



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991 (RMA)

Applicant:	Willowridge Developments Limited
RM reference:	RM130725
Location:	West Meadows Drive, Wanaka
Application:	Subdivision consent to create 27 residential lots, one lot to vest as reserve, and one lot to vest as road, and to undertake associated earthworks. Land use consent is sought to impose the District Plan's Low Density Residential Zone standards in favour of the Rural Residential Zone standards which apply to the property.
Legal Description:	Lot 100 DP 453936 held in Computer Freehold Register (CFR) 582507 (2.4664 ha) and Lot 2 DP 432860 held in CFR 525719 (0.5605 ha).
Zoning:	Rural Residential
Activity Status:	Non-Complying
Notification Decision:	Publicly Notified 21 November 2013
Hearing:	Waived in accordance with section 100 of the RMA .
Decision:	GRANTED WITH CONDITIONS
Date:	28 March 2014

Willowridge Developments Limited have applied for resource consent to undertake a subdivision to create 27 residential lots, road, rights of way and, a reserve to vest in the Council. The officer's Section 42 A report has outlined the activity, principal issues in contention and their main findings, the relevant statutory provisions and, has recommended that on the basis of these findings the activity is granted consent with conditions.

Having considered the officer's Section 42A report, supporting appendices and recommended conditions it is determined that that the report is adopted in full and, that consent is granted, subject to the conditions set out in the assessment report.

The reasons for the decision are that the adverse effects on the environment will be no more than minor. Analyses of the reasons for the decision are contained in the officer's Section 42A report.



Blair Devlin
RESOURCE CONSENT MANAGER

FILE REF: RM130725

TO Blair Devlin, Resource Consent Manager

FROM Craig Barr, Senior Planner

SUBJECT Report on a publicly notified consent application.

SUMMARY

Applicant: Willowridge Developments Limited

Location: The two properties located either side of West Meadows Drive adjacent to Coromandel Street, Wanaka.

Proposal: Subdivision consent to create 27 residential lots, one lot to vest as reserve, and one lot to vest as road, and to undertake associated earthworks. Land use consent is sought to impose the District Plan's Low Density Residential Zone standards in favour of the Rural Residential Zone standards which apply to the properties.

Legal Description: Lot 100 DP 453936 held in computer freehold register (CFR) 582507 (2.4664 ha) and Lot 2 DP 432860 held in CFR 525719 (0.5605 ha).

Zoning: Rural Residential

Public Notification Date: 21 November 2013

Closing Date for Submissions: 19 December 2013

Submissions: Three, all of which are in opposition and, the submitters do not wish to be heard

Implications For:

i)	Policy	No
ii)	Annual Plan	No
iii)	Strategic Plan	No

RECOMMENDATION

That the application be **GRANTED WITH CONDITIONS** pursuant to Section 104 of the Resource Management Act 1991 for the following reasons:

1. It is considered that the adverse effects of the activity are not more than minor.
2. The proposal is not contrary to the relevant objectives and policies of the District Plan.
3. The proposal promotes the overall purpose of the Act.

Subject to the conditions recommended in Appendix 1.

REPORT

1.0 INTRODUCTION

My name is Craig Barr. I am a senior planner at the Queenstown Lakes District Council. I hold the qualifications of Bachelor of Science (Geography) and Master of Planning from the University of Otago. I am a graduate member of the New Zealand Planning Institute. I have worked with the Council and previously Lakes Environmental Limited for eighteen months.

I have over seven year's full time experience as a resource management planner. My previous work experience includes processing resource consent applications of a similar nature and scale for the Christchurch City and Auckland Councils.

This report has been prepared to assist the decision maker. It contains a recommendation that is in no way binding. It should not be assumed that the decision maker will reach the same conclusion.

2.0 SITE & ENVIRONMENT

The application site comprises two properties that are separated by West Meadows Drive. The larger of the two is located on the southern side of West Meadows Drive and is bordered by a small Council reserve and playground on the west boundary, and several Rural Residential zoned properties located along the south boundary. This site is predominantly flat and the southern edge rises upwards towards the boundary of the adjoining Rural Residential zoned properties.

The property located on the northern side of West Meadows Drive is also predominantly flat and is bordered along the northern boundary by developed properties zoned Low Density Residential. The eastern edge of this property contains an established right of way. To the east of this property is a site that is presently vacant, also owned by the applicant and, holds a resource consent for a 20 unit motel approved by resource consent RM130554. Refer to figure 1 below.

The neighbouring properties that are to the north of the larger site and west of the smaller site are zoned Low Density Residential and comprise of a mix of recently established houses and vacant sites.



Figure 1. Application site and surrounding area.

3.0 PROPOSAL

It is proposed to subdivide the application site into 27 residential lots that would range in size from 815m² to 1390m². Also proposed is a 975m² lot to vest in the Council as a reserve that would be utilised as a stormwater disposal area, a road to vest in the Council and a right of way.

The subdivision of Lot 2 DP 432860 would create five Lots, four of the lots would have frontage to West Meadows Drive and Lot 135 would be a rear lot with access only available from a right of way.

The larger subdivision area comprising Lot 100 DP 453936 would be defined by an internal 'U' shaped road with access from West Meadows Drive. The lot to be vested as a reserve, Lot 999 would be located at the southern edge of the group of lots contained by the internal road.

4.0 SUBMISSIONS AND CONSULTATION

4.1 SUBMISSIONS

A copy of submissions received can be found in the "Submission" section of the Agenda and are summarised below for the Commission's benefit.

Name	Location of Submitters' Property	Summary of Submission	Oppose/Support	Wishes to Heard
Terry Drayton	69 Studholme Road	<ol style="list-style-type: none"> 1. Preserve current rural zoning. 2. The proposal should be a plan change. 3. Agree to residential land opposite basecamp but not the larger area of land adjacent to Maggies Way. 	Oppose	No
Philip Jay	38 Studholme Road	<ol style="list-style-type: none"> 1. The proposal to seeks to increase the density of housing by five times. This should be processed as a plan change or looked at as part of the District Plan review. 2. If the application is approved the powerlines that cross 36, 42 and 44 Studholme Road should be redirected or placed underground. 	Oppose	No
Stuart Pinfold	28c, 1/71 and 2/71 Cardrona Valley Road	<ol style="list-style-type: none"> 1. That the Council should consider the effects not currently anticipated from adjoining properties. 2. Imposing a condition to increase the setback of buildings from southern lots, than what would be applied in the Low Density Residential zone. 3. Structural landscaping in the southern yard setback area to soften the visual impact of future development, as observed from existing properties south of the subject site. 	Neither in support or opposition	No

At the conclusion of the submission period the applicant undertook discussion with some of the submitters and a number of persons whom did not submit on the resource consent application. A letter from Willowridge Developments Limited dated 14 January 2014 advises that consultation was undertaken with the following persons:

- Catherine Slee: 32 Studholme Road
- H and S Simmers and Menzies: 34 Studholme Road
- Sandra Fischer: 36 Studholme Road (Lot 3 DP 366728 and Lot 4 DP 300554)
- Maggie Lawton: 3 Maggies Way

The letter outlines modifications to the original proposal as follows:

1. No further subdivision on any allotments.
2. Height restriction: All buildings shall be single storey and not exceed 5.5 metres.
3. All buildings on all lots shall be single storey and not exceed 5.5 metres in height above the ground level of the lot at the issue of title for that lot (previously 7m height limit proposed).

4. Maximum height of plantings: Trees, shrubs and other plants shall not protrude beyond a graduated plane drawn at 3.0 metres in height from the legal boundaries of the Lot to the ridgeline of the dwelling constructed on the Lot. "Height" is to be measures from the original ground level of the lot at the issue of title for that lot.
5. No build area: Provision of a 6 metre wide 'no-build' setback along the external boundaries of Lots 109, 117 – 125 and 130.
6. Access strip: Provision of a 2m wide Lot (Lot 998) to be amalgamated in half shares with the Simmers and Slee titles (Lot 5 and 6 DP300554) to provide for pedestrian access together with a lateral connection for waste water within Lot 998 for future connection by the owners of lots 5 and 6 DP300554 if required.
7. Undergrounding Power line: The existing power line that crosses Lot 100 DP453936 will be undergrounded to the extent that it runs across the Willowridge land.

5.0 WRITTEN APPROVALS

The applicant owns a number of vacant properties in the vicinity of the application site and has provided written approval as the owner of these properties. A map of the location of these properties is in the notification report, attached as Appendix 2.

No other persons have provided their written approval to the application.

6.0 DISTRICT PLAN PROVISIONS

6.1 THE DISTRICT PLAN

The site is zoned Rural Residential under the District Plan.

The purpose of the Rural Residential Zone is to provide for low density residential opportunities as an alternative to the suburban living areas of the district.

The proposal requires the following resource consents:

Subdivision

- A **non-complying** activity pursuant to Rule 15.2.3.4(i) because the proposed subdivision does not comply with zone standard 15.2.6.3 (Lot sizes and dimensions) which requires a minimum allotment size of 4000m² in the Rural Residential Zone. It is proposed to subdivide the application site into 27 residential lots that would range in size from 815m² to 1390m²

Land Use

It is sought to impose the District Plan Low Density Residential site and zone standards on future development on the residential allotments. Any future development within the site would not comply with the following site and zone standards of the Rural Residential zone:

- A **controlled** activity for buildings and for residential flats' pursuant to Rule 8.2.2.2. Future residential development and residential flats would be established as a permitted activity providing it complies with the conditions of consent and the Low Density Residential standards.
- A **discretionary** activity pursuant to Rule 8.2.2.3.V for structures located within 10 metres of the road boundary. Future development would be subject to the Low Density Residential standards that enable structures to be located closer to the road boundary then 10 meters.
- A **restricted discretionary** activity pursuant to Rule 8.2.2.3 (iv) because future development would not comply with the site standards set out in part 8.2.4.1. The application seeks consent to depart from the Rural Residential site standards and apply the Low Density Residential site standards to the proposed residential lots.
- A **non-complying** activity pursuant to Rule 8.2.2.4 (vii) because future development would not comply with the following zone standards set out in part 8.2.4.2. The application seeks consent to depart from the Rural Residential zone standards and apply the Low Density Residential site standards to the proposed residential lots.

