



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	Aspiring Lifestyle Investments Limited and P D Gordon Trust Limited
RM reference:	RM150197
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for a land use consent to construct an extension to the Wanaka Aspiring Lifestyle Retirement Village incorporating an additional 14 residential units with associated earthworks, access, and landscaping.
Location:	Rodeo Drive, Wanaka
Legal Description:	Lot 1 Deposited Plan 417191 held in Computer Freehold Register 466275
Zoning:	Rural General
Activity Status:	Discretionary
Notification Decision:	Limited Notified
Hearing:	No hearing held in accordance with Section 100 of the RMA
Delegated Authority:	Blair Devlin – Manager, Resource Consenting
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	21 July 2015

SUMMARY OF DECISIONS

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix A** of this decision imposed pursuant to Section 108 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Blair Devlin, Manager, Resource Consenting, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

Section 2 of the Section 42A (s42A) report prepared for Council (attached as *Appendix B*) provides a full description of the proposal, the site and surrounds, and the consenting history of the site.

2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

On 9 June 2015 the application was limited notified to four nearby land owners.

The submission period closed on 7 July 2015. One submission was received in opposition to the application, however was withdrawn in full on 14 July 2015. No submissions remain on the application.

The applicant has advised they do not wish to be heard in relation to the application. The consent authority does not consider a hearing to be necessary.

A decision under section 100 of the Act to not hold a hearing was made by Mr Blair Devlin (Manager, Resource Consenting) on 20 July 2015.

3. THE PLANNING FRAMEWORK

The subject site is split-zoned Rural General and Rural Residential. However the development will solely be undertaken in the Rural General portion of the site. The purpose of the Rural General Zone is to manage activities so they can be carried out in a way that:

- protects and enhances nature conservation and landscape values;
- sustains the life supporting capacity of the soil and vegetation;
- maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone; and
- ensures a wide range of outdoor recreational opportunities remain viable within the Zone
- protects the on-going operations of Wanaka Airport.

The zone is characterised by farming activities and a diversification to activities such as horticulture and viticulture. The zone includes the majority of rural lands including alpine areas and national parks.

The relevant provisions of the District Plan that require consideration can be found in Parts 4 (*District-Wide Issues*), 5 (*Rural Areas*), and 14 (*Transport*).

Resource consent is needed for the following reasons:

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i) for the construction of the proposed 14 residential units (not contained within an approved building platform) and any associated earthworks, roading, and landscaping.
- A **restricted discretionary** activity consent pursuant to Rule 5.3.3.3(xi) as the proposal does not meet Site Standard 5.3.5.1(viii)(a) which states that the maximum volume of earth moved shall not exceed 1000m³ per site within a consecutive 12-month period. The proposed earthworks will have a total volume of approximately 3300m³. The Council's discretion is restricted to this matter.
- A **restricted discretionary** activity consent pursuant to Rule 5.3.3.3(xi) as the proposal does not meet Site Standard 5.3.5.1(viii)(a) which stipulates that earthworks shall not exceed a maximum area of bare soil exposed of 2500m² per site, within any one consecutive 12 month period. The proposed earthworks will have a total area of approximately 10000m². The Council's discretion is restricted to this matter.
- A **restricted discretionary** activity consent pursuant to Rule 5.3.3.3(xi) as the proposal does not meet Site Standard 5.3.5.1(vi) in relation to the minimum 15m setback from internal boundaries. Five of the residential units will be located within the 15m internal boundary setback from the legal boundary of the site - a minimum of 2.392m from the boundary. The Council's discretion is restricted to this matter.

- A **restricted discretionary** activity pursuant to Rule 14.2.2.3 as the proposed vehicle crossings for Units 27 and 29 will be below the minimum 25m separation required by Site Standard 14.2.4.2(vi). The vehicle crossing for Unit 27 will be located 10m from an intersection while the crossing for Unit 29 will be 20m from the intersection. The Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3 as the proposed vehicle crossings for Units 27 and 29 do not achieve the required sight distances (45m) required by Site Standard 14.2.4.2(iv) given the proximity of the crossings to the intersection. The Council's discretion is restricted to this matter.

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

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

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

4. SUMMARY OF EVIDENCE HEARD

This is not applicable in this case as no hearing has been held in accordance with section 100 of the RMA.

