of through movement intended to be served. This includes three levels of link context:
- a) Lane: a road that provides very high local access and very limited through movement connectivity. Very low vehicle speeds and shared pedestrian and vehicle access predominate;
 - b) Local Road: a road that provides access and connectivity for a local area. Low vehicle speeds, pedestrian and local amenity values predominate;
 - c) Connector/collector Road: a road that provides circulation in local areas and links to arterial roads, while balancing this with pedestrian and local amenity values. Higher vehicle movements and access for all modes of transport including public transport predominate.
- 3.19 Appendix B of the Infrastructure Report (**Appendix C**) contains a proposed road classification table which details traffic movements per day and identifies which road classification has been assigned to each of the proposed roads.

Connectivity

- 3.20 The LDSCOP states that well connected networks are achieved with smaller block sizes and regular connections. Network connectivity shall be designed to achieve:
- a) Shorter travel distances;
 - b) An increased number of alternative routes for all types of users;
 - c) Increased opportunity for interaction;
 - d) Improved access to public transport, cycling and walking networks, and access to destinations.
- 3.21 The proposed development is limited by a single access point to West Meadows Drive, however, road 1 has been designed to provide a future connection point to potential future development to the west.

Target Operating Speeds

3.24 The LDSCOP states that traffic management shall be included in the road design to ensure that the target operating speeds are achieved. Target operating speed can be managed by physical and psychological devices such as narrowed movement lanes, reduced forward visibility, slow points, build outs, lengths, chicanes, planting and landscaping and street furniture and art works. The two key geometric factors that contribute to achieving the target operating speed are carriageway width and forward visibility.

3.27 The proposed carriageway width of Road 1 has been assessed in the road safety audit report, which states the following:

“The speed environment on the cul-de-sac needs to be in the vicinity of 30km/hr for the time that the road is a cul-de-sac. When the road is extended, the speed environment will increase as the road hierarchy status increases to accommodate the new road function.

With a carriageway width of 7.5m the speed environment will be appropriate for the future speed environment.

When operating as a cul-de-sac the total length of the road is 260m with a horizontal and vertical curve at station 90. This effectively reduces the length between speed control devices on the road to a maximum of 170m with the end of the cul-de-sac being a stop. The cul-de-sac will only be used by residents who will all be familiar with the road.

Therefore, it is considered that the speed environment for the cul-de-sac is appropriately constrained for the cul-de-sac while retaining flexibility for the future extension of the road.

LID Principles for Stormwater Runoff from Roads

3.28 It is proposed to direct all stormwater runoff from roads to the roadside kerb and channel, which will in turn discharge into mudtanks and an underground piped network. Ultimately all stormwater runoff from the roads will be piped to the existing stormwater attenuation system located within the proposed Lot 200 of this subdivision.

3.29 The stormwater design is low impact design since all stormwater up to a 1% AEP will be attenuated to pre-development flows on-site.

3.30 In summary the design is considered to be ‘low impact’ since all stormwater will be retained and attenuated within the Meadowstone Alpha Series stormwater reserve.

Cyclists

3.31 Road 1 is classified as E11 with the potential future classification of E12. Cyclists will share the movement lane as per table 3.2 of the QLDC LDSCOP.

Car Parking

3.32 It is intended that lots will form their vehicle crossings at the time of building and the parking will be located outside of these areas. There are sufficient lot areas within the roads to exceed the minimum 1 car park per residential lot.

- 3.33 LDSCOP allows for shared parking in the movement lane for up to 100du but since Road 1 provides for <100du, parking in addition to the movement lane is not required.
- 3.34 Road 1 has a 7.5m movement lane width, which provides for the ability to park on both sides of the road and one through lane, or alternatively to park on one side of the road and two through lanes. Neither option will be delineated so road users will decide.

Road Design Parameters

- 3.35 Details of the proposed road design, including cross sections, are contained in the Subdivision Infrastructure Report contained at **Appendix C**.

Stormwater

- 3.36 All stormwater infrastructure for Alpha 4 has been designed in accordance with the QLDC LDSCOP.
- 3.37 A detailed design of the Meadowstone Alpha Series Stormwater system was undertaken under RM180980 and has been peer reviewed and accepted by Council. Construction of the Stormwater system was undertaken during early 2022 and 224c certification was issued by QLDC on the 17th March 2022. The Meadowstone Alpha Series Stage 4 developed catchment has been included in this design. GCL prepared a Stormwater Assessment Design Report which is included in the Infrastructure Report at **Appendix C**.
- 3.38 In terms of the current proposal, all impervious areas within the proposed residential lots will be accommodated by a reticulated public stormwater piping network with private 100mm diameter lateral connections provided at a suitable location for each lot. The connections will be designed to drain all building areas.
- 3.39 All impervious areas within the road reserve will drain to the kerb and channel and then into the reticulated stormwater piping network via standard mudtanks.
- 3.40 The reticulated public stormwater piping network, servicing proposed lots 65 – 78 and the proposed roading network, will discharge directly into the existing stormwater attenuation system in the Oak Tree Reserve on proposed lot 200.
- 3.41 The reticulated public stormwater piping network, servicing proposed lots 79 – 84, will connect directly into the existing network located to the north of Lots 1, 3 and 4 DP509001. This network will convey stormwater into the existing network located in West Meadows Drive.
- 3.42 Secondary overland flow paths will be located within the roading carriageway, which will from to two sag points on proposed Road 1 at chainage 10.67 and 140.28. Flows from the sag points will in turn flow overland into the existing stormwater reserve located in proposed lot 200.
- 3.43 A preliminary design plan showing overall proposed stormwater design can be found in the servicing concept design plans contained within the Infrastructure Report. Final engineering

detail of the existing soakage systems and the proposed reticulation drainage piping network will be provided as part of the Engineering Acceptance Application.

Wastewater

- 3.44 All wastewater for Stage 4 has been designed in accordance with LDSCOP. A wastewater design for the entire Meadowstone Alpha Series Stage 4 catchment was included in an overall wastewater design approved and constructed under RM150804.
- 3.45 The current proposal is to provide each lot with a 100mm diameter lateral that is connected to the reticulated public wastewater network. All wastewater will gravity flow to two connection points to the QLDC wastewater network on West Meadows Drive within the completed Meadowstone Alpha Series subdivision. The existing main gravity flows to Council's wastewater pump station located on Sapphire Spring Rise, where it is pumped through a rising main into Council's Foul Sewer network located in Ruby Ridge.
- 3.46 A design plan of the proposed design and existing connections is contained in the Infrastructure Report. A final engineering detail of the proposed reticulated wastewater piping network will be provided as part of the Engineering Acceptance application.

Water Supply

- 3.47 All water supply infrastructure for the Meadowstone Alpha Series Stage 4 has been designed in accordance with the QLDC LDSCOP. A water supply design for the entire Meadowstone Alpha Series Stage 4 subdivision was included in an overall water supply design approved and constructed under RM150804.
- 3.48 An existing DN180 watermain is located on the western side of West Meadows.
- 3.49 A proposed DN125 watermain will tee into the existing DN180 watermain on West Meadows Drive and convey water along the southern side of Road 1 through the subdivision where it will terminate at the corner of Lot 78 and Lot 3 DP529950. This DN125 watermain will provide supply for Lots 67, 68 and 71 – 78.
- 3.50 A DN63 ridermain will tee into the proposed DN125 watermain and convey water along the back northern side of Road 1 to provide supply to Lots 79 – 84 and 200 - 201. The DN63 ridermain will tee back into the DN125 watermain to create a closed loop.
- 3.51 A DN125 watermain will tee into the existing DN125 watermain at the corner of West Meadows Drive and Jasper Place and convey water along the western side of West Meadows Drive where it will connect to the existing DN150 watermain at the intersection of West Meadows Drive and Road 1. This DN125 watermain will provide supply for Lots 65 – 67.
- 3.52 A DN63 ridermain will tee into the existing proposed DN125 watermain on West Meadows Drive and convey water along the northern side of Access A to provide supply to Lots 69 and 70. The DN63 ridermain will terminate at the end of Access A.

- 3.53 The individual lots will be serviced with lateral connections off the new network of DN125 watermains and the DN63 ridermains. Fire hydrants and valves will be incorporated into the design in accordance with the relevant standards.

Electricity

- 3.54 The local electricity authority, Aurora Energy, has confirmed that electricity supply can be made available to all proposed lots.

Telecommunications

- 3.55 Chorus has confirmed that telecommunication connections can be made available to all proposed residential lots.

Reserves

- 3.56 Lot 200 is proposed to be vested in QLDC as a Local Purpose Reserve – Stormwater and comprises an underground stormwater attenuation device with an above ground grassed wet/dry pond.
- 3.57 Lot 201 is proposed to be vested in QLDC as Open Space Reserve – Recreation and will comprise of a grassed area within an existing oak tree copse. QLDC have agreed that the Oak Tree Reserve can be vested with Council and that this reserve will be eligible for development contribution credits.

Earthworks

- 3.58 Earthworks have already been undertaken on the site under earthworks consent RM200689. This application seeks to include those earthworks plans as part of this consent to ensure the building height rules are applied from finished ground level. The earthworks plans are contained at **Appendix D**.

Consent Notices

- 3.59 There are two consent notices on the title which will not be relevant to the titles created through this application and consent is sought to delete these from the new titles.
- 3.60 CN11416570.13 – Part D, conditions c) 7 d) relate to Lot 904 DP526882 (former lot).
- c) – requires servicing links through to adjoining lot and by the time Road 1 is vested this will be satisfied.
- d) – states that this site is not serviced but this resource consent will service all lots so this condition will be redundant.
- 3.61 CN12412059.7 – conditions b, c, & d relate to lot 909, application site.
- b) - requires servicing links through to adjoining lot and by the time Road 1 is vested this will be satisfied.

c) & d) - states that this site is not serviced but this resource consent will service all lots so this condition will be redundant.

4.0 ACTIVITY STATUS

- 4.1 The site is zoned as Low Density Suburban Residential Zone (LDSRZ) in the operative Queenstown Lakes District Plan (District Plan) and also contains an area of 17 scheduled trees (599).
- 4.2 Section 27 of the Proposed District Plan relates to subdivision. Rule 27.5.7 provides for subdivision in the LDSRZ as a restricted discretionary activity. Rule 27.6.1 provides for a minimum lot area of 450m² in the LDSRZ. The minimum lot size to be created by the subdivision is 700m², which therefore complies with this rule.
- 4.3 Section 27.7.33.1 sets out the standards relating to servicing and infrastructure. The proposed subdivision proposed water, telecom and electricity connections to each lot and therefore complies with this rule.
- 4.4 Chapter 25 relates to earthworks. The application seeks to re-consent the earthworks already undertaken through RM200689. The earthworks breach the following rules of chapter 25.

Rule	Compliance	Activity Status
25.4.2 – Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.	The earthworks exceed the maximum total volume for the Zone.	RD
25.5.3 – Maximum total volume of earthworks in the LDSRZ is 300m ²	The volume of earthworks is 30,100m ²	RD
25.5.11 – Earthworks over a contiguous area of land shall not exceed the following areas: 2,500m ² where the slope is 10° or greater; 10,000m ² where the slope is less than 10°	The total exposed area is 1.99ha	RD
25.5.15 – the maximum height of any cut shall not exceed 2.4 metres	The maximum cut was 4.7m	RD
25.5.16 – the maximum height of fill shall not exceed 2m	The maximum fill was 3m	RD
25.5.21 – No more than 300m ² of cleanfill shall be transported by road to or from an area subject to Earthworks.	10,300m ³ of fill was transported off-site.	RD

- 4.5 Section 29 relates to Transport. Rules 29.5.13 requires access and road design to be designed in accordance with Table 3.2 of the QLDC Land Development and Subdivision Code of Practice 2018. The proposed road design has been modified from the guidelines in respect of road legal width, movement width lane, footpaths and passing. Non compliance with this rule is a Restricted Discretionary Activity.
- 4.6 Section 32 relates to protected trees. No trimming or removal of the trees is proposed. There are no works within the root protection zone of the trees. No rules in section 32 are triggered.
- 4.7 The removal of the consent notices from the titles requires a variation under section 127 of the RMA, which is a **Discretionary Activity**.
- 4.8 The overall status of the application is **Discretionary**.