Overall, the proposal was considered as a **non-complying** activity.

7.0 INTERNAL REPORTS

- The Council's engineer Ms Lyn Overton and Parks Officer Gordon Bailey have provided input to the application. A copy of Ms Overton and Mr Baileys reports are attached as Appendices 3 and 4 respectively to this report.

8.0 STATUTORY CONSIDERATIONS

This application must be considered in terms of Section 104 of the Resource Management Act 1991.

Subject to Part 2 of the Act, 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*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standards;*
 - (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 matters the consent authority considers relevant and reasonably necessary to determine the application.*

In addition, Section 104D (Particular Restrictions on non-complying activity) states that:

- (1) *Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either –*
 - (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
 - (b) *the application is for an activity that will not be contrary to the objectives and policies of-*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

Following assessment under Section 104, the application must be considered under Section 104B of the Act. Section 104B states:

- After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –*
- a) *may grant or refuse the application; and*
 - b) *if it grants the application, may impose conditions under section 108.*

The application must also be assessed with respect to the purpose of the Act which is to promote the sustainable management of natural and physical resources. Section 14 of this report outlines Part 2 of the Act in more detail.

Sections 108 and 220 empower the Council to impose conditions on a resource consent.

9.0 ASSESSMENT

It is considered that the proposal requires assessment in terms of the following:

- (i) Effects on the Environment
- (ii) Objectives and Policies
- (iii) Other Matters
- (iv) Part 2 of the Act

9.2 EFFECTS ON THE ENVIRONMENT

9.2.1 The Permitted Baseline/Existing Environment/Receiving Environment

Permitted Baseline

The construction of buildings and subdivision to the minimum allotment size of 4000m² both require resource consent as a controlled activity. In a strict sense there is no permitted baseline. Notwithstanding this, it is reasonable to anticipate that Rural Residential zoned properties could be subdivided and developed to a density of one dwelling per 4000m².

Existing Environment

There are no relevant resource consents granted on the application site.

Receiving Environment

With the exception of an approval for a 20 unit motel (RM130554) on the land to the east on the corner of West Meadows Drive and Cardrona Valley Road (Lot 99 DP 417176). There are not any approved resource consents of relevance in the vicinity of the application site.

9.2.2 Actual and Potential Effects on the Environment

As a non-complying activity, the Council's discretion is not restricted and all aspects of the application can be considered. Notwithstanding this, the relevant assessment criteria in Parts 15 (Subdivision), 7 (Residential Areas) and 8 (Rural Living) of the District Plan are relevant.

It is considered the potential adverse effects generally fall into the following headings:

Rural Living Character and Amenity

The principal matter of contention is the adverse effects associated with the increase in residential activity. The reasonable expectation of one residential unit per 4000m², to the proposed density which would range from one residential unit per 780m² to 1390m².

In terms of the anticipated environmental outcome sought by the Rural Living zones, the proposal would not maintain low density residential opportunities as an alternative to the suburban areas of the district. The proposed density is similar to the outcomes sought in the Low Density Residential standards, albeit at a lower density than the minimum of one residential unit per 450m² possible under the Low Density Residential standards.

The adverse effects on the environment of the proposed subdivision on Lot 2 DP 432860 (the northern Lot) would be mitigated by the proximity of this site to established residential urban development (zoned Low Density Residential, located off Cardrona Valley Road and Coromandel Street. Visually, West Meadows Drive creates a distinct separation between established urban style residential development located on the northern side and the lower density, more rural character of the Maggies Way subdivision development (zone Rural Residential).

The northern part of the application site reads as part of an urban landscape and visually the adverse effects of the proposed five lots would not be more than minor.

The part of the application site comprising Lot 100 DP 453936 (the southern lot) is located on the southern side of West Meadows Drive and is viewed against a backdrop of established Rural

Residential zoned properties located off Studholme Road and establishing Rural Residential zoned properties located off Maggies Way. The proposal therefore would result in urban development 'leaping' across West Meadows Drive and disrupting the lower densities of residential development that could be anticipated by Rural Residential development on this part of the application site. The adverse effects of this are mitigated to a degree by the established Rural Residential Activities to the south. The properties located off Studholme Road are separated and elevated by an escarpment and the Maggies Way properties are located on the downward side of a steeper escarpment that is vegetated in juvenile landscape plantings.

The conclusion of the above is that the subdivision of the southern Lot would degrade the landscape, character and amenity of the Rural Residential zone, however, because the site is contained by established Rural Residential style subdivisions to the south, that are separated from the southern Lot by topography, the southern Lot would be contained by the established rural residential neighbourhood and the adverse effects would be contained to this area. The adverse effects of the sprawl created by the subdivision on the southern Lot would be mitigated such that the adverse effects would not be more than minor.

It is also acknowledged that the sites are generally relatively large sites (in the urban context), with an average site size in the order of 860m². The applicant has also requested that conditions be placed on any consent granted including that no further subdivision is to be undertaken on the site, that buildings are single storey and a maximum building height limit of 5.5m and, with the case of the southern lots, additional setbacks from the common boundary with Rural Residential zoned land to the south of proposed Lots 109 –110 and 117 – 125 and 130.

These aspects limiting future development within the site would further mitigate the adverse effects of built form in a Rural Residential context and would provide for a lower density of residential activity that would act as a buffer between the higher density of the Low Density Residential zone to the north of the application site and the established Rural Residential zone to the south of the application site.

Subdivision Design

The layout of the subdivision is generally considered to be appropriate. All lots have access to a legal road, are on relatively flat land, the size and allotment shapes would be able to provide for development and adequate areas of northerly aspect, sunlight and open space. Lot 999 is a 975m² lot that is proposed to be vested to the Council as a reserve and would also be utilised for stormwater disposal. The reserve is located centrally within the southern lot and would be a convenient location to the future lots in the southern portion of the application site. The Council's parks officer Mr Gordon Bailey recommends that the Council accept the vesting of this lot as a reserve.

Traffic Generation – Effects on Amenity

In terms of adverse effects on amenity character associated with the resultant increase in traffic, the change in traffic from the proposed subdivision density, compared to a Rural Residential style subdivision would not be of a nature and scale that would diminish the amenity of the area.

Summary

The subdivision would create a pattern of development that is more akin to the low density residential urban neighbourhoods of the Wanaka area, than the Rural Residential style development that anticipates a residential unit every 4000m². It is considered that the adverse effects on Rural Residential character and amenity of the increased density would be mitigated by the characteristics discussed above and that the site is contained by established Rural Residential properties to the south and the varying topography between these properties. The adverse effects on the environment will not be more than minor.

Access, Traffic Generation, Infrastructure and Hazards

The Council's resource management engineer, Ms Lyn Overton has provided comments on the application in terms of access, earthworks, servicing and hazards. Ms Overton's comments are attached as Appendix 3 to this report to this report. A summary of the report follows:

Transport/Access:

Ms Overton states that the internal road will be constructed to the appropriate standards and will be adequate in this context. The application has been reviewed by the Council's consultant roading engineers MWH Limited who, whilst acknowledging that the layout would comply with the relevant standards, identified concerns associated with the alignment of the road and the likely shared use of the road with cyclists. In particular, MWH identified that there may be safety issues associated with driver visibility and children using the reserve who may rush out onto the road.

MWH recommend that a review of the specific design is undertaken and Ms Overton is satisfied that this can be dealt with as part of the subdivision development design. On this basis Ms Overton concludes that the overall layout of the internal road is appropriate.

MWH also identified concern associated with the sight distance of motorists from the intersection of the internal road onto West Meadows Drive. Ms Overton identified that broken yellow lines are located on the southern side of the West Meadows Drive Carriageway, preventing vehicles from parking on the side of the road and impeding views from the intersection. On this basis Ms Overton is satisfied that the access is appropriate.

Ms Overton's comments are accepted and it is recommended that a condition of consent be imposed, should one be granted that enables the Council to audit the safety aspects of the specific road design.

Ms Overton is also satisfied that the right of way to serve Lots 123, 124, 125, 126, 129 and 130, located to the east of the internal road, and the use of the existing right of way to serve Lots 133, 134 and 135 are appropriate.

Overall, it is considered that the proposed internal road and right of way accesses are adequate and would not have more than minor adverse effects on the environment.

Servicing

Ms Overton is satisfied that the development can be adequately serviced with the Council's reticulated water and wastewater, and provision for fire fighting.

The electricity and telecommunication providers have confirmed that it is possible to provide these services to this subdivision. The existing overhead power line that crosses the site will be located underground. Ms Overton has recommended conditions of consent to ensure these services will be provided as part of the subdivision development and that any necessary easements will be registered.

Any adverse effects with regard to services will be no more than minor.

Earthworks

Earthworks will be required to form the access road, right of ways and the stormwater area that will also be utilised as a reserve. Both the northern and southern portions of the site are elevated above West Meadows Drive and excavations will be required to create the new road. In the context of the scale of the proposed subdivision development, the bulk and scale of the earthworks are not significant. Ms Overton has recommended conditions of consent be imposed to ensure that appropriate environmental protection measures are undertaken and these are accepted. It is also recommended that conditions are imposed to ensure that the hours of operation of the earthworks and subdivision development is undertaken during reasonable times.

On this basis, earthworks associated with the activity will have no more than minor adverse effects on the environment.

Stormwater

Stormwater will be reticulated and disposed of via soakage pits, overlain with soil and grass on Lot 999. Investigations undertaken by the applicant confirm that Lot 999 has capacity for the stormwater likely to be generated by the proposed subdivision. Ms Overton accepts this and on this basis it is considered that stormwater from the lots and the road can be adequately managed and the adverse effects on the environment in this regard will be no more than minor.

It is recommended that should consent be granted, a landscape plan is submitted to the Council for review and approval that sets out the plantings proposed within the reserve and the final surface treatment.

Hazards

The site is not subject to any specific hazards listed on the Council's hazard register and Ms Overton has not recommended any conditions of consent with regard to hazards. Adverse effects on the environment will be no more than minor.

Land vested to the Council

The internal road and Lot 999, being a 975m² area of land proposed to be utilised as a stormwater disposal area and reserve is proposed to be vested to the Council. It is considered that the road can be designed and constructed to the appropriate standards, prior to the Council accepting the road.