5. PRINCIPAL ISSUES IN CONTENTION

The principal issues arising from the application and section 42a report are:

- Effects on the Landscape
- Earthworks - Engineering and Related Nuisance Effects
- Servicing
- Access
- Natural Hazards
- Earthworks - Visual Effects
- Location and Design of Buildings
- Landscaping
- Urban Sprawl
- Cumulative Effects
- Effects on Persons

The findings relating to these principal issues of contention are outlined in Section 8.2.4 of the s42A report. It is overall concluded that the proposed development has been comprehensively-designed to sufficiently avoid and mitigate adverse effects on the environment and persons that are more than minor. Should consent be granted, conditions can be imposed under s108 of the Act to ensure adverse effects are appropriately avoided and mitigated.

6. ASSESSMENT

6.1 Actual and Potential Effects (s104(1)(a))

Actual and potential effects on the environment have been addressed in Section 8.2.4 of the s42A report. Where relevant, conditions of consent can be imposed under section 108 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

A comprehensive assessment of effects on the environment and persons has been undertaken throughout this resource consent process. Despite the overall extent of adverse effects being

determined to be no more than minor, four parties were identified to be adversely affected and were served notice of the application. There are no submissions on the application remaining.

It has been found that the adverse effects on the landscape resulting from Stage 9 will be minor, earthworks will result in short-term effects that will be mitigated, the development will be adequately accessed and serviced, and is not identified as subject to natural hazards. The design and external appearance of the development will be appropriate and landscaping will assist in mitigating adverse effects. The cumulative effects of development have been deemed to be minor, and Stage 9 will not constitute unacceptable urban sprawl.

An assessment of effects on all neighbouring/nearby property owners and owners has also been undertaken. Subject to the recommended conditions of consent it has been determined that adverse effects on these parties will be no more than minor.

It is therefore concluded that adverse effects on the environment and persons will be no more than minor.

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

As outlined in detail in Section 8.3 of the s42A report, overall the proposed development is generally aligned with the relevant policies and objectives of the District Plan.

6.3 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 10 of the s42A report.

7. DECISION ON LAND USE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions stated in *Appendix A* of this decision imposed pursuant to Section 108 of the RMA.

8. OTHER MATTERS

Local Government Act 2002: Development Contributions

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

Administrative Matters

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

You are responsible for ensuring compliance with the conditions of this resource consent found in Appendix A. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

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

Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

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

If you have any enquiries please contact Richard Kemp on phone (03) 441 0499 or email richard.kemp@qldc.govt.nz

Report prepared by

A handwritten signature in blue ink, appearing to read 'Richard Kemp', with a horizontal line extending from the end.

Richard Kemp
PLANNER

Decision made by

A handwritten signature in blue ink, appearing to read 'Blair Devlin', with a horizontal line extending from the end.

Blair Devlin
MANAGER, RESOURCE CONSENTING

APPENDIX A – Consent Conditions
APPENDIX B – s42A Report

APPENDIX A - CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans titled:
 - *'Proposed Masterplan for Approval'* by Georgie P Landscape Architecture
 - *'Stage 9 Masterplan for Resource Consent'* by Georgie P Landscape Architecture, issue D
 - Earthworks Plan titled *'Cut / Fill Depths Stage 9'* by Paterson Pitts Group
 - Retirement Residential Unit Elevations, Floor Plans, and Roof Plans (31 Plans) by Mike Greer Homes Limited.

stamped as approved on 16 July 2015

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.

Prior to the Commencement of Works

3. A detailed landscape plan shall be submitted to Council's Manager, Resource Consenting for certification prior to works beginning on site. The landscape plan shall be based on the *'Stage nine masterplan for resource consent'*, and the landscape statement submitted with the application and shall include additional planting to achieve the following objectives:
 - Shall provide additional tree and shrub planting near the western and northern boundaries of the subject site such to soften views of built form and domestic development from properties on Golf Course Road and Gordon Road. Additional planting shall include tree species typical of the rural landscape such as poplars, oak, alders, non-wilding conifers, kanuka, ribbonwoods, pittosporum, cabbage tree or native beech. Planting shall include a mix of trees and shrubs to be provide a tiered effect and shall include evergreen species within the shrub mix.
 - Identify the species, grade, quantity and density of all proposed planting within a planting schedule.
 - Provide a framework of tree planting throughout the site that provides scale and form to soften future buildings but avoids boundary planting.
 - Planting shall exclude problematic and wilding species such as birch, Douglas fir, or hawthorn.
 - Landscaping to be undertaken in the vicinity of the Rodeo Drive/Schist Lane intersection (adjacent to Unit 27) be of a species that will grow to no more than 1m in height to preserve sightlines.