Compliance with LDSCOP

- 4.9 Engineering Approval will be sought at a subsequent stage and compliance with the LDSCOP is not a subdivision rule, however, for completeness and clarity the following departures from the Code of Practice are being sought:

Consent condition / LDSCoP requirement	Alternative Solution (brief description)
<p>The current LDSCOP set outs out in clause 3.3.2.5 that larger 'design' vehicles are to be used for the assessment of roads and intersections i.e., that a medium rigid truck should be used as the design vehicle and tour coach as check vehicle.</p>	<p>PPG has obtained advice from suitably qualified and experienced transport engineers for other projects that the use of the current CoP standard results in much larger intersections that in turn;</p> <ul style="list-style-type: none"> • Increases crossing distance for pedestrians which can be a safety issue • Larger intersections will most likely result in higher vehicle speeds at intersections unless traffic calming measures are used. • No increase in the efficiency of the road network because the movement of heavy vehicles is so infrequent and the volumes of other motorised will be low • No improvement in terms of compliance with overarching (national) legislation requirements because the proposed intersection arrangements anticipates that an 8m rigid truck can cross the centreline. <p>We have therefore designed the intersection of Road 1 and West Meadows Drive using the B99 car (based on QLDC traffic design standards) as the design vehicle and medium rigid truck as the check vehicle.</p>

<p>LDSCOP s3.3.11 requires; Footpaths shall be separated from the kerbline by a minimum of 0.9m berm except:</p> <p>(a) At indented parking bays (b) In Commercial Town Centres (c) In steep terrain when approved by Council</p>	<p>Is it proposed that the footpath on Road 1 is to be aligned directly off the back of kerb with no separation in the way of a berm.</p> <p>This is consistent with the footpaths in the previous stages of the Alpha Development, as well as the wider Meadowstone and West Meadows areas. Alpha Stage 4 is located within steep terrain with a large stormwater detention pond to the north. The batter for this pond is located within the road reserve decreasing the space in the berm on this side of the road.</p>
<p>LDSCOP s3.3.11.4 requires; where a berm crossfall greater than 1 in 12.5 is proposed, the designer shall produce a cross section along suitable individual property access locations to show that the sag or summit curves at crossings can be satisfactorily negotiated by a 90th percentile car.</p>	<p>Road 1 proposes a 1 in 6 berm on the southern side of the Road. This has been provided to aid with the transition from the 2% berm into the Lot batters. A 2% berm has been provided from 1.5m to allow for the future installation of a footpath.</p>
<p>LDSCOP Table 3.3 requires an E11 road to have a minimum road reserve width of 9.0m; pedestrians shared in the movement lane; and a movement lane width of 5.5-5.7m.</p>	<p>Road 1 is considered an E11 classification as it serves 16du. The Road Reserve has been increased to 15.0m, a 1.5m walkway have provide on the northern side of the road and a movement lane of 7.5m. The parameters have been increased as it is considered that Road 1 could provide a connection to the West and be upgraded to an E12 road.</p> <p>A movement lane of 7.5m allows for either two parked cars and one through movement, or one parked car and two through movements in accordance with C3.3.1 of the LDSCOP.</p>

5.0 PART 2

- 5.1 Clause 2(1)(f) of Schedule 4 of the Act requires an assessment against the matters set out in Part 2. Part 2 sets out the purpose and principles.
- 5.2 The purpose of the Act is to promote the sustainable management of natural and physical resources. Section 5 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 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 (excluding minerals) 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.

- 5.3 The application proposes a subdivision to create 20 residential lots. The subdivision will also create a reserve lot containing the scheduled oak trees to vest with Council. The subdivision is an efficient use of an already-zone area of land. The residential land will enable housing to provide for the social well-being of the community and the construction of the subdivision and housing will provide for the economic well-being through the creation of jobs.
- 5.5 Section 7 lists other matters to which regard should be taken. The following other matters are of relevance to this application:
- (c) the maintenance and enhancement of amenity values;
- 5.6 The vesting of the reserve containing the scheduled oak trees will ensure the amenity value of the oak tree area is retained and maintained into the future and available for residents to enjoy.
- 5.7 The proposal is considered to be consistent with part 2 of the Act.

6.0 SECTION 104(1)(b)

- 6.1 Section 104(1)(b) requires the consideration of any relevant provision of a national environmental standard, other regulations, national policy statement, New Zealand coastal policy statement, regional policy statement or proposed regional policy statement and a plan or proposed plan.
- 6.2 There are no national policy statements or New Zealand coastal policy statements relevant to this application. The documents that are relevant are considered below.
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.*
- 6.3 The National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health applies to land that is or has been used for a hazardous activity or industry. These activities are listed on the Hazardous Activities and Industries List (HAIL).
- 6.4 No HAIL activity or industry has been undertaken on the site. This has been confirmed by a review of the regional and district council contaminated land registers/hazards plans and a

review of historical resource consent activities on the site. The NES therefore does not apply to this site.

Regional Policy Statements and District Plans

- 6.6 An assessment of the relevant objectives and policies is contained at **Attachment 1**. The proposed subdivision is generally in accordance with the relevant objectives and policies.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

- 7.1 The assessment matters for restricted discretionary subdivision are set out in section 27.9.3 of the District Plan:

Whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provisions required for access for future subdivision on adjoining land.

- 7.2 The subdivision and roading has been designed to include a possible future road connection to adjacent undeveloped land.

Consistency with the principles and outcomes of the QLDC Subdivision Design Guidelines.

- 7.3 The subdivision has been designed generally in accordance with the subdivision design guidelines with some modifications to reflect the existing subdivision design and to take into account the potential for the access road to connect through to undeveloped adjacent land in the future.

Whether any landscape features or vegetation, including mature forest, on the site are of a sufficient ecological and natural value that they should be retained and the proposed means for their protection.

- 7.4 There are existing protected trees on the site. These trees will be protected by vesting the land upon which they sit with QLDC as recreation reserve.

Whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency.

- 7.5 The roading has been designed generally in accordance with the QLDC Subdivision Design Guidelines and has been the subject of a road safety audit (**Appendix C**). The roading etc is considered to be appropriate.

The extent to which the provision of land for open space and recreation is provided for having regard to recreational needs and environmental effects of open spaces and recreational facilities.

- 7.6 Open space and walkways have been provided across the wider subdivision. The oak tree copse will be vested as reserve as part of this development and will add to the high amenity and diverse open space and recreation areas through the Alpha Series subdivision.

Whether services are to be provided in accordance with Council's Code of Practice for Subdivision.

7.7 Services are provided in accordance with the Council's Code of Practice.

Whether effects on electricity and telecommunication networks are appropriately managed.

7.8 Confirmation has been received from Chorus and Aurora confirming supply is available to all lots.

The extent to which natural hazard risk is appropriately managed in accordance with the relevant provisions of Chapter 28.

7.9 Geosolve has undertaken a hazards assessment of the hazards across the wider site, which is contained at **Appendix E**. Liquefaction at the site has been assessed in consideration of two design earthquake scenarios derived from NZS 1170 – Structural Design Actions. These scenarios represent the following design performance requirements:

- Serviceability Limit State (SLS) – to avoid damage that would prevent the structure from being used as originally intended, without repair; and
- Ultimate Limit State (ULS) – to avoid collapse of the structural system.

7.10 In terms of NZS 1170 Class D sub-soil conditions were assumed to underlie the site.

7.11 The earthquake scenarios used in liquefaction analysis are shown in the table below:

	Serviceability Limit State (SLS) design earthquake	Ultimate Limit State (ULS) design earthquake
Return Period (years)	25	500
Moment Magnitude, Mw	7.5	7.5
Peak Horizontal Ground Acceleration, PGA	0.08g	0.34g

7.12 The results of liquefaction analysis of the site indicated the following:

- No liquefaction is predicted under the SLS seismic loading;
- Liquefaction is expected under the ULS seismic loading in the lake sediment in the lowland area of the site. There is some significant variation across the site with liquefaction predicted in localised, discrete layers of <1m thickness at some locations and more significant thicknesses (several metres) of liquefaction predicted at other locations;
- No SLS or ULS liquefaction is predicted in the terrace slope area of the site.

7.13 The following have been assessed and applied to estimate the consequences of liquefaction at this site:

- Crust thickness;
- Liquefaction severity index;
- Free field settlements;

- Lateral spread.

- 7.14 The non-liquefiable upper layer of soils (crust) provides some protection against ground surface damage as a result of liquefaction. The thicker the crust the less ground surface damage is expected with significant protection provided by thicknesses of more than 5m.
- 7.15 The crust thickness at the site under ULS loading varies from 1.1m to 8.5m in the lowland areas.
- 7.16 The liquefaction severity number (LSN) is a single value that can be calculated from a ground investigation record considering the thickness, density and depth of liquefiable layers and the intensity of earthquake shaking. As LSN increases, so does the risk of severe effects on the land and residential dwellings.
- 7.17 Under SLS loading the LSN for the site is 0, which means no major effects are expected. Under ULS loading the LSN varies from 0 to 24, indicating that there are likely to be variable effects across this part of the site.
- 7.18 Free field settlement describes the settlement of ground not occupied by a building, occurring due to dissipation of excess pore water pressure generated during earthquake shaking.
- 7.19 Settlements in the lowland parts of the site were variable and estimated to be higher in the west, typically between 70mm and 100mm. In the east settlements were typically less than 50mm, although locally as high as 60mm.
- 7.20 Lateral spreading is a term applied to tracts of land that experience lateral displacement as a result of liquefaction of a layer below the surface. Owing to the shallow gradients and lack of local free faces at the site, the risk of lateral spreading is considered to be low.
- 7.21 In terms of the New Zealand Geological Society guidelines, the level of liquefaction estimated to occur at the site can be considered to correspond with Liquefaction Performance Level L0 (insignificant) under SLS loading and L1 (mild) to L2 (moderate) under ULS loading.
- 7.22 Foundations of future residential dwellings can be designed to an appropriate level to mitigate the risk from the effects of earthquakes. The report provides options of acceptable foundation types, which can be determined at the time of applying for building consent.

Removal of Consent Notices

- 7.23 The consent notices to be removed relate to servicing and access of balance lots. These consent notices will be redundant when the subdivision is complete. There are not adverse effects related to the removal of these consent notices.

8.0 AFFECTED PARTIES AND CONSULTATION

- 8.1 The site is zoned Low Density Residential so residential development of the density proposed is anticipated at this location. No parties are considered to be affected by the subdivision.

9.0 CONCLUSION

- 9.1 The application proposes a subdivision to create 20 low density residential allotments as Stage 4 of the Meadowstone Alpha Series subdivision. The subdivision is consistent with the lot size and density of development anticipated for the Low Density Suburban Residential Zone.
- 9.2 The proposed subdivision achieves the purpose of the RMA by sustainably managing the land to provide housing to meet the economic and social needs of the community. The protected oak trees on the site will be vested with Council as a recreation reserve to ensure they are maintained to protect their character and amenity.
- 9.3 Overall the proposed subdivision is consistent with the relevant objectives and policies of the Regional Policy Statements and District Plans.

Attachment 1 Assessment of Relevant Objectives and Policies

Partially Operative Otago Regional Policy Statement 2019

<p>Objective 4.5 Urban growth and development is well designed, occurs in a strategic and co-ordinated way, and integrates effectively with adjoining urban and rural environments.</p>	<p>The proposed subdivision is the logical next and final stage of the Alpha Series residential development. The subdivision utilises and extends existing roading and servicing and is essentially 'infill' development.</p>
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Proposed Otago Regional Policy Statement 2021

<p>UFD-02-Development of Urban Areas The development and change of Otago's urban areas;</p> <ol style="list-style-type: none"> 1. Improves housing choice, quality and affordability, 2. Allows business and other non-residential activities to meet the needs of communities in appropriate locations, 3. Respects and wherever possible enhances the areas history, setting and natural and built environment; 4. Delivers good urban design outcomes and improves liveability; 5. Improves connectivity within urban areas, particularly by active transport and urban transport; 6. Minimises conflict between incompatible activities; 7. Manages the exposure risk from natural hazards in accordance with the HAZ-NH section of the RPS; 8. Results in sustainable use of water, energy, land and infrastructure. 9. Achieves integration of land use with existing and planned development infrastructure and additional infrastructure and facilitates the safe and efficient on-going use of regionally significant infrastructure. 10. Achieves consolidated, well designed and located and sustainable development in and around existing urban areas as the primary focus for accommodating the region's urban growth and change and; 11. Is guided by the input and involvement of mana whenua. 	<p>The application proposes a residential subdivision that will result in the development of 20 quality homes.</p> <p>The proposed development will result in the area of protected oak trees to be vested with Council. These trees are an important part of the history of the area so vesting will ensure they are maintained into the future.</p> <p>The proposed development consolidates development to the north and south but also provides for future connectivity to land to the west of the site.</p>
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Queenstown Lakes District Council Proposed District Plan