The Council's Parks officer Mr Gordon Bailey has recommended that the Council accept the vesting of the reserve. The subdivision development approval process would ensure that the stormwater disposal area is constructed to suitable standards.

Conclusion

Overall, the adverse effects on the environment of the proposed activity are not more than minor.

10.0 ANY RELEVANT PROVISIONS (s104(1)(b))

Objectives and Policies of the District Plan

The District Plan assessment matters have been had regard to in the previous section which assessed the effects on the environment. The relevant Objectives and policies of the District Plan are contained in Part 4 (District Wide Issues), Part 7 (Residential Areas), Part 8 (Rural Living), Part 14 (Transport) and, Part 15 (Subdivision), these are discussed as follows:

Part 4.9 (District Wide Issues) Urban Growth

4.9.3 Objectives and Policies

...

Objective 1 - Natural Environment and Landscape Values Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.

Policies

- 1.1 *To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.*
- 1.2 *To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other natural or physical resources or important amenity values*

Objective 2 - Existing Urban Areas and Communities

Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well being.

Policies:

- 2.1 *To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the existing residential areas and small townships.*

2.2 To cluster growth of visitor accommodation in certain locations so as to preserve other areas for residential development.

2.3 To protect the living environments of existing low-density residential areas by limiting higher density development opportunities within these areas.

With regard to Objective 1, whilst the proposal seeks to establish urban development and has the potential to compromise the urban/rural interface, the application site is not located on land that has outstanding landscape qualities, nor is it located near the margins of lakes or rivers.

Although the application site is zoned Rural Residential, and is part of the 'Rural Living' zones which provide for persons to reside in rural areas whilst undertaking little or no farming. The anticipated density of the application site is one residential unit per 4000m². In reality, this activity would create a density that is more akin to low density urban outcomes, particularly in the context that the performance standards enable development of each site up to 15%, which provides for a coverage of buildings in the order of 600m² on a 4000m² site. This is evident in the Rural Residential zones throughout Wanaka, including but not limited to the 'Far Horizons' subdivision and the Rural Residential zone at Waimana Place and Ridgecrest.

In this context the resultant built form on the application site from the proposed subdivision is not a significant departure from what could be anticipated from a compliant subdivision under the Rural Residential zone provisions. The application site would be contained by established Low Density Residential development to the north, and established Rural Residential development to the south. In this context the subdivision would not constitute urban sprawl and would be contained by established nodes of residential development that decrease in density the further afield from the Town Centre. The proposal would maintain the coherence of the existing pattern of urban growth in Wanaka.

For these reasons the activity would not be detrimental to the built character and amenity of the existing Low Density Residential zoned and Rural Residential zoned area and is not contrary to the above objectives and policies.

Objective 3 - Residential Growth

Provision for residential growth sufficient to meet the District's needs.

Policies

3.1 To enable urban consolidation to occur where appropriate.

3.2 To encourage new urban development, particularly residential and commercial development, in a form, character and scale which provides for higher density living environments and is imaginative in terms of urban design and provides for an integration of different activities, e.g. residential, schools, shopping.

3.3 To provide for high density residential development in appropriate areas.

3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas.

As explained above, the activity would not constitute urban sprawl because, even though it would be an urban style subdivision undertaken on Rural Residential zoned land, it would be contained by established Rural Residential zoned land to the south. In addition, the controls relating to restricting further subdivision and the height of buildings would also align with Policy 3.4, by providing for lower density residential development while generally maintaining existing residential character.

The activity promotes urban consolidation.

The activity is not contrary to this objective and related policies.

Objective 7 Sustainable Management of Development

The scale and distribution of urban development is effectively managed.

Policies:

- 7.1 *To enable urban development to be maintained in a way and at a rate that meets the identified needs of the community at the same time as maintaining the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating any adverse effects on the environment.*

The application has merit in so far that it would increase the supply of low density residential style housing in Wanaka. However, there is currently not a shortage of residential land available in Wanaka.

The assessment undertaken above has confirmed that the activity would maintain the life supporting capacity of air, water, soil and ecosystems.

The activity is not contrary with this policy.

- 7.2 *To provide for the majority of urban development to be concentrated at the two urban centres of Queenstown and Wanaka.*

The development would be undertaken within the urban centre of Wanaka and is consistent with this policy.

- 7.3 *To enable the use of Urban Growth Boundaries to establish distinct and defensible urban edges in order to maintain a long term distinct division between urban and rural areas.*

- 7.4 *To include land within an Urban Growth Boundary where appropriate to provide for and contain existing and future urban development, recognising that an Urban Growth Boundary has a different function from a zone boundary.*

- 7.5 *To avoid sporadic and/or ad hoc urban development in the rural area generally. To strongly discourage urban extensions in the rural areas beyond the Urban Growth Boundaries.*

There are currently no urban growth boundaries provided in the District Plan or, other statutory documents such as the Regional Policy Statement for Otago. Notwithstanding this, the Council's Growth Management Strategy and associated planning document, the Wanaka Structure Plan has identified inner and outer urban growth limits for urban development in Wanaka. The application site is located within the inner growth boundary.

Subdivision applications that seek to impose the densities of urban zones can be seen to be promoting sporadic and ad hoc development. Whilst fitting this category of activity, aspects of this subdivision reduce inconsistencies with the Policy 7.5 because the subdivision is located within the inner growth boundary of the Wanaka Structure Plan, the application site is contained on its urban edge by established rural residential style subdivision and the overall layout will provide connections from the subdivision to West Meadows Drive.

For these reasons, the activity is not contrary to these policies.

- 7.6 *To take account of the following matters when defining an Urban Growth Boundary through a plan change:*

7.6.1 *Part 4 district – wide objectives and policies.*

7.6.2 *The avoidance or mitigation where appropriate of any natural hazard, contaminated land or the disruption of existing infrastructure.*

7.6.3 *The avoidance of significant adverse effects on the landscape, the lakes and the rivers of the district.*

7.6.4 *The efficient use of infrastructure, including transport infrastructure, and its capacity to accommodate growth.*

7.6.5 Any potential reverse sensitivity issues, particularly those relating to established activities in the rural area.

While this application is not a plan change, it is for all intent and purposes intending to create a similar outcome as a plan change. The assessments undertaken confirm that the activity is not contrary to these policies.

7.7 To ensure that any rural land within an urban growth boundary is used efficiently and that any interim, partial or piecemeal development of that land does not compromise its eventual integration into that settlement.

Future development within the subdivision would emulate the Low Density Residential bulk and location standards, with the exception that residential density would not be greater than approximately one dwelling every 860m² to 900m². The Low Density Residential standards anticipate one residential unit every 450m². On this basis the proposed subdivision has the potential to not be an efficient use of land. Future urban growth within the inner growth boundary may be anticipated to be developed to a density in the order of one residential unit every 450m².

Whilst the application site is located toward the outer edge of the inner growth boundary, and that may reduce the severity of the issue because higher densities of residential growth are likely to be concentrated toward the centre of Wanaka. it is considered that the request of the applicant to prevent future subdivision could compromise the eventual integration of the proposed subdivision into a higher density.

In addition, any future zoning imposed on the application site may be constrained by the conditions sought to be imposed by the applicant relating to preventing future subdivision.

For these reasons, the ability to consider the merits of the application with a view to future urban growth, would have been better dealt with as a plan change, however, the Council cannot compel the applicant to apply for a plan change in favour of a resource consent.

For the time being the proposed activity is considered to be an efficient use of land, however subject to advances in the Growth Management Strategy and any future zone changes within the inner urban growth boundary, the lot sizes and future restrictions on subdivision as proposed may result in an inefficient use of land. For these reasons the activity is contrary with this policy.

7.8 To recognise existing land use patterns, natural features, the landscape and heritage values of the District and the receiving environment to inform the location of Urban Growth Boundaries.

This application does not affect the location of urban growth boundaries.

Summary

While the activity may have implications associated with the efficient use of land where future zone changes may identify that an intensification of land use may be more appropriate, the use of the application site for urban development is not contrary to objectives and policies of the 'District Wide Issues' of the District Plan.

Part 7 Residential Areas

Whilst the application site is not located within the Residential zone, the objectives and policies are relevant because it is sought to impose the bulk and location standards of the Low Density Residential zone. The relevant objectives and policies are as follows:

7.1.2 District Wide Residential Objectives and Policies

Objective 1 - Availability of Land

Sufficient land to provide for a diverse range of residential opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment.

Policies:

- 1.1 To zone sufficient land to satisfy both anticipated residential and visitor accommodation demand.*
- 1.2 To enable new residential and visitor accommodation areas in the District.*
- 1.3 To promote compact residential and visitor accommodation development.*
- 1.4 To enable residential and visitor accommodation growth in areas which have primary regard to the protection and enhancement of the landscape amenity.*
- 1.5 To maintain a distinction between the urban and rural areas in order to assist in protecting the quality and character of the surrounding environment and visual amenity.*
- 1.6 To promote, where reasonable, a separation of visitor accommodation development from areas better suited for the preservation, expansion or creation of residential neighbourhoods.*

Whilst not a plan change, the application is not contrary with policies 1.1 – 1.4. Reasons include that the activity would provide additional land for residential use, enabling new residential growth in the District, and that this would occur in a location that is not sensitive to the District's landscape values.

Policy 1.5 seeks to *maintain a distinction between the urban and rural areas in order to assist in protecting the quality and character of the surrounding environment and visual amenity*. The southern portion of the application site is located on the southern side of West Meadows Drive and the proposed urban density would be seen as leaping across the road which could have acted as a physical boundary between urban and rural living neighbourhoods. The proposed subdivision would erode this distinction to a degree, however the adverse effects, and possibility of future urban expansion into the Rural Residential zone are contained by the established Rural Residential neighbourhood to the south, and the change in topography of these properties.

Visually at least, the variations in topography between the application site and surrounding properties to the south would maintain a distinction between urban and rural areas. Overall, the activity is not contrary to this objective and related policies.

The activity is not contrary to Objective 2 (Residential Form), as it would provide for urban consolidation at a location within the inner growth boundary identified in the Wanaka Structure Plan, and in a part of Wanaka that is not remote to the district centre of Wanaka.