Once certified as conforming to the above objectives, this shall become the approved landscape plan for Stage 9.

4. All external colours and materials for each dwelling shall be submitted to the Council's Manger, Resource Consenting for certification prior to construction. Colours for the roof shall be in the

range of natural greys, cool browns or green with a light reflectivity value of between 7 and 20% and to be of a matt finish. Alternatively roofs may be a living green roof or schist stone chip that is of natural tones and colour to match the surrounding landscape. With the exception of the underside of the roof eaves, all other external materials and colours shall be in the tones of natural greys, cool brown or green with a light reflectivity value of between 7 and 36% and complimentary to the natural colours of the surrounding landscape.

Earthworks and Engineering Conditions

General

5. 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

6. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.
7. 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 (10) below shall be demonstrated.
8. 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 infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
9. 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.
10. 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 is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following engineering works required:
 - a) The provision of a water supply to the development. This shall include an Acuflo GM900 as the toby valve. The costs of the connection shall be borne by the consent holder.
 - b) The provision of a foul sewer connection to the development. This shall include relaying the 150mm main through Stage 9. The costs of the connection 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 the development, 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. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot.
- d) 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.
- e) The provision of fire hydrants with adequate pressure and flow to service the development with a minimum Class FW2 firefighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008. Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
- f) The provision of a sealed vehicle crossing that shall be constructed to the development to Council's standards.
- g) The construction and sealing of all vehicle manoeuvring and car parking areas to the Council's standards. Provision shall be made for stormwater disposal.

To be monitored throughout earthworks

11. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
12. Hours of operation for earthworks and construction shall be: Monday - Saturday: 0800 - 1800, Sunday and Public Holidays: No Activity.
13. No earthworks, temporary or permanent, are to breach the boundaries of the site.

On completion of earthworks and prior to the construction of the units

14. On completion of earthworks within the building footprint and prior to the construction of a dwelling, a suitably qualified engineer experienced in soils investigations shall ensure that either:
 - a) Certification is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer; or
 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

To be completed when works finish and before occupation of units

15. Prior to the occupation of the units, 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 way 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 (10) above.
 - c) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.

- d) 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.
- e) A clear line of sight shall be maintained in each direction from the vehicle crossing to Unit 27. Any vegetation, boundary fencing or other structures located along the road boundary which fall within the line of sight, as illustrated in Diagram 1 Appendix 7 of the District Plan, shall either, be removed, kept trimmed to a maximum height of 1m. Trees shall be trimmed to ensure that sight distances are maintained.
- f) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- g) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- h) Any power supply and/or telecommunications connections to the units shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
- i) The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure 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 the NZS4404 Schedule 1B and 1C Certificate.

Implementation and Maintenance of Landscaping

- 16. All structural planting of trees as shown on the certified landscape plan shall be planted within one year of completion of earthworks. All other landscape planting shall be fully implemented within one year of completion of each relevant dwelling as per the certified landscape plan. If any tree or shrub shall die, become diseased or no longer achieves the intent of mitigation it shall be replaced within six months as per the certified landscape plan.
- 17. Trees shall be planted at a grade no less than 1.5m in height.
- 18. All areas of exposed earth shall be seeded with grass or planted as per the certified landscape plan within 3 months of completion of earthworks. Grass shall be established such as to form a healthy sward of continuous grassland and shall be reseeded and irrigated as required to achieve and maintain such an outcome.
- 19. A clear line of sight shall be maintained in each direction from the vehicle crossing to Unit 27. Any vegetation, boundary fencing or other structures located along the road boundary which fall within the line of sight, as illustrated in Diagram 1 Appendix 7 of the District Plan, shall either, be removed, kept trimmed to a maximum height of 1m. Trees shall be trimmed to ensure that sight distances are maintained.

Lighting of Buildings

- 20. All external lighting shall be down lighting only and shall not create light spill beyond the property boundary.