<p>Objective 25.2.1 Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.</p>	<p>The proposed earthworks are already complete so there will be no adverse effects as a result of reconstituting the earthworks.</p>
<p>Objective 27.2.1 Subdivision will create quality environments that ensure the District is a desirable place to live, visit, work and play.</p> <p>Policy 27.2.1.1 Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.</p> <p>Policy 27.2.1.2 Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.</p> <p>Policy 27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.</p>	<p>The proposed subdivision is the final stage of the Alpha Series subdivision, which is a quality residential environment with connectivity and opens spaces making it a desirable place to live.</p> <p>The infrastructure is fit for the residential purpose of the development.</p> <p>The subdivision design has been guided by the QLDC subdivision guidelines as well as the design of the previous stages of the development.</p> <p>The lots are all above the minimum lot size and are of a suitable size and shape to accommodate residential dwellings and accessory buildings.</p>
<p>Objective 27.2.5 Infrastructure and services are provided to new subdivisions and developments.</p>	<p>The subdivision will be fully serviced.</p>
<p>Objective 29.2.1 An integrated, safe and efficient transport network that:</p> <ul style="list-style-type: none"> a) Provides for all transport modes and the transportation of freight; b) Provides for future growth needs and facilitates continued economic development; c) Reduces dependency on private motor vehicles and promotes the use of shared public, and active transport; 	<p>The proposed roading network fits in with the existing road layout but also provides for a future connection through to undeveloped land to the west.</p>

<ul style="list-style-type: none"> d) Contributes towards addressing the effects on climate change; e) Reduces the dominance and congestion of vehicles , particularly in the Town Centre zones; and f) Enables the significant benefits arising from public walking and cycling trails. 	
<p>Objective 32.2.1 The protection of scheduled trees and groups of trees from avoidable removal or damage.</p> <p>Policy 32.2.1.2 Protect scheduled trees from avoidable removal, removal of the protected tree status or inappropriate trimming or destruction, recognising them as an important part of the character, amenity and heritage values of the District.</p>	<p>The protected oak trees will not be removed or inappropriately trimmed as part of the development. The land containing the trees will be vested with Council as a recreational reserve so the character and amenity of the trees can be maintained for the enjoyment of the community.</p>

APPENDIX 3 – ENGINEERING REPORT



ENGINEERING REPORT

TO: Steve Blackmore

FROM: Lyn Overton

DATE: 24/08/2023

APPLICATION DETAILS	
REFERENCE	RM230419
APPLICANT	Orchard Road Holdings Limited
APPLICATION TYPE & DESCRIPTION	Subdivision Consent is sought for a twenty lot subdivision.
ADDRESS	Lot 909 West Meadows Drive, Wanaka
ZONING	Low Density Suburban Residential
LEGAL DESCRIPTION	Lot 909 DP 563778
SITE AREA	2.7866ha
ACTIVITY STATUS	Discretionary

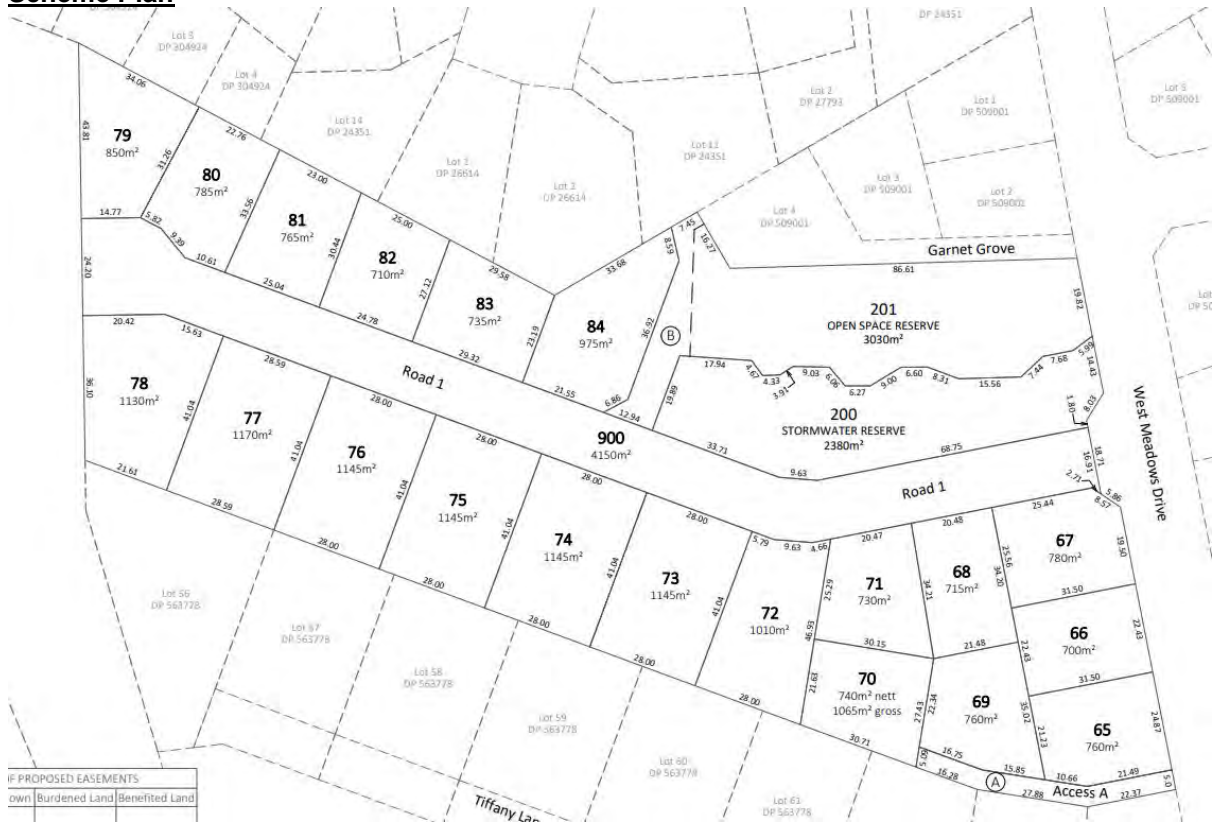
Application	Reference Documents	Consent Application.
	Previous Relevant Consents	RM150483 – Land use to undertake bulk earthworks RM150763 – Land use consent to trim or remove heritage trees located within proposed Lot 201 of this consent. RM150804 – Subdivision consent for Stage 1 of Alpha Series (40 lots). RM170378 – Subdivision consent for Stage 2 of Alpha Series (43 lots) RM170457 – Consent to cancel consent notices. RM180399 – Variation to RM170378. RM180980 – Subdivision consent for Stage 3 of Alpha Series (15 lots). RM200689 – Land Use consent to undertake earthworks within this subdivision.
	Date of site visit	21/06/2023

Comments	
Existing Use	Vacant lot containing historic oak trees and an existing stormwater soakage system.
Neighbours	Residential development to the north, east and south, rural land located to the west.
Topography/Aspect	The site undulates rising to the south and west.
Water Bodies	There is no water body located within this site.

Location Diagram



Scheme Plan



ENGINEERING		COMMENTS	Condition
TRANSPORT	Access	<p>Means of Access</p> <p><u>Parking</u></p> <p>This application is for a subdivision and therefore on-site parking will be assessed at the time a residential unit is constructed.</p> <p>The proposed road is being constructed with a 7.5m wide carriageway, this width will allow on-street parking on both sides of the road without affecting movements within the carriageway.</p>	X
		<p>Vehicle crossing</p> <p><u>Vehicle crossings</u></p> <p>A vehicle crossing will be required to the proposed right of way 'A' on the southern extents of the subdivision site. The proposed vehicle crossing will be between 3 and 4m in width. I am satisfied that a sight distance of 45m is achievable in both directions along West Meadows Drive. I am satisfied that the gradient, breakover angles and intersection setbacks will also be compliant. An appropriate condition is recommended to ensure that the vehicle crossing is formed to Council's standards.</p>	
		<p>Means of Access</p> <p><u>Access</u></p> <p>The proposed development is for 16 residential lots. However, proposed Lots 72-78 and 84 will have an area greater than 900m² and therefore can be further subdivided. While the applicants have stated that they only require an E11 type road as they are only creating 16 lots Proposed District Plan (PDP) Policy 27.2.5.1 states we are required to assess the expected traffic levels of a development and the full potential of this development is 24 lots. Therefore, the applicants are required to construct a road formation that complies with a minimum formation as required by a Figure E12 type road in accordance with Table 3.3 of the Land Development and Subdivision Code of Practice (COP). This type of road will serve up to 200 residential units and is required to have a minimum legal width of 15m with a 5.5-5.7 formed width with one 1.5m wide footpath or 1.5m wide footpath on both sides of the access where the road serves more than 20 dwelling units or is more than 100m in length. The road is shown to be approximately 267m in length. Cyclists are expected to share the movement lane. Parking for up to 100 dwelling units is required to share the movement lane, with separate parking to be provided for over 100 dwelling units.</p> <p>Condition c) registered on consent notice 11416570.13 states:</p> <p><i>"At the time of further development and /or subdivision is proposed on Lot 903 and 904, Council transport and servicing links shall be installed to link the site with adjacent development. The extent and design of these connections shall be agreed and accepted by Council's engineers prior to the further subdivision."</i></p>	

	<p style="text-align: center;">Access continued</p>	<p>While the consent notice is regarding Lots 903 and 904 the notice was created under RM170378 and variations RM180399 and RM190115 and applies to this site. The site became Lot 909 because of the subdivision of Lot 904 under RM180980. The applicants have indicated that they are proposing to create a Figure E12 type road because of this consent notice. However, it is my opinion based on the District Plan Policies and COP that a Figure E12 type road is required regardless. The proposed road will include a legal width of 15m and formed width of 7.5m to allow for on-street parking. Only one footpath is proposed, however two are required.</p> <p>While I am satisfied that connectivity is being provided to the west the applicant has not had any discussions with Council's engineers prior to the resource consent being lodged and therefore, not complied with this condition. Therefore, as part of my further information request, I requested that the applicant engage with Property and Infrastructure (P & I) engineers re the road formation and the suitability of the proposed design.</p> <p>P & I have responded and requested that the applicants lodge a form for the deviations to the Code of Practice and have also confirmed that they have concerns as to whom will provide the second footpath as the proposed design only has one footpath located on the northern side of the road. As the consent notice requires the road to provide a connection through to the adjacent site and that proposed road will be greater than 200m in length and will eventually serve more than 20 residential units Council's P & I team has advised that a second footpath is required prior to the vesting of the road. The COP also requires any infrastructure within a subdivision to be designed to an appropriate standard to cater for further development upstream.</p> <p>The long-section plan indicates that the maximum gradient of the road will be 8% (1(V):12.5(H)). The road will be approximately 267m in length and will be formed as a cul-de-sac with a 10m radius in the cul-de-sac head. An appropriate condition is recommended to ensure that the road is formed in accordance with Figure E12 with the provision of two footpaths, albeit with the approved deviations from the COP.</p> <p>A right of way is proposed to serve Lot 69 and 70. The right of way will have a legal width of 5m and a formed width of 3m. The maximum gradient will be 1(V):8(H) and therefore I am satisfied compliant with PDP Rule 29.5.13. An appropriate condition is recommended regarding the formation.</p> <p>The applicants have applied for a deviation from the COP regarding the intersection design, the provision of a second footpath, a steeper berm, the footpath off the back of the kerb and the requirement for a wider road. As discussed above any road being created needs to be designed to cater for the expected traffic levels and upstream development and therefore a Figure E12 type road is required as the road will potentially serve more than 20 residential units. P & I Engineer Richard Powell has confirmed that a footpath on each side of the road will be required. While the intersection has been partially formed a full assessment of the intersection and proposed road had not been made prior to the formation. Therefore, the intersection design will need to be reassessed and upgraded as per PDP Policy 27.2.5.5(g). An appropriate condition is recommended in this regard.</p>	<p style="text-align: center;">X X</p>
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		<p>Section 3.3.11.4 of the COP states:</p> <p><i>“Where a berm crossfall greater than 1 in 12.5 is proposed, the designer shall produce a cross section along suitable individual property access locations to show that the sag or summit curves at crossings can be satisfactorily negotiated by a 90th percentile car.”</i></p> <p>While cross sections of the earthworks have been provided, this requirement has not been demonstrated, instead the applicant has stated:</p> <p><i>“Road 1 proposes a 1 in 6 berm on the southern side of the Road. This has been provided to aid with the transition from the 2% berm into the Lot batters. A 2% berm has been provided from 1.5m to allow for the future installation of a footpath.”</i></p> <p>No application form has yet been submitted for the deviations from the COP. As discussed, Roading Engineer Steven Mannion has accepted the design concept on principal regarding the width of formation but confirmed that there is insufficient information to provide a decision. Any deviations from the COP should be addressed prior EA stage. I recommend an advice note in this respect.</p>	
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ENGINEERING		COMMENTS	Condition	
EARTHWORKS	Extent	Description	Earthworks are required to recontour the land, construct the accesses and lay services. The earthworks have previously been approved under RM200689.	
		Cut /Fill Volume (m³)	Cut – 21,000m ³ Fill – 9,100m ³	
		Total Volume (m³)	30,100m ³ approved under RM200689 A further 3,500m ³ has been estimated as a balanced cut to fill exercise for trenching and a further 500m ³ of imported fill will be required for the roads taking the final volumes to 34,100m ³ .	
		Area Exposed (m²)	1.99ha	
		Max Height Cut/Fill (m)	Max cut = 4.7m Max fill 3.0m	
		Prox. to Boundary	<p>The following comments were made in the RM200689 engineering report:</p> <p><i>“Both cut and fill earthworks are shown up to the west, south and eastern boundaries of the site, in breach of Rule 25.5.18. As these are to be benched into the existing topography, I am satisfied that these works can be contained within the site’s boundaries. I recommend an appropriate condition in this regard.”</i></p> <p>I concur with this comment and recommend the condition is applied to this consent.</p>	X