Objective 3 (Residential Amenity) is to provide for pleasant living environments. The subdivision design, generous lot size and ability for lots to have access to ample sun would ensure that future development has the potential to align with this Objective. The activity is not contrary to this objective.

Part 8 (Rural Living Areas)

The objectives and policies of the Rural Living Areas relate to subdivision, infrastructure, and specific areas within the Wakatipu area that are not relevant to this application. The only objective and supporting policies considered relevant are as follows:

Objective 2 – Rural Amenity

Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

Policies:

- 2.1 Recognise that permitted activities associated with farming in rural areas may result in effects such as smell, noise, dust and traffic generation, which will be noticeable to residents in the rural living areas.*
- 2.2 Remedy or mitigate adverse effects of activities, buildings and structures on visual amenity.*
- 2.3 Ensure residential dwellings are set back from property boundaries, so as to reduce adverse effects from activities on neighbouring properties.*
- 2.4 Avoid the location of buildings and water tanks on skylines and ridges and in the Rural Residential zone at the north of Lake Hayes, on prominent slopes.*

Policy 2.1 is not relevant because the surrounding Rural Residential zoned area is dominated by residential activity and there is very little, if any farming activity in this immediate area.

With regard to Policy 2.2, the proposed subdivision would increase the density of buildings and the set back of buildings from boundaries to a nature and scale that is at odds with anticipated development within the Rural Residential zone.

With regard to Policy 2.3, the applicant has mitigated, to an extent the effects of the subdivision where the boundaries of proposed Lots 109-110, 117-130 have an increased setback of buildings that are more consistent with setbacks required in the Rural Residential zone, from the adjoining properties to the south.

The site is predominately flat and the future buildings within the subdivision would not be visible against the skyline and ridges. The activity is not contrary to this policy.

Whilst the location of the application site reduces the degree to which the activity is at odds with the objective, overall, the activity is contrary with this objective and policies.

Part 14 (Transport)

The location of the application site in relation to Wanaka town centre, and nearby Cardrona Valley Road promotes the efficient use roading infrastructure.

It is beneficial to locate a pedestrian and cycle link through the subdivision to provide for connection from the internal road direct to West Meadows Drive near Cardrona Valley road.

The activity is not contrary to the objective and policy.

Part 15 – Subdivision Development and Financial Contributions

The relevant objectives and policies in Part 15 of the District Plan relate to servicing and amenity protection.

Provision has been made to adequately service the proposed subdivision as addressed above. The proposal is not contrary to Objective 1 – Servicing and related policies.

Objective 5 – Amenity Protection

The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.

Policies:

- 5.1 *To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the level of open space and density of built development anticipated in each area.*
- 5.2 *To ensure subdivision patterns and the location, size and dimension of lots in rural area will not lead to a pattern of land uses, which will adversely affect landscape, visual, cultural and other amenity values.*
- 5.3 *To encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services.*
- 5.5 *To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.*

The subdivision design and layout, location of the application and internal road layout and access onto West Meadows Drive generally supports these policies and the application is not contrary to this objective.

Conclusion

Overall, the activity is not contrary to the objectives and policies of the District Plan

12.0 ANY OTHER MATTER (s104(1)(c))

Wanaka Structure Plan

It is noted that the site is contained within the inner growth boundary and is part of an area currently zoned for Rural Residential activities. In this respect the proposal is not considered to be at odds with the Wanaka Structure Plan.

Precedent

This is not the first application in this part of Wanaka for a urban style subdivision on Rural Living zoned land. Resource consent RM000736 was granted in 2003 for a 95 allotment urban style subdivision on land zoned Rural Lifestyle.

A precedent has been established for urban style subdivision on land zoned Rural Living and this application would not have a significant precedent effect. Furthermore, the land is located within the inner growth boundary and any similar proposal on land located outside of the inner growth boundary would not be influenced by the outcome of this application, should consent be granted.

13.0 NON COMPLYING ACTIVITIES S104D

Section 104D of the Act requires that a substantive decision can only be made for non-complying activities if the adverse effects on the environment will be minor or, the application is not contrary to the objective and policies of the District Plan.

It has been concluded that the application would not have more than minor adverse effects and that the proposal is overall, not contrary to the relevant objectives and policies of the District Plan. Therefore, a substantive decision can be made on this application.

14.0 PART 2 OF THE RMA

The location, nature and resultant density from the subdivision would not lead to urban sprawl that has more than minor adverse effects on the environment. The urban style subdivision would be

contained on its southern periphery by established lower density Rural Residential zoned activities. In addition, the activity is not contrary to the District Wide objectives and policies of the District Plan and is contained within the Wanaka Structure Plan inner growth boundary. In this context the activity represents an efficient use of land.

The subdivision would provide for economic well-being whilst avoiding adverse effects on the valued Rural Living areas of the District.

For these reasons, in terms of Part 2 of the RMA, the proposal is considered to be consistent with section 5, the overall Purpose and Principles of the RMA. With regard to the matters raised in section 7 of the Act, it is considered that the proposal constitutes an efficient use of land and will not have adverse effects on amenity values or the quality of the environment.

15.0 CONCLUSION

The adverse effects on the environment are not more than minor and the activity is not contrary to the relevant objectives and policies of the District Plan. Overall, the activity is an efficient use of land and is considered represent the sustainable management of natural and physical resources.

It is recommended that consent is granted, subject to the conditions recommended in Appendix 1.

Prepared by:



Craig Barr
SENIOR PLANNER

Approved by:



Blair Devlin
RESOURCE CONSENTS MANAGER

Attachments:

Appendix 1	Conditions of Consent
Appendix 2	Notification Report
Appendix 3	Council's Engineer's Report
Appendix 4	Council's Parks Officer's Report

Report Dated: 28 March 2014

APPENDIX 1 - CONDITIONS OF CONSENT

1 That the development be carried out in accordance with the plans titled:

- 'Concept G - West Meadows Stage 5, Concept Plan for Lots 109 – 135, 998 and 999, being a subdivision of Lot 100 DP 453936 & Lot 2 DP 432860' Revision H dated 13/02/14.

Prepared by Paterson Pitts Group, stamped as approved plans **28 March 2014**, with the exception of the amendments required by the following conditions of consent.

Hours of construction work

2. That all earthworks and construction works including the off-loading of materials onto the subject site shall be restricted to the hours between 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturday. No work shall occur on Sundays or public holidays. The intent of such a condition is to ensure residential amenity is maintained for the surrounding neighbours.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

Prior to Commencement

4. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this subdivision and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.4 & 1.5 of NZS4404:2004 "Land Development and Subdivision Engineering", in relation to this development.
5. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions detailed in Condition (9) below shall be demonstrated.
6. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site.
7. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. 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.
8. Prior to commencing works on site, the consent holder shall obtain and implement an approved traffic management plan from Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
9. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as are considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following engineering works required:
- a) The provision of a water supply to Lots 109 - 135 in terms of Council's standards and connection policy. This shall include an Acuflo CM2000 as the toby valve. The costs of the connections shall be borne by the consent holder.

- b) The provision of a foul sewer connection from Lots 109 - 135 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder.
- c) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within Lots 109 - 135, in accordance with Council's standards and connection policy. This shall include a reticulated primary system to collect and dispose of stormwater from all potential impervious areas within each lot to the reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot; and
- d) The provision of fire hydrants with adequate pressure and flow to service the development with a minimum Class FW2 fire fighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
- e) The provision of a sealed vehicle crossing that shall be constructed to Lot 115 to Council's standards.
- f) 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.
- g) The formation of the Road 1 and the right of way contained in easement S - U, in accordance with Council's standards, or as otherwise agreed.
- h) The formation of intersections with West Meadows Drive, in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and approval by Council with any associated costs met by the consent holder.
- i) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.

To be completed before approval of the Survey Plan

10. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:

- a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
- b) A landscape plan shall be submitted to the Council for certification. The landscape plan shall generally contain the plantings at a location and density not less than the areas identified on the plan approved by condition 1 of this consent. The landscape plan is to include a planting schedule to identify species, quantity and grade of new planting.
- c) 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. This shall include both Rights of Way and the new loop road.

[Note: the road naming application should be submitted to the Technical Officer: Infrastructure and Assets and should be lodged prior to the application for the section 223 certificate]

- d) Amalgamation condition:
 - *That Lot 998 hereon (pedestrian access) be held as two undivided one half shares by the owners of Lots 5 & 6 DP 300554 (CFR's 2929 and 2930) and that individual computer freehold registers be issued in accordance therewith (CSNXXXXXX).*

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

11. 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/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all certified works detailed in Condition (9) above.
 - c) 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.
 - d) 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.
 - j) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (4) for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the NZS4404 Schedule 1B and 1C Certificate.
 - e) The submission of Practical Completion Certificates from the Contractor for all assets to be vested in the Council.
 - f) 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.
 - g) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
 - h) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - j) The provision of a lateral connection for waste water within Lot 998 (the 2m wide access located between Lots 117 and 118) for future connection by the owners of lots 5 and 6 DP300554.
 - k) The existing power line that crosses Lot 100 DP453936 will be undergrounded to the extent that it runs across the application site.
 - l) The certified landscape plan shall be fully implemented, and plantings shall be irrigated and staked to provide on-going protection for the plantings (if required). The landscaping shall be verified by the Council.

Ongoing Conditions/Consent Notices

12. 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.

All Lots (Lots 109 – 135 inclusive)

- a) Development shall be subject to the rules of the Low Density Residential Zone of the Operative Queenstown Lakes District Plan, and subsequent changes to the Low Density Residential Zone initiated by the Council by way of changes to the District Plan. With the exception of conditions b – d

- b) There shall be no further subdivision.
- c) The maximum building height limit shall be 5.5m above ground level and all buildings shall be single storey.

Lots 109, 117, 118, 119, 120, 121, 122, 123, 124, 125, 130.

- d) No buildings shall be constructed or situated within the 6 metre wide 'No Build Covenant Area' shown as areas A - L on the title plan.

Advice Note:

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

APPENDIX 2 - NOTIFICATION REPORT

REFERENCE: RM130725

APPLICANT: Willowridge Developments Limited

ACTIVITY: Subdivision consent to create 27 residential lots, one lot to vest as reserve, and one lot to vest as road, and to undertake associated earthworks. Land use consent is sought to impose the District Plan's Low Density Residential Zone standards in favour of the Rural Residential Zone standards which apply to the property.