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 B - S42A REPORT

FILE REF: RM150197

TO Blair Devlin, Resource Consent Manager
FROM Richard Kemp, Planner
SUBJECT Report on a limited notified consent application.

SUMMARY

Applicant: Aspiring Lifestyle Investments Limited and P D Gordon Trust Limited
Location: Rodeo Drive, Wanaka
Proposal: Construct an extension to the Wanaka Aspiring Lifestyle Retirement Village incorporating an additional 14 residential units with associated earthworks, access, and landscaping.
Legal Description: Lot 1 Deposited Plan 417191 held in Computer Freehold Register 466275
Zoning: Rural General and Rural Residential
Limited Notification Date: 9 June 2015
Closing Date for Submissions: 7 July 2015
Submissions: Nil*

- *One submission in opposition to the application was received from John and Kate Coe Family Trust. However this submission was withdrawn in full on 14 July 2015.

RECOMMENDATION

That the application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:

1. It is considered that the adverse effects of the activity will be minor for the reasons outlined in this report.
2. The proposal is consistent with the relevant objectives and policies of the District Plan.
3. The proposal does promote the overall purpose of the RMA.

1. INTRODUCTION

My name is Richard Kemp. I am a planner with the Queenstown Lakes District Council. I have worked for the Council (formerly Lakes Environmental Limited, an organisation contracted to undertake resource management and regulatory functions for the Council) since December 2011.

I hold the qualification of a Bachelor of Planning with Honours from the University of Auckland. I am a Grad+ member of the New Zealand Planning Institute (NZPI) and a member of the Central Otago Branch of the NZPI.

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

2. PROPOSAL AND SITE DESCRIPTION

Proposal Description

Resource consent is sought to construct and operate an extension to the Wanaka Aspiring Lifestyle Retirement Village (ALRV), named 'Stage 9'. Stage 9 will comprise of an additional 14 residential units constructed to the direct east and north of the consented retirement village currently under construction. An overview of the proposal in relation to the remainder of the retirement village can be seen in Figure 1 below (circled in blue):



Figure 1 - Proposed Stage 9 in Retirement Village (circled in blue)

These 14 residential units will be located on Rural General-zoned land, and not contained within approved residential building platforms. Each residential unit will be single-storey (4.5m to 5.5m height) and be one of five standard designs:

- 'Mt Burke' - Three bedrooms with double internal garage
- 'Mt Maude' - Three bedrooms with single or double internal garage
- 'Minarets' - Two bedrooms with single internal garage
- 'Mt Alta' - Two bedrooms and single internal garage
- 'Mt Roy' - Two bedrooms with single internal garage

Five of the residential units will be located within the 15m internal boundary setback from the legal boundary of the site - a minimum of 2.392m from the boundary.

The applicant has requested a condition of consent that the final colours of the buildings are submitted prior to construction to demonstrate compliance with the Council's rural colour and reflectivity guidelines. This is the same approach successfully used in the previous stages of the ALRV.

The proposal includes the extension of the consented 'Schist Lane' road to loop around and serve Stage 9 before connecting back to Rodeo Drive. It is intended that the road will be held in private ownership with infrastructure contained beneath the road to be eventually vested in the Council.

Earthworks are proposed to prepare the site for the development. Approximately 1250m³ of earth will be excavated and 2050m³ of fill is needed. There will be approximately 1 ha of exposed earth during earthworks. The submitted earthworks plan indicates that no earthworks will be greater than 1m cut height/fill depth.

All necessary services will be provided to each residential unit including three waters, electricity and telecommunication.

It is not proposed to subdivide any of the proposed residential units. Similar to the rest of ALRV all the units are held in one legal title, with private agreements in place regarding the ownership of each unit used for retirement purposes.

An indicative landscape plan has been submitted with the application showing a mix of deciduous and evergreen specimen tree planting throughout Stage 9. The applicant has also requested a condition of consent that a final detailed landscape plan be submitted to the Council for certification prior to the commencement of construction. This is the same approach successfully used in the previous stages of the ALRV.

Site and Locality Description



Figure 2 - Stage 9 Development Area

The Council's Consultant Landscape Architect, Mr Richard Denney, has described the site and landscape (seen in Figure 2) in paragraphs 3 and 4 of the prepared landscape assessment, attached as *Appendix 1* to this report and hereafter referred to as the 'landscape report'. This description is accepted and adopted in full for the purpose of this report.