Stability	Prox. to Water	<p>The following comments were made in the RM200689 engineering report:</p> <p><i>“The application proposes works over an existing sedimentation pond near the road stub opposite #118 West Meadows Drive. It is unclear what the applicant’s intention with this pond is, but I am satisfied that its use can be incorporated into the Environmental Management Plan which will be required, and the pond could then be filled in.</i></p> <p><i>The application states that the earthworks are partially to “enable the installation of stormwater infrastructure which will service the future stage 4 subdivision as well as the consented stage 3 subdivision”. It is unclear what these works entail as the approved stormwater plans for stage 3 (RM180980) do not show any works required within the subject part of the site. A small pond is shown in the lower part of the site, and presumably this will form part of the necessary infrastructure for a future subdivision application. I am satisfied that the detailed design of this pond will be assessed as part of a future subdivision application, and therefore no check of the design of this pond has been undertaken as part of this assessment.”</i></p> <p>I concur with these comments, and I am satisfied that the ponds were assessed at the time of Engineering Review and Acceptance for RM180980.</p>	
	Geotech assessment by	GeoSolve Limited	
	Report reference	‘Geotechnical Report. Alpha Ridge Subdivision, Wanaka.’ GeoSolve ref 140376, dated October 2014.	
	Report comment	<p>The following comments were made in the RM200689 engineering report:</p> <p><i>“The report presents the results of extensive geotechnical investigations across the wider Alpha Ridge site. The report concludes that the earthworks proposed as part of RM150483 were geotechnically feasible, and I accept that the report is still applicable to the current proposal, in spite of the volume of earthworks increasing. I recommend a condition that the earthworks be supervised in accordance with the recommendations made in the GeoSolve report.”</i></p> <p>I concur with the comments made in this report and recommend the condition is applied to this consent.</p>	X
	Rock breaking	Not anticipated.	
	Rock blasting		
	Preconstruction survey	Not required.	
	Retaining	None proposed, nor anticipated	
	Recommendations on cut/batter slopes	Not to exceed 2(H):1(V).	X
	Fill certification/specific foundation design required	The plans submitted with the application indicate that there will be an area of fill placed within the buildable areas within the proposed lots. The applicants will need to ensure that the fill is placed in accordance with NZS 4431:2022. I am satisfied that this will be covered under the schedule 2 A certificate.	
Engineers supervision	The fill processes will need to be supervised by a suitably qualified engineer if certification is required. An appropriate condition is recommended.	X	
Uncertified fill covenant	Not required.		

Site Management	Schedule 2a Certificate	Required.	
	Clean fill only	Not required.	
	Report reference	I understand the Council planner will directly assess any site management requirements against the provisions and requirements of the Council adopted Guidelines for Environmental Management Plans dated June 2019 (EMP) and provide any necessary comment and/or conditions.	X
	Specific sedimentation management		
	Specific stormwater management	An appropriate condition is recommended to ensure that the site management is undertaken in accordance with the Council's standards. Sediment management will be required to ensure that the existing stormwater disposal system remain unaffected.	
	Neighbours	I am satisfied that the earthworks are feasible, and no adverse effects will result on neighbouring sites.	
	Traffic management	I am satisfied that traffic management will be required due to truck movements and for the installation of servicing. An appropriate condition is recommended in this regard.	X
	Construction crossing	An appropriate condition is recommended to ensure that a construction crossing is in place prior to works commencing.	X
Revegetation	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	X	

SERVICES	Existing Services		There are stormwater and wastewater stubs shown into this site. The existing Stormwater treatment and disposal system exists within the proposed stormwater reserve. Council's GIS also indicates that there are existing stormwater and wastewater laterals to proposed Lots 65 and 66, with two stormwater and wastewater laterals being shown to proposed Lot 66. I recommend an appropriate condition to ensure that the redundant laterals are removed and capped at the main.	X
	Water	Potable	Council's water reticulation is available to connect to and I recommend an appropriate condition to ensure that each lot is provided a water connection. Council is proposing to install a new 450mm water trunk main within the proposed road alignment. I understand that Council's contractors will be installing this main, and it is not part of this application. However, I recommend an appropriate condition to ensure that the applicants demonstrate that there will be no conflicts with the main.	X X
		Fire-fighting	Fire hydrants will be required to be installed to ensure that firefighting requirements are met for the proposed lots and for maintenance of the water mains. An appropriate condition is recommended to ensure that hydrants with a minimum firefighting class FW2.	X
	Effluent Disposal		Council's wastewater reticulation is available to connect to. An appropriate condition is recommended to ensure that each lot is provided a lateral. As discussed above the design drawings will need to demonstrate no conflicts with the proposed 450mm water main proposed by Council.	X X

Stormwater	<p>There is an existing stormwater disposal system located within the proposed stormwater reserve (Lot 200) and Council's Three Waters Asset Manager Simon mason has confirmed in an email dated 4 July 2023:</p> <p><i>"The referenced doc relates to the adjustments made to the original system that P&I have already accepted and remains the subject of a SW maintenance agreement. From recollection Stage 4 was contemplated as part of this design."</i></p> <p>Based on this information I am satisfied that there will be capacity to service the proposed lots and recommend an appropriate condition to ensure that all residential lots created are provided independent connections.</p>	X
Power & Telecoms	Utility providers Chorus and Aurora have provided confirmation that a telecommunications and electricity supply can be provided to the new lots. Appropriate conditions are included to ensure that all lots are provided new connections.	X X
Management Company	Not required.	
O&M Manuals	Not required as the stormwater system has been vested.	

NATURAL HAZARDS	Hazards on or near the site	The QLDC Hazard Register Maps show the site falls within the LIC1 and Domain 'B' liquefaction hazard categories, with an assessed liquefaction risk being "Nil to Low" for the LIC 1 risk and "ground predominantly underlain by poorly consolidated lake, beach or fan-delta sediments" for the Domain 'B' risk.	
	Hazard assessment by	GeoSolve Ltd	
	Report reference	<i>"Geotechnical Report, Alpha Ridge Subdivision Wanaka"</i> (dated October 2014, GeoSolve Ref: 140376).	
	Report on Hazards	<p>The following comments were made in the RM150804 Engineering report:</p> <p><i>"The report confirms that the water table in the lowland area of the site was found to be between 1m and 3.5m in depth while the ground water was not expected to be encountered in the upper terraces. The report confirms that there will be no risk of liquefaction under a SLS (Serviceability Limit State) event and a low to moderate risk of liquefaction is predicted under a ULS (Ultimate Limit State) event. The report confirms that the 'Lowland' region of the site (Stage 1) will require TC2 type foundations in accordance with DBH guidance.</i></p> <p><i>The report confirms the risk of lateral spreading is very low.</i></p> <p><i>Considerable earthworks have been undertaken as part of RM150483. Conditions have been placed to ensure that a schedule 2A certificate is provided at the completion of earthworks and a consent notice will be registered on the properties in the event that building construction would only be suitable if certain mitigation measures and/or remedial works were necessary at the time of construction."</i></p> <p>I standby the comments made in this report, and I accept the expert advice provided. As proposed Lots 79 to 84 are located within the lowland areas identified as been underlain with 'Lake Sediments' the report recommends TC 2 foundations will be required. I recommend an appropriate Consent notice condition in this regard.</p>	

	Report on Hazards continued	<p>The report also states:</p> <p><i>“An isolated zone of Aeolian sand was observed in the western regions of the site (TP23). This area is likely to be TC1 due to the depth to water table and associated crust thickness, however, should be differentiated with test pitting during the detailed design/building consent phase of works”.</i></p> <p>Test pit 23 appears to be located in proposed Lot 77. As a schedule 2A certificate will be required prior to section 224c certification I am satisfied that any requirements for foundation designs will be addressed at this stage.</p>	X
	ORC	I recommend an advice note regarding Otago Regional Council (ORC) consents as there is a spring located in the approximate location of proposed Lot 83 and 84 and any earthworks in this location could trigger the requirement of resource consent.	X
	Proposed Mitigation	Appropriate conditions are recommended regarding foundation design for Lots 79 to 84.	X
	Supervision of works	Required for the Schedule 2A certification.	X
	Certification of mitigation	Required in the form of the Schedule 2 A certificate.	

PROJECT INFORMATION	Developers Engineering Representative	Required.	X
	Notice of commencement	Not required.	
	Traffic Management Plan	Traffic management will be required.	X
	Design Certificates	Required.	X
	Completion Certificates	Required.	X
	As built	Asbuilt information will be required. An appropriate condition is recommended in this regard.	X

TITLES	Consent Notices	Conditions registered on consent notices 12412059.7 and 11416570.13 relate to the provision of a transport and service connection to the land to the west and to alert any future property owners that the bulk lot is not serviced, and no development contributions have been paid. I am satisfied that a link is being provided to the land to the west. Therefore, I recommend that both consent notices are removed from the new titles proposed.	
	Easements	<p>A condition is recommended to ensure all necessary easements are granted or reserved.</p> <p>I note that one of the scheme plans indicates that an easement in gross for the right to drain stormwater over Lot 200 is to be extinguished. While the reserve area is being vested to Council there it will essentially become the property of the Crown and therefore an easement in gross in favour is required. I recommend that easement ‘M’ created under easement instrument 12412059.8 remains registered on Lot 200.</p>	X
	Road Names on title plan	There will be a requirement to name the access under Council’s ‘Road Naming Policy’. I recommend an appropriate condition in this regard.	X

	Building platforms	Not required.	
	Amalgamation Condition	None proposed	

RECOMMENDED CONDITIONS

It is recommended that the following conditions are included in the consent decision:

General

1. 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 8th October 2020 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: <https://www.qldc.govt.nz>

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

2. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering 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.
3. The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "*Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management*". The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
4. Prior to commencing any work on the site, the consent holder shall install a stabilised entrance in accordance with GD05, the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region. All construction traffic shall use this to enter and exit the site. Wooden planks or similar shall be provided to protect the footpath and kerb from damage caused by construction traffic movements.
5. Prior to commencing any work on the site, 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 to ensure that neighbouring sites remain unaffected from earthworks. 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 Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-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 ("*Geotechnical Report, Alpha Ridge Subdivision Wanaka*" dated October 2014, GeoSolve Ref: 140376) and who shall supervise the excavation/earthworks/fill procedures 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.

7. Prior to commencing works on the site, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
- a) The provision of a water supply to Lots 65 to 84 in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated June 2017. The costs of the connections shall be borne by the consent holder.
Note: The design drawings will need to demonstrate that there is no clash with the 450mm NB trunk water main proposed within the road.
 - b) Provision of an irrigation water supply to the reserve areas.
 - c) The provision of a foul sewer connection from Lots 65 to 84 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.
Note: The design drawings will need to demonstrate that there is no clash with the 450mm NB trunk water main proposed within the road.
 - d) The provision of a connection from all potential impervious areas within Lots 65 to 84 to the Council reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot. This shall include undertaking any necessary upgrades as per the agreement with Council's Property and Infrastructure team.
Note: The design drawings will need to demonstrate that there is no clash with the 450mm NB trunk water main proposed within the road.
 - e) The provision of fire hydrants with adequate pressure and flow to service and maintain the subdivision with a Class FW2 fire risk in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. Evidence of adequate flow testing to hydrants shall be submitted to Council prior to subdivision completion.
 - f) The provision of a sealed vehicle crossing that shall be constructed to the right of way servicing Lots 69 and 70 to Council's standards. This shall include any lot where the available boundary has been limited to less than 11m boundary due to landscaping or infrastructure.
 - g) The formation of 'Road 1' and right of way 'A', in accordance with Council's standards or as otherwise agreed with Council. This shall include:
 - (i) 'Road 1' shall be formed in general accordance with the minimum requirements of Figure E12 of the QLDC Land Development and Subdivision Code of Practice. This shall include the provision of a 1.5m wide footpath on both sides of the road.
 - (ii) Right of Way shall be formed in general accordance with Figure E9 of the QLDC Land Development and Subdivision Code of Practice.
 - (iii) Provision shall be made for stormwater disposal from all impervious surfaces.