LOCATION: Lot 100 DP 453936 and Lot 2 DP 432860 being the two properties located either side of West Meadows Drive adjacent to Coromandel Street, Wanaka.

The applicant has requested that the application be publicly notified. Pursuant to section 95(2)(b) of the Resource Management Act 1991, the consent authority must notify an application for a resource consent if so requested by the applicant.

It is therefore recommended that the application be publicly notified pursuant to section 95(2)(b) of the Resource Management Act 1991.

1 Public Notification

Section 2AA of the Resource Management Act sets out that *public notification* means the following:

- (a) giving public notice of the application or matter in the prescribed form; and
- (b) serving notice of the application or matter on every prescribed person.

1.1 Public Notice

Public notice of the application is to be given in the prescribed form by way of advertisement in the Wanaka Sun.

1.2 Service

Notice of the application is to be served on every prescribed person, as set out in clause 10(2) of the Resource Management (Forms, Fees and Procedure) Regulations 2003 as follows:

(2) *The consent authority must serve that notice on—*

- (a) *every person who, in the opinion of the consent authority, is an affected person within the meaning of section 95E in relation to the activity that is the subject of the application or review:*

With the exception of where written approval has been obtained, the parties considered affected in the context of section 95E of the Act are those identified on the following map and table:



Figure 1. Application site and persons to be served notice of the application.

Table 1. Persons to be served notice of the application.

Map ref	Person (owner/Occupier)	Address	Serve Notice Y/N
1	Mike Greer Developments Ltd	56 West Meadows Drive	Yes
2	Willowridge Developments Ltd	54 West Meadows Drive	No (written approval obtained)
3	Spencer Estates Ltd	52 West Meadows Drive	Yes
4	Milan & Gertrude Arsenijevic	50 West Meadows Drive	Yes
5	Hill End Holdings Ltd	48 West Meadows Drive	Yes
6	Stephen Lester	46 West Meadows Drive	Yes
7	Lisa & Izaac Hollegien	40 West Meadows Drive	Yes
8	Willowridge Developments Ltd	38 West Meadows Drive	No (written approval obtained)
9	T Hudson & G Purvis	18 Coromandel Street	Yes
10	A & F Mackenzie & R Gray	13 Coromandel Street	Yes
11	Peter Gordon	Lot 3 DP 417191	Yes
12	H & K Brown, A Nichol	16 West Meadows Drive	Yes
13	R & E Chittock, G Cowie	9 Alpha Close	Yes
14	M & B Taylor	7 Alpha Close	Yes
15	Satomi Holdings Ltd	28c Cardrona Valley Road	Yes
16	Willowridge Developments Ltd	Lot 41 DP 453936	No (written approval obtained)
17	M Lawton	Lot 42 DP 453936 C/- 7B Little Oak Common Wanaka 9305	Yes
18	Willowridge Developments Ltd	Lot 43 DP 453936	No (written approval obtained)
19	Willowridge Developments Ltd	Lot 44 DP 453936	No (written approval obtained)
20	32 Studholme Road	Lot 6 DP 300554	Yes

21	34 Studholme Road	Lot 5 DP 300554	Yes
22	36 Studholme Road	Lot 3 DP 366728	Yes
23	Queenstown Lakes District Council	Lot 97 DP 417176 (Reserve)	yes
24	Willowridge Developments Ltd	12 West Meadows Drive	No (written approval obtained)
25	Willowridge Developments Ltd	Lot 1 DP 432860	No (written approval obtained)
26	Willowridge Developments Ltd	Lot 99 DP 417176	No (written approval obtained)
27	Base Camp Properties Ltd	Lot 1 DP 413703	Yes

(b) every person, other than the applicant, who the consent authority knows is an owner or occupier of land to which the application or review relates:

Overhead power lines are located on the application site. Notice shall be served on:

Delta Utility Services Limited
Transpower New Zealand Limited

(c) the regional council or territorial authority for the region or district to which the application or review relates:

Otago Regional Council
Queenstown Lakes District Council

(d) any other iwi authorities, local authorities, persons, or bodies that the consent authority considers should have notice of the application or review:

The iwi authorities to be served notice are as follows:

Kai Tahu Ki Otago
Te Runanga o Moiraki
Kati Huirapa Runanga ki Puketeraki
Te Runanga o Okatou
Te Ao Marama Inc
Ngai Tahu Group Management

Other local authorities and bodies that the consent authority considers should have notice of the application are as follows:

NZ Fire Service
Public Health South
Land Information New Zealand
Wanaka Residents Association
Wanaka Chamber

Any other person whom the consent authority considers should have notice of the application is as follows:

None

(e) the Minister of Conservation, if the application or review relates to an activity in a coastal marine area or on land that adjoins a coastal marine area:

N/A

(f) the Minister of Fisheries, the Minister of Conservation, and the relevant Fish and Game Council, if an application relates to fish farming (as defined in the Fisheries Act 1996) other than in the coastal marine area:

N/A

*(g) the New Zealand Historic Places Trust, if the application or review—
(i) relates to land that is subject to a heritage order or a requirement for a heritage order or that is otherwise identified in the plan or proposed plan as having heritage value; or
(ii) affects any historic place, historic area, wahi tapu, or wahi tapu area registered under the Historic Places Act 1993.*

N/A

(h) a protected customary rights group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent or the review of consent conditions.

N/A

(ha) a customary marine title group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent for an accommodated activity:

N/A

(i) Transpower New Zealand, if the application or review may affect the national grid.

N/A note that Delta Utility Services and Transpower are being served notice as power lines are located on the application site.

Report prepared by



Craig Barr
SENIOR PLANNER

Report reviewed by



Adonica Giborees
SENIOR PLANNER

PLANNER'S RECOMMENDATION

For the reasons set out in the above assessment this application for resource consent shall be processed on a notified basis, comprising public notice and the service of the application on the above identified prescribed persons.

Report Dated: 15 November 2013

APPENDIX 3 - COUNCIL'S ENGINEER'S REPORT



ENGINEERING MEMO

TO: Craig Barr

FROM: Lyn Overton

DATE: 10/03/2014

SUBJECT: RM130725 – Willowridge (27 lot subdivision)

Subdivision and Land Use consent is sought to impose LDR zone rules on Rural Residential zoned land West Meadow Drive, Wanaka. The legal description for this site is Lot 2 DP 432860 and Lot 100 DP 453936, and the area is 3.0269ha. The property is zoned Rural Residential.

Access

Access to the lots is from West Meadows Drive. Survey Consultants Paterson Pitts Group have provided an *'Infrastructure Report – Lots 109 – 135 & 999 Being a Proposed Subdivision of Lot 100DP 453936 & Lot 2 DP 432860 West Meadows Stage 5 Willowridge Developments Ltd'* (dated May 2013, Job No. W4127). This report confirms that the applicants intend to create a new loop road off West Meadows Drive to serve approximately 20 lots. The applicants have confirmed that 'Road 1' will be formed in accordance with NZS 4404:2010 Table 3.2 – Suburban - Live and Play- Access to houses/townhouses standards to serve 1 to 20 dwelling units. The new road will be formed with a 6 m wide carriageway within an 11 m legal width. Council's traffic consultants MWH have assessed the proposal and have confirmed that the proposed road width complies with NZS 4404:2010 standards, but have raised concerns with road safety elements, especially as this particular design for road incorporates a shared movement space for vehicles, cyclists and pedestrians. MWH have acknowledged that the design is for a low speed environment but note that no details of calming measures other than road width have been provided. The applicants have since provided a cross section of the proposed road that indicates there will be a 1.65 m wide footpath formed on one side of the road. I am satisfied that the footpath will provide some assurance for safety for pedestrian use. MWH also have a concern with sight lines from intersections and have recommended *"that no stopping restrictions on the apex of the curve located outside the proposed Lot 128 and Lot 127 (Parking can be gained on Road 1 frontage)"*. I note that there are yellow (no stopping) lines along the length of West Meadows Drive that fronts Lots 109 – 130. As the applicants are proposing a road that is not in accordance with Council's adopted and amended standards the final design will be assessed by MWH at the time of engineering review, and I am satisfied that all concerns with the road design can be addressed at this stage. A copy of the MWH report is attached in appendix A of this report. Appropriate conditions are recommended to ensure that the final road design is submitted for review.

Lot 133 – 135 will be accessed via an existing right of way (ROW), increasing the total number of users from 4 to 7. The ROW has been formed with a 5 m wide carriageway within a 6 m legal width. Up to 12 residential units can accessed from a ROW constructed to this formation within the Low Density and High Density Residential Zones pursuant to District Plan rule 14.2.4.1 (iv). This subdivision is located in the rural residential zone. However, the proposed subdivision and lot sizes are inline with the low density residential zone requirements and therefore I am satisfied that the ROW is acceptable for this proposal and no upgrades are necessary.

Lots 123 – 126 and 129 – 130 will be serviced by a ROW from the proposed loop road (Road 1). The applicants intend to form this ROW with a 5 m wide carriageway within a 6 m legal width to the same standards as the existing ROW. I am satisfied that this formation is acceptable. It will be necessary to create easements to protect the rights of way for the new lots and I recommend a condition to ensure all necessary easements are created.

Council now requires all private accesses that serve 6 lots or greater to be named. As the number of users for the existing ROW will be increased to 7 and the new ROW will serve 6 lots both will be

required to be named along with the new road. An appropriate condition is recommended to ensure that right of ways and the new road are named in accordance with Council's Road naming policy.

Services

Both lots are connected into Council's water, stormwater and wastewater reticulation. Council's engineers have confirmed that there is capacity for within the wastewater and water reticulation for this development. There have been concerns in the past with water pressure within this part of Wanaka and this has been reflected in consent notices requiring the neighbouring lots within Maggies Way to install water tanks to provide sufficient water for fire fighting purposes at peak consumption times. However, Council's Senior Engineer has confirmed (email dated 15/11/2013) that Council are in the process of designing a solution to provide a better water pressure system for this area, and expects to have this operating by July 2014. Conditions are recommended to ensure that each lot within the subdivision is provided a water and waster connection to Council's infrastructure.