Site History

Resource consent RM070220, granted 22 January 2008, approved a large scale retirement village/medical centre development comprising 110 residential units in the form of stand-alone and duplex villas, 46 independent apartments, communal and recreational facilities, a hospital and a medical centre.

RM080132 was granted on 25 June 2008 to subdivide the medical centre approved by RM070220 from the retirement village site to allow each development to proceed independently.

Resource Consent RM090660 approved 8.64m² of advertising signage on site for a period of two years.

Resource consent RM090783, granted 3 December 2009, approved an amendment to conditions 1 and 18 of RM070220 to amend the layout and design of buildings, roading, and development staging.

Resource Consent RM090946 approved an amended design for the medical centre now located to the south of the application site. The design was further changed by RM100300.

Resource consent RM100128 was granted 22 June 2010 to allow the approved signage to remain on site for a further five years.

Resource Consent RM100610 was granted 28 January 2011 as a new land use consent to amend the layout and staging of the proposed retirement village development. RM100610 was granted to partially supersede Resource Consent RM070220. The result is there are two resource consents for the retirement village, both which will lapse in 2018. The design of the hospital approved by RM070220 did not change through this process.

Resource Consent RM110326 was granted on 15 June 2011 for earthworks of 3120m³ over an area of 1360m².

Resource Consent RM110618 was granted on 7 November 2011 to undertake 1500m³ of earthworks to establish a borrow put, and to confirm the volume of approved earthworks undertaken on Lot 1 associated with the construction of the village and hospital.

Resource Consent RM120602 was granted on 22 November 2013 and approved an amended layout and design for the community centre on site. This was completed through a variation to RM120602 and aligned the conditions of both RM070202 and RM100610.

Resource Consent RM130428 approved a 2.88m² temporary advertising sign associated with the proposed hospital.

Resource Consent RM140733 was granted on 29 January 2015 to construct and operate a hospital and hospice facility with associated car parking and landscaping (being as replacement consent for the facility approved under RM070220), to erect an associated free-standing entrance sign, and to subdivide the facility from the remainder of the Wanaka Aspiring Lifestyle Retirement Village.

Background to the Application

The applicant has advised that when RM070220 was applied for, 135 residential villas were initially proposed. However this included approximately 33 villas within the Rural Residential part of the site which breached the Rural Residential density rule of allowing no less than 4000m² of land per residential unit. During the hearing for RM070220 the applicant offered an alternative master-plan with 20 less residential dwellings within the Rural Residential land. This effectively meant that the application was no longer non-compliant in terms of density (given there is no density rule in the Rural General Zone). This was duly considered by the Commissioner and approved in January 2008 as the approved master-plan with 110 villas.

With the commercial success of the ALRV to date the applicant has decided to seek resource consent to develop the proposed area into an addition 14 residential units.

3. SUBMISSIONS

3.1 SUBMISSIONS

One submission in opposition to the application was received from John and Kate Coe Family Trust - the owner of an adjoining site. However this submission was withdrawn in full on 14 July 2015. No submissions on the application remain.

4. CONSULTATION AND WRITTEN APPROVALS

The following persons have provided their written approval and as such adverse effects on these parties have been disregarded.

Person (owner/occupier)	Address (location in respect of subject site)
P Gordon/Central Lodge Trustees 2006 Limited	Lot 3 DP 417191 and Lot 2 DP 417191 (two lots directly adjoining the ALRV in all directions)

5. PLANNING FRAMEWORK

5.1 THE DISTRICT PLAN

The subject site is split-zoned Rural General and Rural Residential. However the development will solely be undertaken in the Rural General portion of the site. The purpose of the Rural General Zone is to manage activities so they can be carried out in a way that:

- protects and enhances nature conservation and landscape values;
- sustains the life supporting capacity of the soil and vegetation;
- maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone; and
- ensures a wide range of outdoor recreational opportunities remain viable within the Zone
- protects the on-going operations of Wanaka Airport.

The zone is characterised by farming activities and a diversification to activities such as horticulture and viticulture. The zone includes the majority of rural lands including alpine areas and national parks.