Note: Any deviations from the QLDC Land Development and Subdivision Code of Practice should be approved by Property and Infrastructure (P & I) prior to Engineering Acceptance and Review being submitted and the written confirmation from P & I provided with the Application.

- h) The consent holder shall engage an independent and suitably qualified and experienced traffic engineer to carry out a detailed design safety audit in general accordance with the NZTA Manual "Safe System Audit Guidelines" and section 3.2.7 of the Councils Code of Practice. This shall include confirmation that appropriate traffic signs and road marking have been provisioned in accordance with the New Zealand Transport Agency's Manual of Traffic Signs and Markings (MOTSAM) and the Traffic control devices manual. The consent holder shall comply with any recommendations at their own cost. A copy of this report shall be submitted to Council for review and acceptance.
- i) 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.
- j) The formation of intersections with 'Road 1', in accordance with Council standards. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder.

Note: Any deviations from the QLDC Land Development and Subdivision Code of Practice should be approved by Property and Infrastructure (P & I) prior to Engineering Acceptance and Review being submitted and the written confirmation from P & I provided with the Application.

- 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, but not limited to, all Roads, Water, Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be monitored throughout earthworks

- 8. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
- 9. The earthworks shall be undertaken in accordance with the recommendations of the report by GeoSolve Ltd report ("*Geotechnical Report, Alpha Ridge Subdivision Wanaka*" dated October 2014, GeoSolve Ref: 140376).
- 10. 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.
- 11. No earthworks that are not authorised by this consent, temporary or permanent, are to breach the boundaries of the site.

To be completed before Council approval of the Survey Plan

- 12. 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. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council's Land Development

Engineer prior to Council signing the Survey Plan and prior to obtaining 'Engineering Review and Acceptance' for design of infrastructure. This shall include:

- (i) Consent notices 11416570.13 and 12412059.7 shall not be applied to the new titles.
 - (ii) Easement 'M' DP 563778 for the right to drain water in gross in favour of Council created by easement instrument 12412059.8 shall remain on the title of Lot 200.
- 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, a copy of the Resource Consent Decision shall be included with the application]

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

13. 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 rights of way 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 (7) above.
 - c) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for Lots 65 and 84 as per condition (7a) above, and evidence of supply shall be provided to Council's Subdivision Inspector.
 - d) All vehicle access, manoeuvring and parking areas associated with the development shall be subject to a post construction safety audit by an independent traffic engineer in accordance with the NZTA Manual "Safe System Audit Guidelines" at the consent holders cost and the results shall be submitted to Council for review and certification. Should the review recommend any further works required to achieve a safe traffic environment, the consent holder shall have these works approved by Council and implemented prior to occupation of the units.
 - 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 and/or the provision of adequate written evidence of existing electricity connection to the existing residential unit(s) on the lot(s).
 - 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 and/or the provision of adequate written evidence of existing telecommunications connection to the existing residential unit(s) on the lot(s).
 - g) All works, geotechnical investigations and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite works, the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all residential lots within the subdivision.

The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. 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.

- h) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (2) for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include, but not be limited to, 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.
- i) All newly constructed gravity 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.
- j) 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.
- k) Road naming shall be carried out, and signs installed, in accordance with Council's 'Road Naming Policy'.
- l) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- m) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- n) Hydrant testing shall be carried out during the peak period of an average day to confirm that there are sufficient hydrants with adequate pressure and flow to service the development with a Class FW2 fire risk in accordance with Appendix G of SNZ PAS 4509:2008 NZ Fire Service Code of Practice for Firefighting Water Supplies. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. The testing shall be carried out by a suitably qualified and experienced person (SQEP) as defined in section 1.8 of QLDC's Land Development and Subdivision Code of Practice and evidence of the SQEP suitability to undertake or oversee such testing shall be submitted with the hydrant testing results. The results shall be submitted to Council and all related costs shall be borne by the consent holder.

Ongoing Conditions/Consent Notices

- 14. 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) In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition (13g) contains limitations, such as specific foundation requirements for each lot that does not meet NZS3604 foundation conditions, or remedial works required on particular lots, then a consent notice shall be registered on the Records of Title for the affected lots detailing requirements for the lot owner(s).
 - b) At the time a residential unit 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', unless otherwise approved under resource consent. The approval shall be obtained, and construction of the crossing approved by a Council Inspector prior to occupation of the residential unit. The maintenance of the vehicle crossing shall be the lot owner's responsibility.

15. In the event that the Engineering Acceptance issued under Condition (7) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by 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. The applicant shall liaise with the Subdivision Officer and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to s.127 of the Resource Management Act].

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.

Prepared by:



Lyn Overton
SENIOR LAND DEVELOPMENT ENGINEER

Reviewed by:



Steve Hewland
CONSULTANT ENGINEER

APPENDIX 4 – PARKS AND RESERVES MEMO

PARKS & RESERVES REPORT

TO: Steve Blackmore

FROM: Amanda Leith

DATE: 20 July 2023

APPLICATION DETAILS	
REFERENCE	RM230419
APPLICANT	Orchard Road Holdings Limited

Consent is sought for a subdivision to create 20 residential lots, one road to vest, two local purpose reserves (one stormwater and one recreation reserve) as can be seen on the Scheme Plan below.



Connectivity

The proposed subdivision design includes one cul-de-sac road (Road 1) which is accessed via West Meadows Drive to the east. The application states that this may connect to further subdivision to the west in the future.

The land to the north and south has already been subdivided and there are no connection reserves within these areas and therefore, although desirable, there is no opportunity through this application to improve connectivity on a north-south direction.

Local purpose reserves

Lot 200 is 2380m² and is to be vested as a Local Purpose (Stormwater) Reserve which may, subject to its design, be able to provide amenity and value to the future residents particularly if the drainage was designed to allow part of the site to function as a usable green space. Whilst not suitable as a recreation reserve due to its drainage function, consideration of this design is encouraged to provide an amenity for the subdivision.

Lot 201 is 3030m² and is to be vested as Recreation Reserve. Lot 201 is to contain 17 Quercus Robur (Oak) trees that are protected under the District Plan. The proposed reserve has been presented to the Wanaka Upper Clutha Community Board and was approved for vesting at the Council meeting held 27 April 2023 subject to the following conditions:

- a. *Subdivision consent is granted which includes the proposed vesting of the reserve;*
- b. *Provision of a potable water supply point to be provided at the boundary of the reserve lot;*
- c. *The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land;*
- d. *The registration of a Consent Notice (or alterative encumbrance) on any land within the development adjoining the reserve, to ensure any fences on land adjoining, or boundaries along any reserve, shall no greater than 1.2m in height, and be 50% visually permeable;*
- e. *A three-year maintenance period by the consent holder commencing from vesting of the reserve;*
- f. *A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period.*
- g. *Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy; and*
- h. *Presentation of the reserve in accordance with Council's policies.*

The above conditions are included as recommended conditions of subdivision consent.

Protected trees – Lot 201

The AEE states that no tree trimming or works will occur within the root protection zone of the protected trees. It is noted that an easement (B) for the drainage of sewer and water (in favour of QLDC) is proposed through the western portion of Lot 201 and that earthworks will likely be required for the formation of the stormwater reserve on Lot 200 both of which are relatively close to the protected trees. Conditions of consent is consequently recommended that the root protection zone of the trees be fenced for the duration of the works to prevent the storage of machinery, vehicles or materials within the root protection zone of the trees and to ensure earthworks does not occur in that area.

It is necessary for all vested reserves (including those that might serve a Local Purpose associated with infrastructure) to have a s6 of the Fencing Act 1978 covenant on any adjoining land and a consent notice condition is also recommended relating to the design of fencing around the reserves.

Street trees

No street trees are shown on the proposed subdivision plans however they are anticipated as per the requirements of the Land Development and Subdivision Code of Practice. Conditions of consent requiring submission of the location and details of the trees prior to works commencing are recommended in this regard.

Recommended Conditions

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

- X. Prior to the commencement of works on Lots 200 and 201, fencing is to be installed along the western and southern edges of the root protection zone (as defined in Chapter 2 – Definitions of the Queenstown Lakes Proposed District Plan) of the 17 protected trees to ensure no works occur in that area. This fencing is to remain in place for the duration of the works within Lots 200 and 201.
- XI. Prior to the commencement of any works under this consent on the site, the consent holder shall provide a detailed landscape plan (including design specifications) by a suitably qualified Landscape Architect to be certified by the Queenstown Lakes District Council's Parks & Open Spaces Planning Manager. The final landscape plan shall achieve the following:
 - a) All works shall meet Part 7 – Landscape, of QLDC's Land Development and Subdivision Code of Practice (dated 2020) and QLDC's Parks and Open Spaces Strategy 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: <https://www.qldc.govt.nz/media/3yyc4fzi/2020-qldc-land-development-and-subdivision-code-of-practice.pdf>

- b) The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest with Council;
- c) Clearly identify all trees (including the location of each tree), the species, size and location;
- d) Irrigation plan showing how trees, plants and/or grass are to be irrigated;
- e) Tree pit details showing root ball treatment and staking;
- f) Ensure that all batter slopes and mounds do not exceed a gradient of 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded;
- g) Path width, material and construction details so that all tracks achieve a minimum grade 2 standard as set out in standards <https://www.qldc.govt.nz/media/3yqf110p/cycle-trail-and-track-design-standards-specifications-2018.pdf>.
- h) Details and locations for any other proposed assets, such as park seats, irrigation and fencing;

Note: All reserve improvements require prior agreement with the Parks and Open Spaces Planning Manager, and require a developer's agreement with Council.

- i) Maintenance requirements; and
- j) A potable water supply point to be provided to the boundary of reserve lots.

No works may be undertaken on the site until the plan has been certified.

Advice Note: The consent holder is welcome to seek guidance from the Parks & Reserves Department when preparing the landscape plan. This may facilitate certification if any matters of concern are addressed. The Street Tree Planting Guidelines (Appendix I of the QLDC CoP 2020) can assist in providing guidance <https://www.qldc.govt.nz/media/3tlcmxj5/appendix-i-street-tree-planting-guidelines.pdf>

During works

- X. No machinery, equipment, vehicles or materials are to be stored within the root protection zone of the protected trees on Lot 201 at any time.

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

- XII. Prior to s224c certification, the consent holder shall fully implement all road/street landscaping and planting as shown on the landscape plan approved by condition (X).
- XIII. The consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC LDSCoP 2020, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in (a) to (d) below. The maintenance period shall be three (3) years from any issue of 224(c):
 - a) All new assets, including irrigation and fencing, shall be kept in good working order and be free of defects or disrepair;
 - b) Trees and vegetation shall be irrigated and maintained to an acceptable standard as specified by QLDC Parks and Reserves Planning team. It shall be the responsibility of the consent holder to ensure that any new plantings, as shown on the approved landscape plans, that die or decline at any time over the three (3) year maintenance period following the initial planting shall be replaced. The replacement plants shall be of the same species, grade and size as the original specimens and planted no later than the following planting season or as instructed by QLDC;

- c) Health and safety plans shall be provided for all non-QLDC approved contractors undertaking maintenance in the reserves or road reserves.
- d) On completion of construction, as-builts for walkways (and grassed areas if any), which are to be vested with Council, to be provided as per Land Development and Subdivision Code of Practice (dated 2020).

Advice Note: Asbuilt submission package, including asbuilt specs and guidelines, available on the QLDC LDSCoP 2020 website:
<https://www.qldc.govt.nz/services/resource-consents/land-developments-and-subdivisions>

- XIV. Prior to s224c certification, all new reserve and road reserve asset information shall be submitted electronically with spatial attributes as outlined in Schedule 1D of the QLDC LDSC 2020.
- XV. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Title, by way of Consent Notice pursuant to s221 of the Resource Management Act 1991 (RMA).
 - a) All boundary fences along or adjoining any areas of reserve shall be no greater than 1.2 metres in height and shall be no less than 50% visually permeable.

Covenant

- XVI. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all land adjacent to reserves, to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.