Petherick Consultancy Ltd has undertaken an assessment of the existing stormwater system and disposal fields within Maggies Way and has confirmed that there is insufficient capacity within this system to cater for the new lots. Therefore, the applicants propose to install a stormwater disposal field within a reserve area (Lot 999) within the site. Mr Petherick has based his assessment of the site on an earlier assessment for stormwater disposal made by geologist Royden Thomson, '*Blennerhassett Property: Test Pitting for Soakage*' (dated 22 December 2004) at the time of the underlying subdivision RM050095. The proposed stormwater soakage pit is located in the approximate position of 'Test Pit 4' indicated in the report. Mr Thomson made the following comment:

- a) *I consider the till to have a permeability too low for effluent disposal, although till characteristics vary and a greater permeability may be located elsewhere in the lot.*
- b) *The river alluvium should be adequate for stormwater disposal.*

I accept the conclusions of both reports and recommend that the stormwater disposal and reticulation proposed is designed in accordance with Mr Thomson's report. An appropriate condition is recommended.

There are four fire hydrants in West meadows Drive and one located at the entrance to Coromandel Street available to service the site. However I estimate that two more fire hydrants may be required to service the lots with the loop road and right of way. Current fire fighting standards PAS SNZ 4509:2008 require that a spacing of no greater than 135m is provided between each fire hydrant and that the distance measured to each dwelling is calculated via the route taken by a vehicle allowing for the assumption that properties will be confined within boundaries bordered by ridged fences. An appropriate condition is recommended to ensure that sufficient fire hydrants are provided in accordance with the requirements of NZ Fire Service standards.

Confirmation that power and telecommunication can be provided to the site has been received from utility providers Aurora and Chorus. Appropriate conditions are recommended to ensure that all lots are provided with power and electricity connections.

There is a power line traversing the existing Lot 100. The applicants have confirmed that the power line is to be relocated and placed underground. Easements will be required for the new location of the power lines and the current easement document will need to be varied to reflect the new location. An appropriate condition is recommended to ensure that all necessary easements are granted.

Earthworks

Paterson Pitts Group have indicated in the Infrastructure report that earthworks will be required to construct the road and for trenching for servicing only. The extents of the earthworks are indicated on the Paterson Pitts Group '*Concept 'G' Willowridge Developments Ltd P O Box 170 Dunedin 9054 – West Meadows Stage 5, Concept Plan for Lots 109 – 135, 998 & 999. Being a Subdivision f Lot 100 DP 453936 & Lot 2 DP 432860*' (dated 13/02/2014, Job No. W4127, Sheet 100, Rev H). I am satisfied that the earthworks are feasible and that there will be minimal affects on neighbouring properties if the earthworks are undertaken in accordance with Council's guidelines to earthworks. Appropriate conditions are recommended to ensure that the earthworks are undertaken in accordance with Council's standards and '*A Guide to Earthworks in the Queenstown Lakes District*' brochure.

Hazards

The QLDC Hazard Register Maps indicate that the site is located within the LIC1 liquefaction hazard category, with an assessed liquefaction risk being "Nil to Low". Based on this hazard category and lack of any obvious site factors which suggest otherwise, I am satisfied that any future buildings are

unlikely to be at risk of liquefaction in a seismic event and that standard foundations as required under NZS 3604:2011 for timber framed buildings are sufficient. Foundation requirements for any future buildings will be addressed under building consent and no conditions are necessary.

Amalgamation and No Build Covenants

The applicants intend to create a no build area along the southern boundaries of Lots 109, 117 – 125 and 130 to address submissions made from Landowners in Maggies Way. An appropriate condition is recommended to ensure that the no build areas are registered on the property titles.

The applicants propose to create a pedestrian link within Lot 198 to connect Lots 5 and 6 DP 300554 to the loop road. Lot 198 is to be amalgamated with Lots 5 and 6 DP300554. An appropriate amalgamation condition is recommended.

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 New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

2. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this subdivision and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.4 & 1.5 of NZS4404:2004 "Land Development and Subdivision Engineering", in relation to this development.
3. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions detailed in Condition (7) below shall be demonstrated.
4. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. 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. Prior to commencing works on site, the consent holder shall obtain and implement an approved traffic management plan from Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
7. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as are considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following engineering works required:
 - a) The provision of a water supply to Lots 109 - 135 in terms of Council's standards and connection policy. This shall include an Acuflo CM2000 as the toby valve. The costs of the connections shall be borne by the consent holder.

- b) The provision of a foul sewer connection from Lots 109 - 135 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder.
- c) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within Lots 109 - 135, in accordance with Council's standards and connection policy. This shall include a reticulated primary system to collect and dispose of stormwater from all potential impervious areas within each lot to the reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot; and
- d) The provision of fire hydrants with adequate pressure and flow to service the development with a minimum Class FW2 fire fighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
- e) The provision of a sealed vehicle crossing that shall be constructed to Lot 115 to Council's standards.
- f) 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.
- g) The formation of the Road 1 and the right of way contained in easement S - U, in accordance with Council's standards, or as otherwise agreed.
- h) The formation of intersections with West Meadows Drive, in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and approval by Council with any associated costs met by the consent holder.
- i) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.

To be completed before Council approval of the Survey Plan

- 8. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
 - b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan. This shall include both Rights of Way and the new loop road.

[Note: the road naming application should be submitted to the Technical Officer: Infrastructure and Assets and should be lodged prior to the application for the section 223 certificate]
 - c) Amalgamation condition:
 - *That Lot 998 hereon (pedestrian access) be held as two undivided one half shares by the owners of Lots 5 & 6 DP 300554 (CFR's 2929 and 2930) and that individual computer freehold registers be issued in accordance therewith (CSNXXXXXX).*

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

- 9. 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/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built'

standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

- b) The completion and implementation of all certified works detailed in Condition (7) above.
- c) 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.
- d) 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.
- j) 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/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the NZS4404 Schedule 1B and 1C Certificate.
- e) The submission of Practical Completion Certificates from the Contractor for all assets to be vested in the Council.
- f) 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.
- g) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- h) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Ongoing Conditions/Consent Notices

10. 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) No buildings shall be constructed or situated within the 'No Build Covenant Area' shown as areas A, B and D - L on the title plan.

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
ENGINEER

Reviewed by:



Steve Hewland
PRINCIPAL: ENGINEERING

Appendix A

TO: Lynette Overton
Resource Management Engineer, QLDC

DATE: 22 November 2013

CC: Iain Banks

REF:

FROM: Mike Smith

MWH New Zealand Ltd

SUBJECT: RM xxxxxx: West Meadows Stage 5 - Wanaka

Information was received by QLDC from Willowridge Developments Limited regarding the request for a Proposed Subdivision for the property situated on West Meadows Drive, Wanaka (Referred to as West Meadows Stage 5). The area is generally bound by Cadrona Valley Road, West Meadows Drive and Maggies Way.

The information received was:

1. Infrastructure Report; Lots 109 – 135 & 999 Being a Subdivision of Lot 100 DP 453936 & Lot 2 DP 432860, West Meadows Stage 5, Willowridge Developments Ltd. Prepared by Patterson Pitts Group; dated May 2013.
2. E-mail communications: LO (QLDC) / Steve Dickey (PPGROUP) dated 18 November 2013.

No additional information was supplied.

This file note considers the information presented and provides guidance on the suitability and safety for the proposed subdivision.

- **Brief**

The applicants have confirmed in an email (attached) that the road will be formed in accordance with NZS 4404:2010 standards as per table 3.2 – Suburban road serving 1 to 20 dwelling units. Could you please provide an assessment in regards to compliance with this standard and comment on any traffic safety issues in regards to pedestrians (lack of footpaths/links to West Meadows Drive) or any other unforeseen issues triggered by the proposal.

- **Road Safety Assessment**

- **Road 1- Development Requirements (NZS 4404:2010)**

The Infrastructure Report supplied has very little detail on traffic impact, and refers to standard of road design only. Refer to Heading “ACCESS”, Page 5 of the Patterson Pitts Group report.

The information supplied details that “Road 1” – the new subdivision road – will be servicing 13 Lots direct from the new road. The applicant specifies that design has been done in accordance with NZS 4404:2010, Table 3.2, Suburban Road Serving 1 to 20 Dwelling Units (refer to [Figure 1](#) below)

Table 3.2 Specifies:

Location : Road 1

Figure E11	Specified	Proposed	Comment
Number of Lots	1 to 20	19 (including ROW)	Meets Requirements
Legal Road Width	9 m (min)	11m	Exceeds Requirements
Road Width (Lane)	5.5 – 5.7 Min	6 m	Meets Requirements

The proposed Legal Road width and road lane width meet the requirements of NZS 4404.2010.


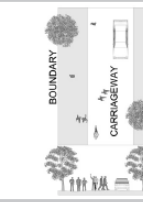

PLACE CONTEXT			DESIGN ENVIRONMENT				LINK CONTEXT					TYPICAL PLAN AND CROSS SECTION SEE APPENDIX E FOR LARGER VERSION OF FIGURES	FIGURE NUMBER
Area	Land use	Local attributes	Locality served	Target operating speed (km/h)	Min. road width (m)	Max. grade	Pedestrians	Passing, parking, loading, and shoulder	Cyclists	Movement lane (excluding shoulder)	Classification		
Notes	See 3.2.4, table 3.1.1 & 3.3.1.6	See table 3.1	See table 3.1	See 3.3.5	See 1.2.2, 3.3.1.9, & 3.4.1.6		See 3.3.1.1	See 3.3.6 & 3.3.1.4	See 3.3.1.5, 3.3.7, & 3.3.11.2	See 1.2.2, 3.3.1.1, 3.3.1.2, 3.3.1.3, 3.3.1.10, 3.3.11.3	See 3.2.4.2 & 3.3.1.6 (typical max. volumes)		
	Live and play	Side or rear service access	Up to 100 m in length between streets, 1 to 20 lots	10	6	16%	Shared (in movement lane)	Allow for passing up to every 50 m	Shared (in movement lane)	2.75 - 3.00	Lane (~ 200 vpd)		E10
	Suburban Live and play	Access to houses/townhouses	1 to 20 du	20	9	16%	Shared (in movement lane)	Shared (in movement lane)	Shared (in movement lane)	5.5 - 5.7	Lane (~ 200 vpd)		E11
	Live and play	Primary access to housing	1 to 200 du	40	15	12.5%	1.5 m one side or 1.5 m each side where more than 20 du or more than 100 m in length	Shared parking in the movement lane up to 100 du, separate parking required over 100 du	Shared (in movement lane)	5.5 - 5.7	Local road (~ 2,000 vpd)		E12

Table 3.2 (continued)

Figure 1: NZS 4402:2010 Table 3.2

• Road 1- Road Safety

In reviewing this proposal consideration of road safety elements has been undertaken. The following areas are raised for specific comment. It is acknowledged that the proposed subdivision layout is designed to create a slow speed environment. Details of the calming measures (other than narrow road widths) have not been detailed by the applicant.