The relevant provisions of the District Plan that require consideration can be found in Parts 4 (*District-Wide Issues*), 5 (*Rural Areas*), and 14 (*Transport*).

Resource consent is needed for the following reasons:

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i) for the construction of the proposed 14 residential units (not contained within an approved building platform) and any associated earthworks, roading, and landscaping.
- A **restricted discretionary** activity consent pursuant to Rule 5.3.3.3(xi) as the proposal does not meet Site Standard 5.3.5.1(viii)(a) which states that the maximum volume of earth moved shall not exceed 1000m³ per site within a consecutive 12-month period. The proposed earthworks will have a total volume of approximately 3300m³. The Council's discretion is restricted to this matter.
- A **restricted discretionary** activity consent pursuant to Rule 5.3.3.3(xi) as the proposal does not meet Site Standard 5.3.5.1(viii)(a) which stipulates that earthworks shall not exceed a maximum area of bare soil exposed of 2500m² per site, within any one consecutive 12 month period. The proposed earthworks will have a total area of approximately 10000m². The Council's discretion is restricted to this matter.
- A **restricted discretionary** activity consent pursuant to Rule 5.3.3.3(xi) as the proposal does not meet Site Standard 5.3.5.1(vi) in relation to the minimum 15m setback from internal boundaries. Five of the residential units will be located within the 15m internal boundary setback from the legal boundary of the site - a minimum of 2.392m from the boundary. The Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3 as the proposed vehicle crossings for Units 27 and 29 will be below the minimum 25m separation required by Site Standard 14.2.4.2(vi). The vehicle crossing for Unit 27 will be located 10m from an intersection while the

crossing for Unit 29 will be 20m from the intersection. The Council's discretion is restricted to this matter.

- A **restricted discretionary** activity pursuant to Rule 14.2.2.3 as the proposed vehicle crossings for Units 27 and 29 do not achieve the required sight distances (45m) required by Site Standard 14.2.4.2(iv) given the proximity of the crossings to the intersection. The Council's discretion is restricted to this matter.

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

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

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

6. THE RESOURCE MANAGEMENT ACT

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

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

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (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.*

Under Section 104C of the RMA, only those matters specified in the plan or proposed plan to which it has restricted the exercise of its discretion can be considered when deciding to grant or refuse the application. If an application is granted, conditions may be imposed under Section 108 only in relation to those matters specified in the plan or proposed plan over which discretion is restricted.

Following assessment under Section 104, the application must be considered under Section 104B of the RMA. 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 RMA which is to promote the sustainable management of natural and physical resources. Section 10 of this report outlines Part 2 of the RMA in more detail.

Section 108 empowers the Commission to impose conditions on a resource consent.

7. INTERNAL REPORTS

The following reports have been prepared on behalf of QLDC and are attached as appendices.

The Council's Consultant Landscape Architect, Mr Richard Denney, has prepared landscape assessment, attached as *Appendix 1* to this report and hereafter referred to as the 'landscape report'.

Queenstown Lakes District Council Resource Management Engineer, Ms Lyn Overton, has undertaken an assessment of the application. This assessment is attached as *Appendix 2* and will hereafter be referred to as the 'engineering report'.

The assessments and recommendations of the reports are addressed where appropriate in the assessment to follow.

8. ASSESSMENT

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

- (i) Landscape Classification
- (ii) Effects on the Environment guided by Assessment Criteria (but not restricted by them)
- (iii) Objectives and Policies Assessment
- (iv) Other Matters (precedent, other statutory documents)

8.1 LANDSCAPE CLASSIFICATION

Mr Denney has classified the subject landscape as a Visual Amenity Landscape (VAL). This opinion is agreed with and the following assessment will be undertaken in accordance with the District Plan assessment matters for a VAL.

8.2 EFFECTS ON THE ENVIRONMENT

8.2.1 The Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

In relation to the proposed residential buildings, in this case there is no permitted baseline of relevance, given that the construction of all buildings requires a resource consent in the Rural General Zone.

The District Plan permits a maximum of 300m³ of earthworks to be undertaken within a 12-month period, over a maximum area of 2500m². The maximum height of fill is 2m and environmental protection measures need to be undertaken during earthworks. Adverse effects contained within this permitted baseline will be disregarded from the below assessment.