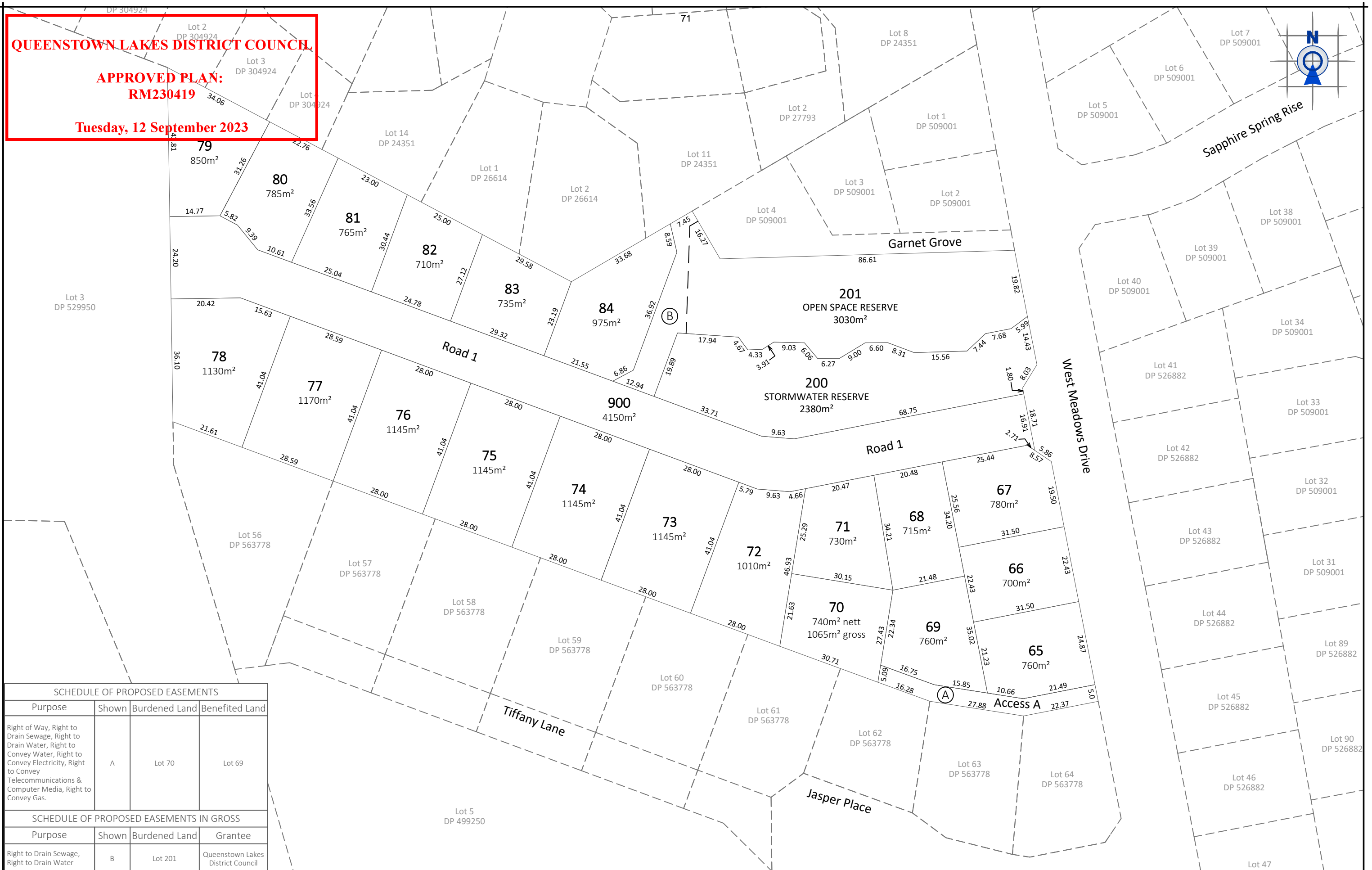
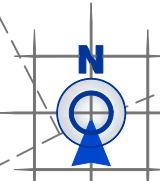
Prepared by:

Amanda Leith
CONSULTANT PLANNER: PARKS & RESERVES

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM230419**

Tuesday, 12 September 2023



SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way, Right to Drain Sewage, Right to Drain Water, Right to Convey Water, Right to Convey Electricity, Right to Convey Telecommunications & Computer Media, Right to Convey Gas.	A	Lot 70	Lot 69

SCHEDULE OF PROPOSED EASEMENTS IN GROSS			
Purpose	Shown	Burdened Land	Grantee
Right to Drain Sewage, Right to Drain Water	B	Lot 201	Queenstown Lakes District Council

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 Wanaka 9343
T +64 (3) 443 0110
E wanaka@ppgroup.co.nz

Client & Location:
ORCHARD ROAD HOLDINGS LTD
MEADOWSTONE ALPHA SERIES STAGE 4
WEST MEADOWS DRIVE, WANAKA

Purpose & Drawing Title:
SCHEME PLAN
LOTS 65 - 84, 200 - 201 & 900 BEING A
SUBDIVISION OF LOT 909 DP 563778

FOR CONSENT

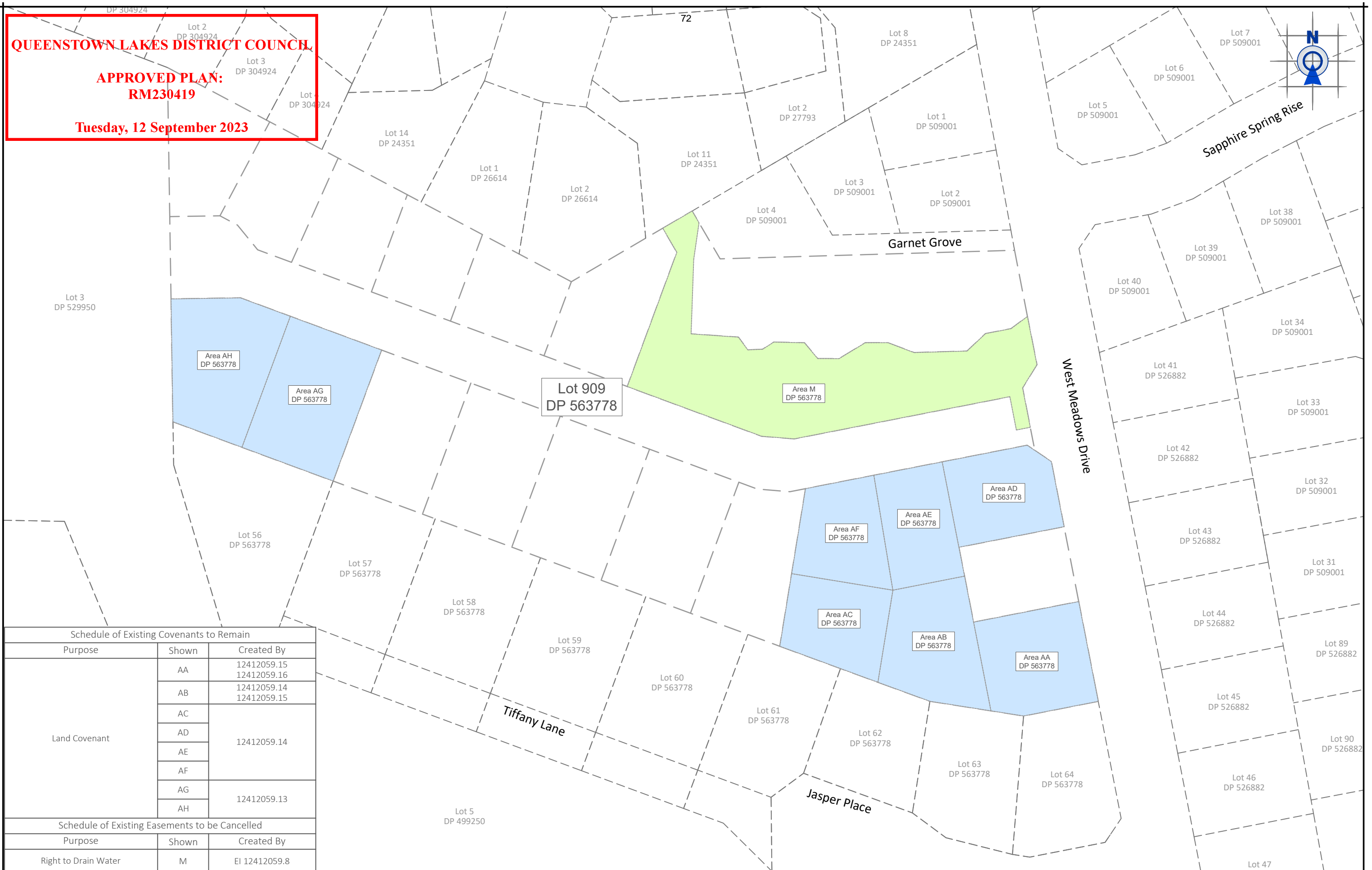
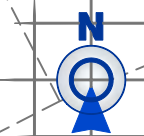
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Approved by:	SJD	Sheet No:	Revision No. Date:
Job No:	004	102	0 06/06/2023

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM230419**

Tuesday, 12 September 2023



Schedule of Existing Covenants to Remain		
Purpose	Shown	Created By
Land Covenant	AA	12412059.15 12412059.16
	AB	12412059.14 12412059.15
	AC	12412059.14
	AD	
	AE	
	AF	
	AG	12412059.13
	AH	
Schedule of Existing Easements to be Cancelled		
Purpose	Shown	Created By
Right to Drain Water	M	EI 12412059.8

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Client & Location:
ORCHARD ROAD HOLDINGS LTD
MEADOWSTONE ALPHA SERIES STAGE 4
WEST MEADOWS DRIVE, WANAKA

Purpose & Drawing Title:
SCHEME PLAN
LOTS 65 - 84, 200 - 201 & 900 BEING A
SUBDIVISION OF LOT 909 DP 563778

FOR CONSENT

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Checked by:	TMM								
Approved by:	SJD	Job No:	Revision No. Date:						
Job No:	W4449-4	Drawing No:	004	Sheet No:	101	Revision No.:	0	Date:	06/06/2023

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM230419
Tuesday, 12 September 2023

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM200689
Tuesday, 6 October 2020

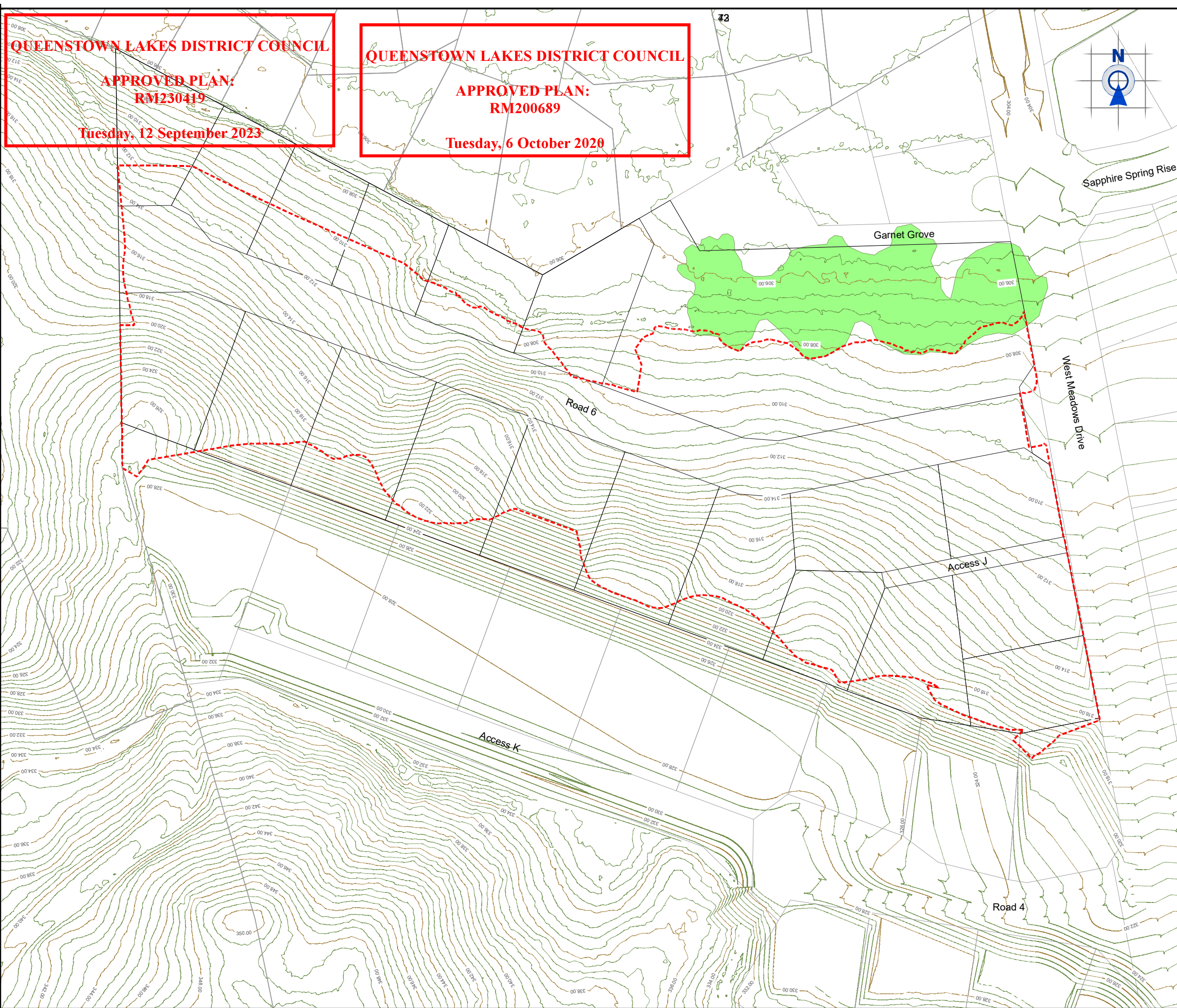


NOTES

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
2. Levels are in terms of Dunedin Vertical Datum 1958
3. All works are to be installed as per the QLDC Land Development and Subdivision Code Of Practice. Standard drawings are available from the Engineer
4. Contours at 0.5m interval