Vulnerable Road User Safety

The proposed road configuration (as specified in NZS 4404:2010) details that Pedestrian, Cycling and Parking are shared within the movement lane. While this may be acceptable for a straight road section, or moderate to long radius curve, this can lead to potential conflicts with pedestrians and cyclists – especially young children – on the road. Short radius curves, as shown in the proposed Concept Plan (Appendix B; Infrastructure Report) do not allow good sight lines between the motorist and the vulnerable road user.

A key element of this development is the location of a reserve on the inside of the curve, a location that would have the most restricted sight lines due to potential fence lines and roadside parking. Children playing in this reserve could be unaware of approaching traffic. The placement of street trees or landscaping could impact on driver intervisibility if not addressed correctly.

The nature of the road alignment and proposed widths would indicate that with a balanced layout, it could be expected that 2.5 m of grassed verge (each side) would be available for use by pedestrians. It is considered that this would be sufficient given the environment.

It is recommended that a full Engineering Review of the proposed road cross section and calming features be undertaken prior to approval for construction.

Intersection Sight Lines

The proposed concept plan for the subdivision shows splays at the intersection of Road 1 and West Meadows Drive which is good practice. Sight line to the right (exiting) from the eastern junction is towards a reverse curve, restricting the driver's sight line.

A foot path is formed on the north side of West Meadows Drive only, with a grassed verge located to the south of West Meadows Drive. Access to Lot 128 will be in the vicinity of the apex of the curve opposite Coromandel Street. Vehicles parked on the southern shoulder at Lots 127 & 128 will obstruct the exiting drivers sight line onto approaching traffic on West Meadows Drive.

Council should consider the placement of no-stopping restrictions on the apex of the curve located outside the proposed Lot 128 and Lot 127 (Parking can be gained on Road 1 frontage)

Property Access Points

Although not specified or detailed in the Infrastructure Report, it is assumed that all property access points will be in accordance with QLDC requirements for separation of access points from intersections.

• ROW D - Development Requirements (NZS 4404:2010)

The information supplied details that "ROW D" – off the new subdivision road – will be servicing 6 Lots direct from the ROW. The applicant specifies that design has been done in accordance with NZS 4404:2010, Table 3.2, Suburban Road Access to Houses 1 to 3 Dwelling Units or 1 to 6 DU (refer to [Figure 2](#) below)

Table 3.2 Specifies:

Location : ROW D

Figure E09	Specified	Proposed	Comment
Number of DU	1 to 6	6	Meets Requirements
Legal Road Width	4.5 m (min:6 DU)	6 m	Exceeds Requirements
Road Width (Lane)	2.75 – 3.0 Min	5 m	Exceeds Requirements

The proposed Legal Road width and road lane width meet the requirements of NZS 4404.2010.

PLACE CONTEXT			DESIGN ENVIRONMENT				LINK CONTEXT				TYPICAL PLAN AND CROSS SECTION SEE APPENDIX E FOR LARGER VERSION OF FIGURES	FIGURE NUMBER
Area	Land use	Local attributes	Locality served	Target operating speed (km/h)	Min. road width (m)	Max. grade	Pedestrians	Passing, parking, loading, and shoulder	Cyclists	Movement lane (excluding shoulder)	Classification	
Notes See 3.2.4, table 3.1.4 & 3.3.1.6			See table 3.1	See 3.3.5	See 1.2.2, 3.3.1.9, & 3.4.1.6		See 3.3.11	See 3.3.6 & 3.3.1.4	See 3.3.1.5, 3.3.7, & 3.3.11.2	See 1.2.2, 3.3.1.1, 3.3.1.2, 3.3.1.3, 3.3.1.10, 3.3.11.3	See 3.2.4.2 & 3.3.1.6 (Typical max. volumes)	
Rural (3.3.1.7, 3.3.1.8, & 3.3.1.9)	Make and move	Access to office and education	1 to 200 lots	up to 60	20	10%	1.5 m each side	Parking and loading may occur in movement lane or be separate and recessed. Refer clause 3.3.6. Total shoulder 1.0 m, sealed shoulder 0.5 m	On sealed shoulder where it is a local authority defined cycle route	5.5 - 5.7	Local road (~ 1,000 vpd)	E7
	All other situations (where not specified elsewhere in this table)	All (serving land uses not specified elsewhere in this table)	-	up to 100	20	10%	Separate from the carriageway, 1.5 m each side	Total shoulder 1.5 m, sealed shoulder 1.0 m	On sealed shoulder where it is a local authority defined cycle route	5.5 - 5.7	Connector/collector (~ 2,500 vpd)	E8
Suburban	Live and play	Access to houses/ townhouses	1 to 3 du or 1 to 6 du	10	3.6 m for up to 3 du or 4.5 m for up to 6 du	20%	Shared (in movement lane)	Allow for passing up to every 50 m	Shared (in movement lane)	2.75 - 3.0	Lane (this would normally be a private road or private way)	E9

Table 3.2 (continued)

Figure 2: NZS 4402:2010 Table 3.2

Vulnerable Road User Safety / Sight Lines

Visibility sight lines at the junction of ROW D and Road 1 have the potential to be restricted due to the capacity to place high fences on the adjacent property boundaries. Vehicles parked on the shoulder adjacent to this ROW access could further restrict sight lines. The restricted sight lines could lead to conflicts between exiting traffic and circulating traffic, cyclists and pedestrians.

- **ROW B - Development Requirements (NZS 4404:2010)**

The information supplied details that “ROW B” – off West Meadows Drive – will be servicing 6 Lots direct from the ROW. The applicant specifies that design has been done in accordance with NZS 4404:2010, Table 3.2, Suburban Road Access to Houses 1 to 3 Dwelling Units or 1 to 6 DU (refer to [Figure 2](#) below).

Table 3.2 Specifies:

Location : ROW B			
Figure E09	Specified	Proposed	Comment
Number of DU	1 to 6	6 (7)	Refer to discussion below
Legal Road Width	4.5 m (min:6 DU)	6 m	Exceeds Requirements
Road Width (Lane)	2.75 – 3.0 Min	5 m	Exceeds Requirements

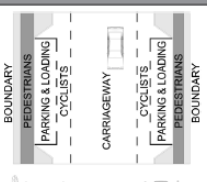
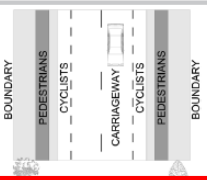

PLACE CONTEXT			DESIGN ENVIRONMENT					LINK CONTEXT				TYPICAL PLAN AND CROSS SECTION SEE APPENDIX E FOR LARGER VERSION OF FIGURES	FIGURE NUMBER
Area	Land use	Local attributes	Locality served	Target operating speed (km/h)	Min. road width (m)	Max. grade	Pedestrians	Passing, parking, loading, and shoulder	Cyclists	Movement lane (excluding shoulder)	Classification		
Notes			See table 3.1	See 3.3.5	See 1.2.2, 3.3.1.9, & 3.4.16		See 3.3.11	See 3.3.6 & 3.3.1.4	See 3.3.1.5, 3.3.7, & 3.3.11.2	See 1.2.2, 3.3.1.1, 3.3.1.2, 3.3.1.3, 3.3.1.10, 3.3.11.3	See 3.2.4.2 & 3.3.16 (Typical max. volumes)		
Rural (3.3.1.7, 3.3.1.8, & 3.3.1.9)	Make and move	Access to office and education	1 to 200 lots	up to 60	20	10%	1.5 m each side	Parking and loading may occur in movement lane or be separate and recessed. Refer clause 3.3.6. Total shoulder 1.0 m, sealed shoulder 0.5 m	On sealed shoulder where it is a local authority defined cycle route	5.5 - 5.7	Local road (~ 1,000 vpd)		E7
	All other situations (where not specified elsewhere in this table)	All (serving land uses not specified elsewhere in this table)	-	up to 100	20	10%	Separate from the carriageway, 1.5 m each side	Total shoulder 1.5 m, sealed shoulder 1.0 m	On sealed shoulder where it is a local authority defined cycle route	5.5 - 5.7	Connector/collector (~ 2,500 vpd)		E8
Suburban	Live and play	Access to houses/ townhouses	1 to 3 du or 1 to 6 du	10	3.6 m for up to 3 du or 4.5 m for up to 6 du	20%	Shared (in movement lane)	Allow for passing up to every 50 m	Shared (in movement lane)	2.75 - 3.0	Lane (this would normally be a private road or private way)		E9

Table 3.2 (continued)

Figure 3: NZS 4402:2010 Table 3.2

Number of Lots

It is noted that property #12 (refer to Figure xx below) has the potential to access off the right of way unless restricted to do so by way of title conditions. If access can be gained, then the total number of Lots serviced by the right of way will be 7, with a maximum number of 8 dwelling units (Lot 133 has potential for two dwelling units)

Figure 4: ROW B – Number of Lots Served

There is further potential for a future subdivision of the corner section at the junction of West Meadows Drive and Cadrona Valley Road, with potential access



t



o ROW B.

A review of the requirements outlined within NZS 4404:2010 would indicate that the proposed legal corridor width of 6 m and road width of 5m would be insufficient if the potential number of Lots are realised.

In this instance, the next standard to be considered is Live and Play; Side or Rear Service Access. This allows access to up to 20 Lots. It should be noted that this criteria is detailed as a side or rear service lane (between streets)

The Minimum requirements for this standard are detailed below.

Location : ROW B

Figure E10	Specified	Proposed	Comment
Number of DU	1 to 20	6 (7)	Meets Requirement
Legal Road Width	6 m	6 m	Meets Requirements
Road Width (Lane)	2.75 – 3.0 Min	5 m	Exceeds Requirements

Based upon these criteria the proposed legal road width and lane width would be compliant.

ROW B is currently built and services a number of existing properties. Of note for ROW B is the geometric alignment of the ROW. The ROW has two short radius – 90° bends along its length. These bends will form a limiting factor when the properties along the ROW are fully developed. Conflicting vehicle movements at the curves have the potential for side-swipe collisions due to poor sight lines, and limited manoeuvring space (5 m Seal with 0.5 available shoulders to fence lines).

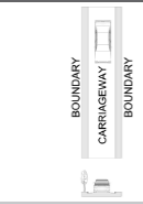
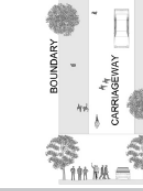

PLACE CONTEXT			DESIGN ENVIRONMENT				LINK CONTEXT					TYPICAL PLAN AND CROSS SECTION SEE APPENDIX E FOR LARGER VERSION OF FIGURES	FIGURE NUMBER
Area	Land use	Local attributes	Locality served	Target operating speed (km/h)	Min. road width (m)	Max. grade	Pedestrians	Passing, parking, loading, and shoulder	Cyclists	Movement lane (excluding shoulder)	Classification		
Notes	See 3.2.4, table 3.1.1 & 3.3.4.2	See table 3.1	See table 3.1	See 3.3.5	See 1.2.2, 3.3.1.9, & 3.3.1.10		See 3.3.11	See 3.3.6 & 3.3.1.4	See 3.3.1.5, 3.3.7, & 3.3.11.2	See 1.2.2, 3.3.1.1, 3.3.1.2, 3.3.1.3, 3.3.4.4.2, 3.3.4.4.3	See 3.2.4.2 & 3.3.1.6 (typical max. volume)		
	Live and play	Side or rear service access	Up to 100 m in length between streets, 1 to 20 lots	10	6	16%	Shared (in movement lane)	Allow for passing up to every 50 m	Shared (in movement lane)	2.75 - 3.00	Lane (~ 200 vpd)		E10
Suburban	Live and play	Access to houses/ townhouses	1 to 20 du	20	9	16%	Shared (in movement lane)	Shared (in movement lane)	Shared (in movement lane)	5.5 - 5.7	Lane (~ 200 vpd)		E11
	Live and play	Primary access to housing	1 to 200 du	40	15	12.5%	1.5 m one side or 1.5 m each side where more than 20 du or more than 100 m in length	Shared parking in the movement lane up to 100 du, separate parking required over 100 du	Shared (in movement lane)	5.5 - 5.7	Local road (~ 2,000 vpd)		E12

Table 3.2 (continued)

Figure 5: NZS 4402:2010 Table 3.2

Vulnerable Road User Safety / Sight Lines

Visibility sight lines at the junction of ROW B and West Meadow Drive have the potential to be restricted due to the capacity to place high fences on the adjacent property boundaries. Vehicles parked on the shoulder adjacent to this ROW access could further restrict sight lines. The restricted sight lines could lead to conflicts between exiting traffic and through traffic, cyclists and pedestrians on West Meadows Drive.

• Conclusion

The proposed subdivision concept plan generally complies with the requirements of NZS 4404:2010 with regards to Road 1 and ROW D.

Visibility sight lines have the potential to cause conflicts with vulnerable road users (pedestrians and cyclists) given the tight nature of the road geometry on Road.

Row B has been assessed and it is considered that while the proposed legal road width and lane width (as constructed with the existing ROW) does not meet the requirements of Figure E09 NZS 4404:2010, it complies with the requirements of Figure E10 (if applicable). The narrow width of the ROW, combined with the geometric alignment could lead to conflicts in utilising the ROW.

APPENDIX 4 - COUNCIL'S PARKS OFFICER'S REPORT

Item: No. - Proposal to Vest Land – West Meadows Stage 5 - Wanaka**Purpose – Decision Making**

- 1 To consider the desirability of accepting the vesting of a reserve as part of the proposed subdivision West Meadows– Stage 5, Wanaka.

Executive Summary

Council agrees to accept the vesting of the proposed reserve as part of the West Meadows – Stage 5 subdivision.

The applicant is not seeking any Development Contribution credits and only wishes to fulfil the 27m²/lot reserve land requirement. The Reserve Improvement Contribution requirement based on the 2013/14 Wanaka policy will be \$37,350.40.

The minimum reserve land to be vested for the 27 lot residential subdivision is 742.5 m². The applicant is offering 975 m².

The future annual maintenance cost if this reserve is accepted is approximately \$400. This can be accommodated within existing reserve maintenance budgets.

Recommendation

- 1. That the Wanaka Community Board recommend to Council that;**
- 2. Subject to consent being granted for the subdivision of West Meadows – Stage 5 the Council accept the vesting of the proposed Lot 999, being 975 m² as recreation reserve in lieu of the reserve land contributions payable for the proposed subdivision subject to the following works at the applicant's expense:**
 - a. presentation of the reserve in accordance with Councils standards for reserves and any planting plan shall be approved by Councils Parks Technical Officer prior to its implementation.**
 - b. a potable water supply point is provided at the boundary of each reserve lot.**
 - c. the registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.**
 - d. a twelve month maintenance period commencing from practical completion of the reserve improvements.**
- 3. That there is no credit approved from the Reserve Improvement Contributions for the actual cost of the reserve development.**



A handwritten signature in black ink, appearing to read "S. Bailey", written in a cursive style.

[Parks Technical Officer]

[Position]

Issue

- 2 The applicant has offered to vest a reserve of 975m² in stage 5 of the proposed subdivision. The applicant is not seeking any offset of the Reserve Improvement Development Contribution and only wishes to fulfil the 27m²/lot reserve land requirement.
- 3 The size of the land being offered is smaller than 2000m² recommended in the Parks Strategy. But it will still provide community benefit through the visual amenity provided by the trees and open space to the immediate local community.

Options

- 4 Accept the proposal for the vesting and development of the reserve.
- 5 Reject or modify the proposal for the vesting of the reserve.

Assessment

- 6 The provision of a reserve at this location links in well with the network of reserves already developed as part of the wider West Meadow subdivision.

Discussion

- 7 The proposed subdivision is Stage 5 of the wider residential development in the area.
- 8 The applicant is offering as part of the Stage 5 development, an area to vest with the Council as Recreation Reserve.
- 9 The proposed reserve is flat and will be relatively easy to maintain in grass and specimen trees. The applicant has offered a twelve month maintenance period.
- 10 Based on the QLDC Development Contribution Policy 2013/14 the proposed 27 residential allotments for Stage 5 would generate a demand for the following:
 - Reserve land to vest - 975m².
 - Reserve Improvement Contribution required as part of application is \$37,350.40.
 - Community Facilities Contribution required as part of application is \$77,117.50.
- 11 The annual cost for Council to maintain this reserve following handover will be approximately \$400 per year, which can be accommodated from existing reserve maintenance budgets.

Local Government Act 2002 Purpose

- 12 In relation to section 10(1) (b) of the Local Government Act 2002 the proposed activity involves meeting the current and future needs of the Wanaka community for good quality local public services in a way that is most cost effective for households and businesses.

Significance of Decision

- 13 The recommended decision is not significant under Council's policy on significance. The decision does not affect a large proportion of the population, does not propose unbudgeted expenditure and does not involve a significant asset.

Consultation - Interested or Affected Persons

- 14 No consultation has been undertaken.

Relevant Council Policies and Plans

- 15 - Parks Strategy 2002.
- Long Term Council Community Plan.
 - Policy on Development Contributions and Financial Contributions.

Delegations

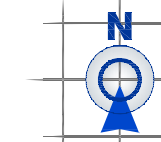
- 16 The Wanaka Community Board has the authority to make a recommendation to Council for the acquisition of reserve land.

Risk Management

- 17 There are no risks with adopting the recommendations within this report.

Attachments

- A [Subdivision layout plan West Meadows Stage 5.]



Zone Bdy

Low Density Residential
Rural Residential

Extent of
earthworks

Coromandel St.

Existing Right of Way

West Meadows Drive

Existing
Reserve

West Meadows Drive

Lot 3
DP 366728

Lot 4
DP 300554

Lot 5
DP 300554

Lot 6
DP 300554

Lot 43
DP 453936

Lot 42
DP 453936

Lot 41
DP 453936

Lot 44
DP 453936

Schedule of Proposed Easements			
Shown	Purpose	Servient	Dominant
S	Right of Way, Right to Convey water, Right to Drain	123	124, 125, 126, 129 & 130
T	Water, Right to Drain	124	123, 125, 126, 129 & 130
U	Electricity, Right to Convey	125	124, 126, 129 & 130
V & C	Right to Convey Electricity	118	Aurora Energy

Amalgamation Conditon
Lot 998 shall be held as to two undivided one half shares in the same CFRs as Lots 5 & 6 DP300554

Schedule of Proposed Covenants			
	Purpose	Servient	Dominant
#1	No further Subdivision	Lots 109 to 135	Lots 109 to 135
#2	Building Height Restriction to 5.5m from Ground Level & Single Story	Lots 109 to 135	Lots 109 to 135
#3	Maximum height of planting	Lots 109 to 135	Lots 109 to 135

Schedule of Proposed Covenants (#4)			
Shown	Purpose	Servient	Dominant
A	NO BUILD AREA	109	Lots 109 to 130 hereon, Lots 5 DP300554, Lot 6 DP300554 & Lot 42 DP453936
B		117	
C		118	
D		118	
E		119	
F		120	
G		121	
H		122	
I		123	
J		124	
K		125	
L		130	

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Client & Location:

CONCEPT 'G'
Willowridge Developments Ltd
P O Box 170 DUENDIN 9054

Purpose & Drawing Title:

West Meadows Stage 5
Concept Plan for Lots 109 - 135, 998 & 999
Being a Subdivision of Lot 100 DP 453936
& Lot 2 DP 432860

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