LEGEND

- Major Contours 2.0m Intervals
- Minor Contours 0.5m Intervals
- Lot Boundaries
- Earthworks Extents
- Oak Trees (Extent Of Branches)



For Draft

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Client & Location:
Orchard Road Holdings Ltd
Meadowstone Alpha Series
Stage 4, Wanaka

Purpose & Drawing Title:
Engineering Drawings
Existing Contours

Surveyed by:	PPGroup	Original Size:	Scale:
Designed by:	TMM	A1	1:500 @ A1
Drawn by:	TMM		1:1000 @ A3
Checked by:	SJD	DO NOT SCALE	
Approved by:	SJD	Job No:	Revision No:
W4449-4	002	Sheet No: 200	Date Created: 25/06/2020

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM230419

Tuesday, 12 September 2023

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM200689

Tuesday, 6 October 2020



Sapphire Spring Rise

Garnet Grove

West Meadows Drive

Road 6

Access J

Access K

Road 4

NOTES

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LEGEND

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- Lot Boundaries
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Client & Location:

Orchard Road Holdings Ltd
Meadowstone Alpha Series
Stage 4, Wanaka

Purpose & Drawing Title:

Engineering Drawings
Proposed Contours

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Approved by:	SJD	Job No:	Revision No:
W4449-4	002	Sheet No:	Date Created:
		201	0 25/06/2020

QUEENSTOWN LAKES DISTRICT COUNCIL

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM230419

APPROVED PLAN:
RM200689

Tuesday, 12 September 2023

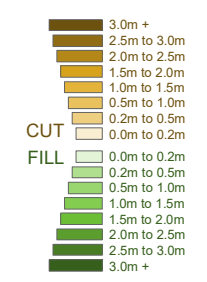
Tuesday, 6 October 2020



NOTES

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2. Levels are in terms of Dunedin Vertical Datum 1958
3. All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
4. Contours at 0.5m interval

LEGEND



- Depth Contours (at 0.5m intervals)
- Section Views
- Lot Boundaries
- Oak Trees (Extent Of Branches)

Earthworks Quantities

Strip topsoil	8,000m ³
Cut structural fill from roads and residential lots	13,000m ³
Fill structural fill to roads and residential lots	5,600m ³
Re-spread topsoil to residential allotments and road side berms	3,500m ³
Cart excess topsoil offsite	4,500m ³
Cart excess fill offsite	4,800m ³
Total area to be exposed	1.99ha
Maximum cut depth	4.7m
Maximum fill depth	3.0m

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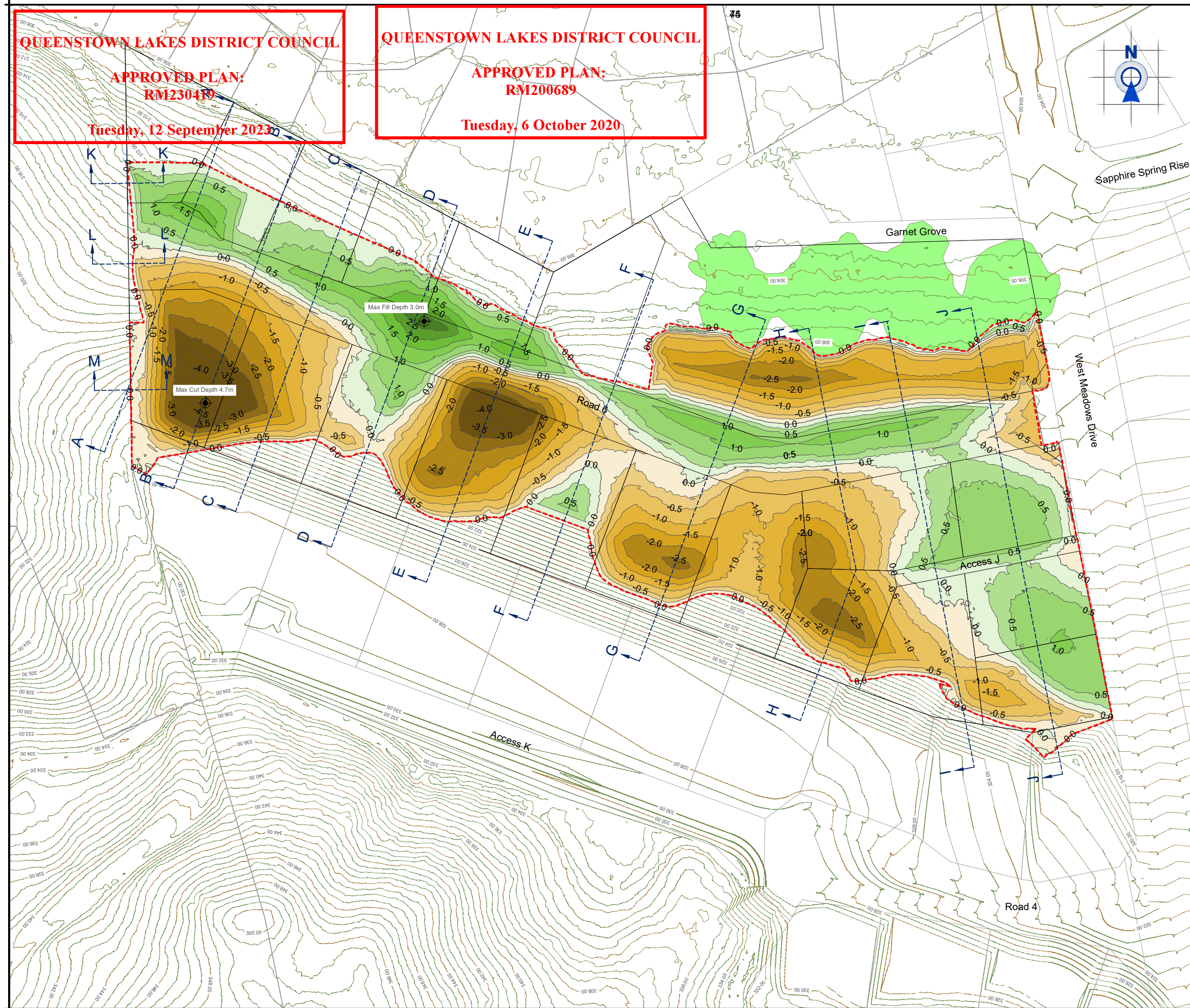
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Client & Location:
Orchard Road Holdings Ltd
Meadowstone Alpha Series
Stage 4, Wanaka

Purpose & Drawing Title:
Engineering Drawings
Cut Fill Plan

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APPROVED PLAN:
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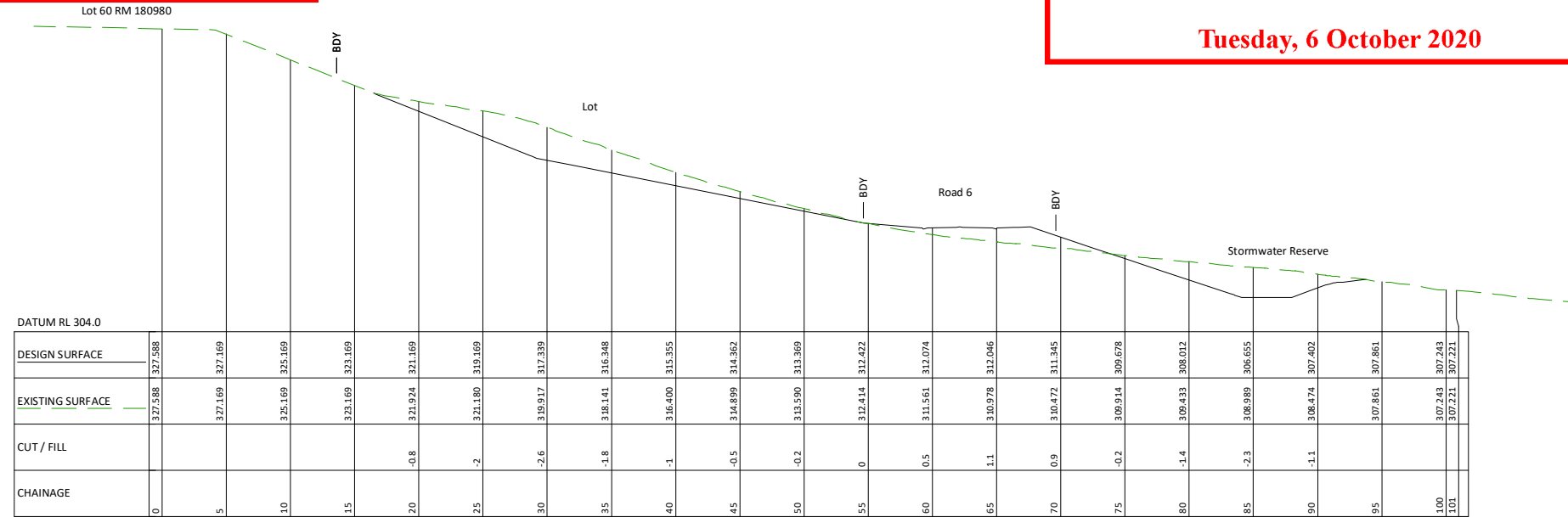
Tuesday, 12 September 2023

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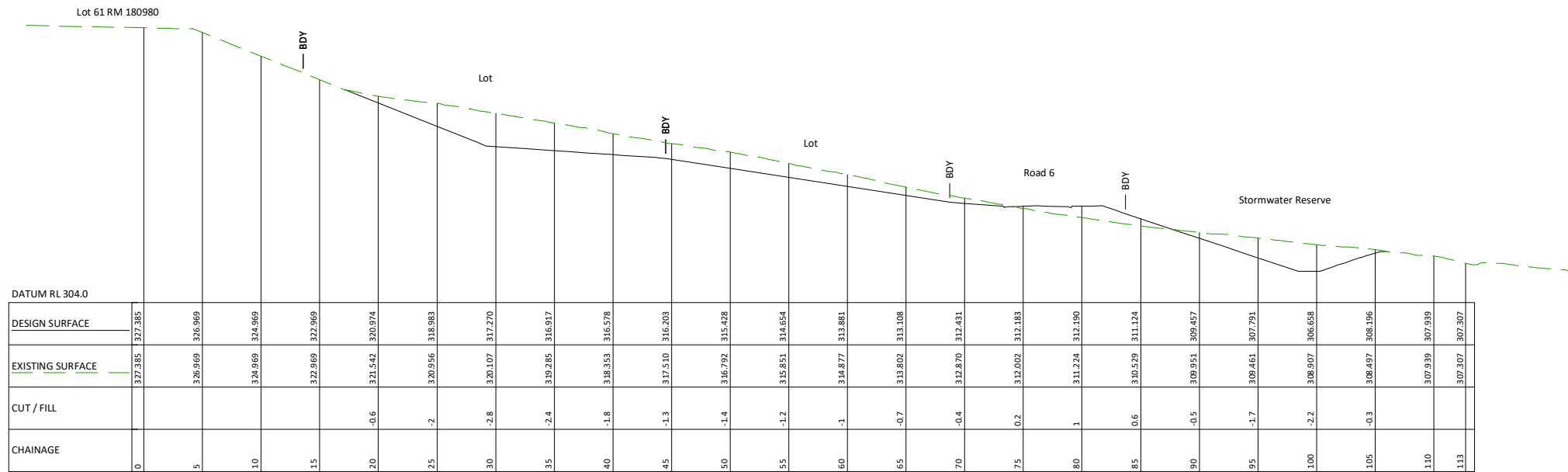
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM200689

Tuesday, 6 October 2020



Bulk Earthworks Xsec G



Bulk Earthworks Xsec H

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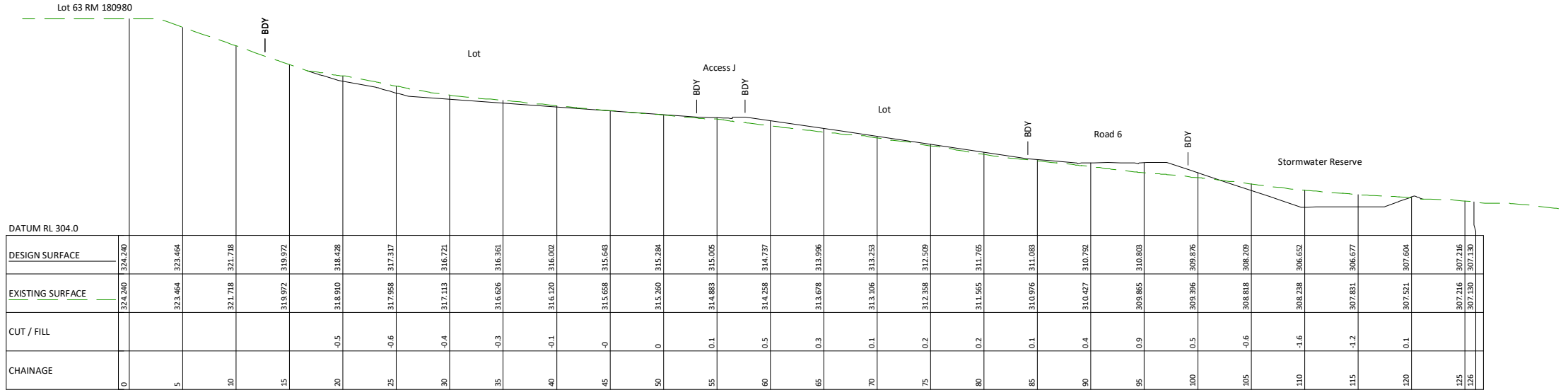
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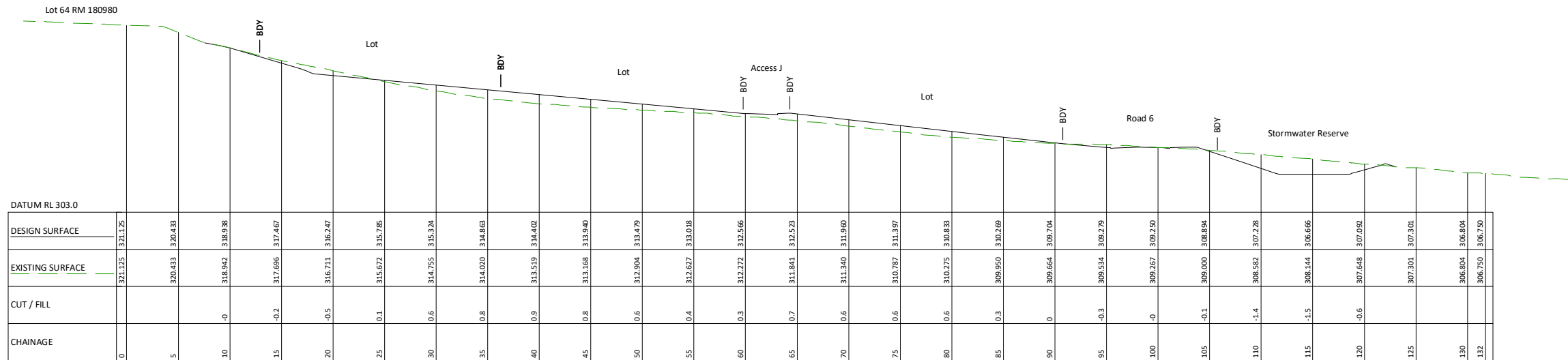
Client & Location:
Orchard Road Holdings Ltd
Meadowstone Alpha Series
Stage 4, Wanaka

Purpose & Drawing Title:
Engineering Drawings
Cross Sections

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Approved by:	SJD	Job No:	Revision No:
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		Drawing No:	Date Created:
		002	25/06/2020
		Sheet No:	
		203c	



Bulk Earthworks Xsec I



Bulk Earthworks Xsec J

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Client & Location:
**Orchard Road Holdings Ltd
 Meadowstone Alpha Series
 Stage 4, Wanaka**

Purpose & Drawing Title:
**Engineering Drawings
 Cross Sections**

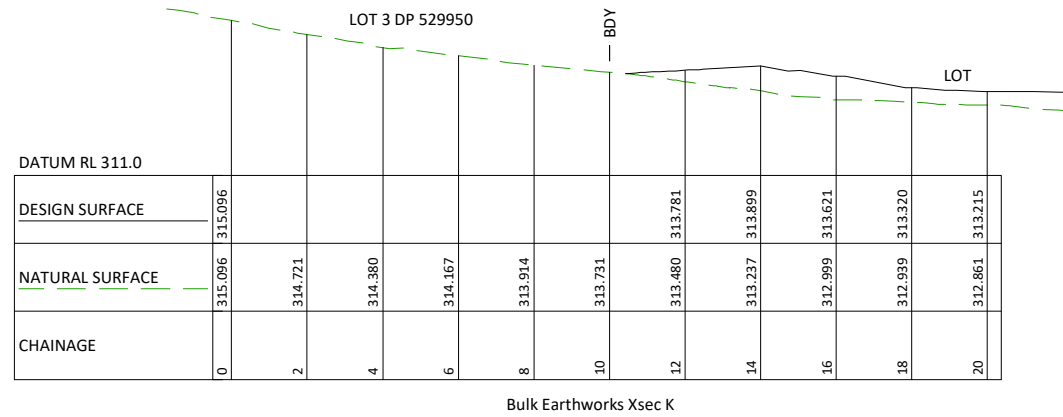
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Approved by:	SJD		
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			25/06/2020

QUEENSTOWN LAKES DISTRICT COUNCIL

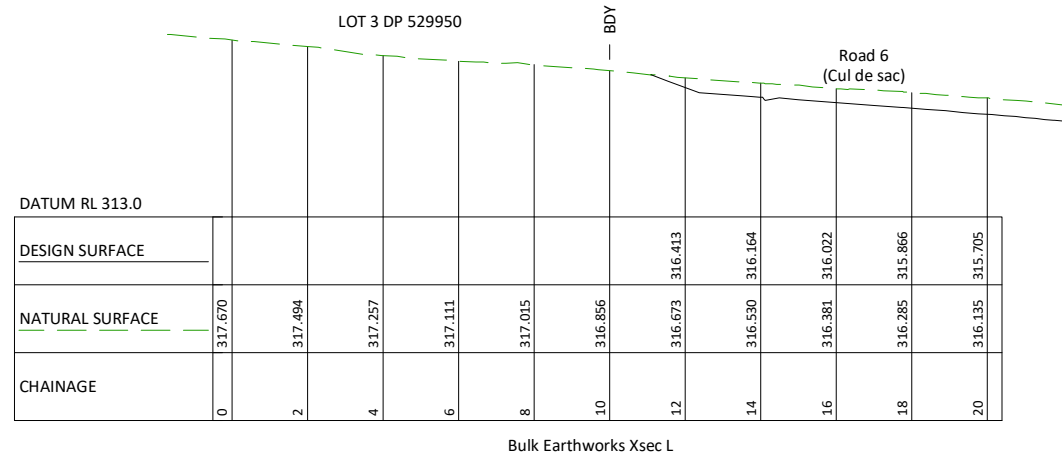
**APPROVED PLAN:
RM280489**

Tuesday, 26 September 2023

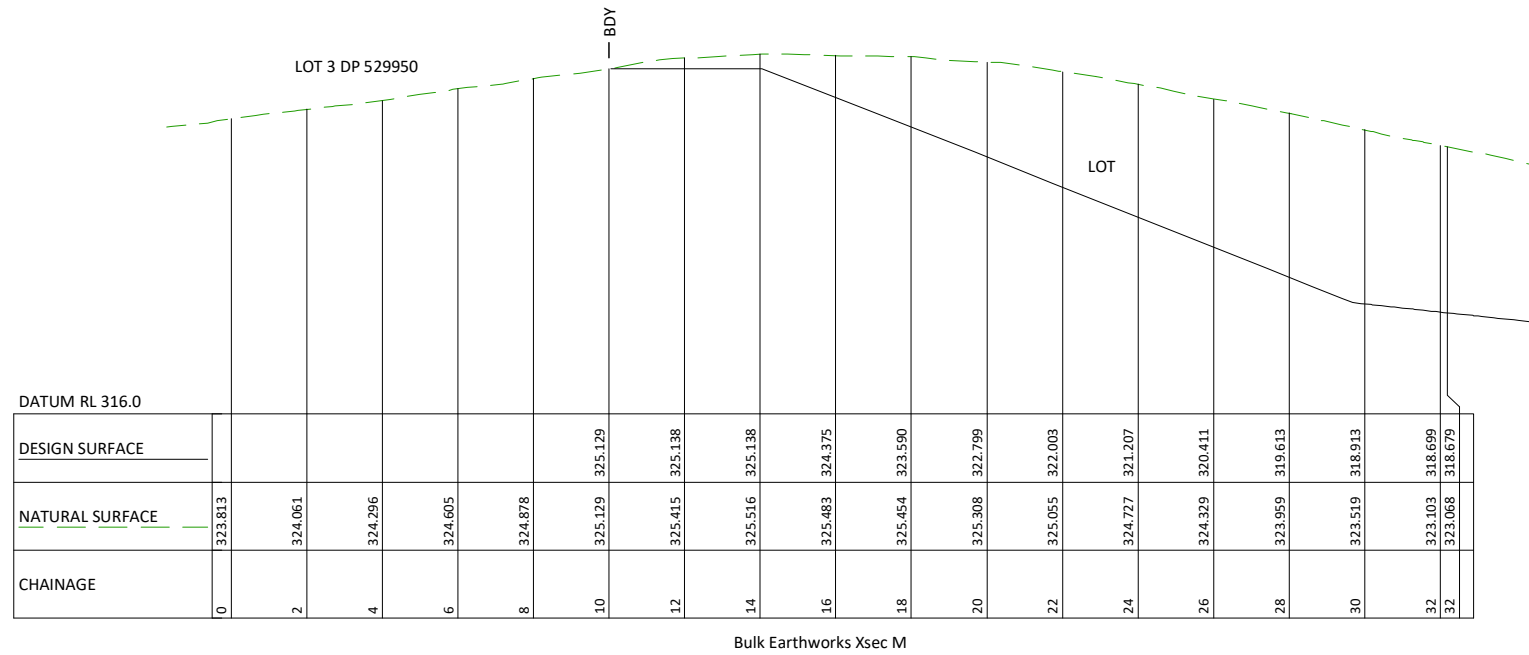
89



Bulk Earthworks Xsec K



Bulk Earthworks Xsec L



Bulk Earthworks Xsec M

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Client & Location:
Orchard Road Holdings Ltd
Meadowstone Alpha Series
Stage 4, Wanaka

Purpose & Drawing Title:
Engineering Drawings
Cross Sections

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QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM230419**

Tuesday, 12 September 2023



SCHEDULE OF PROPOSED EASEMENTS IN GROSS

Purpose	Shown	Burdened Land	Grantee
Right to Drain Sewage, Right to Drain Water	B	Lot 203	Queenstown Lakes District Council

KEY

- Proposed Road Formation
- Proposed Footpaths/Vehicle Crossings
- Grassed Areas Within Road Reserve
- Proposed Open Space Reserve
- Proposed Stormwater Reserve
- Extent of Oak Trees

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Client & Location:
ORCHARD ROAD HOLDINGS LTD
MEADOWSTONE ALPHA SERIES STAGE 4
WEST MEADOWS DRIVE, WANAKA

Purpose & Drawing Title:
LANDSCAPING PLAN
LOTS 65 - 84, 200 - 201 & 900 BEING A
SUBDIVISION OF LOT 909 DP 563778

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Job No:	004	702	0 06/06/2023