8.2.3 The Existing Environment

The existing environment is considered to incorporate the 110 residential unit retirement village, community centre, approved but unimplemented retirement apartment buildings, and geriatric hospital approved by RM140733.

Other relevant aspects of the existing environment are two large-scale facilities along the subject stretch of Cardrona Valley Road. The site is abutted by the Wanaka Lakes Health Centre which incorporates two medical centres, physiotherapy and chiropractic facilities, an optometrist, podiatrist, massage therapy clinic, a radiologist, and café. The 'Basecamp' facility is located 270m to the south, incorporating a rock climbing centre, cinema, restaurant, and offices.

Therefore in addition to the urban residential development within and in the near vicinity of the site, the existing environment incorporates the Wanaka Lakes Health Centre, and Basecamp complex.

8.2.4 Actual and Potential Effects on the Environment

I consider the proposal raises the following actual and potential effects on the environment:

- Effects on the Landscape
- Earthworks - Engineering and Related Nuisance Effects
- Servicing
- Access
- Natural Hazards
- Earthworks - Visual Effects
- Location and Design of Buildings
- Landscaping
- Urban Sprawl
- Cumulative Effects
- Effects on Persons

Effects on the Landscape

Mr Denney has identified the site and subject landscape as a Visual Amenity Landscape (VAL) in paragraph 3 of the landscape report. This assessment is agreed with and the following assessment of effects on the landscape will be structured in accordance with the assessment matters for development within a VAL.

With respect to effects on natural and pastoral character, in paragraphs 6 - 11 of the landscape report Mr Denney has expressed the opinion that the scale and nature of development is consistent with the consented and partially implemented ALRV development. The effects of Stage 9 on the VAL are largely shielded by the existing development. The development would represent a loss of open space character and will decrease the 'Arcadian' nature of the rural land. However it has been advised that these effects would be small to moderate, and limited to adjoining properties, as the open space arguably is more 'urban park' in character rather than Arcadian pastoral landscape.

It is agreed that the development would not adversely affect the natural or pastoral character of the wider VAL land. The land is adjacent to both residential and industrial development and has lost much of any previous rural character. As a result of clustering the proposed development with existing partially completed development, adverse effects on the natural or pastoral character of the landscape are considered to be minor.

With respect to the visibility of development, in paragraphs 12 - 17 of the landscape report Mr Denney has expressed the opinion that while the development will be visible, this visibility will be relatively contained by the consented Stage 8 of the ALRV. The development would constitute sprawl of built development along the roads of the District but not significantly more so than that anticipated by the consented development to date. Mr Denney has also commented that the submitted landscaping design statement suggests a more intensive planting scheme in keeping with the approved landscaping to date within the existing/consented development. The subject property boundary already demarks a line in the landscape and proposed planting within the property would be consistent with the level of change anticipated by the consented development.

It is agreed that while the Stage 9 development will be visible from the wider environment, this visibility would be suitably mitigated by the presence of the existing ALRV, and proposed landscaping. Adverse effects on the landscape are therefore considered to be minor with respect to visibility of the development.

In relation to the form and density of development, Mr Denney's assessment in paragraphs 18 - 22 of the landscape report has advised that nature of the site and development to date provides a highly modified context that has a higher potential to absorb the proposed development, including the extension of existing access and infrastructure. The density proposed to be introduced, while of an urban nature, would be consistent with the existing ALRV development. It is agreed that the proposed Stage 9 will be an appropriate form and density of development, and accordingly adverse effects on the environment will be no more than minor in this regard.

Mr Denney has commented that the cumulative effects of development have already been anticipated by the scale of consented development (of a residential type) within the subject property. Mr Denney has not raised any concern that the development would result in significant cumulative effects on the landscape. It is agreed that the cumulative effects of the development on the landscape will be minor.

Finally in relation to rural amenities, in paragraphs 24 - 28 of the landscape report Mr Denney expresses the opinion that the development would maintain adequate views to open space from public roads. The development would not compromise the ability to undertake agricultural activities (in comparison to the consented development) and any required infrastructure will be consistent with existing development. While the landscaping proposed would not be consistent with traditional rural elements, this can be addressed via a condition of consent to effectively mitigate adverse effects, including by softening the proposed domestication of the landscape.

The opinion provided by Mr Denney is agreed with and it is considered that adverse effects on rural amenities will be no more than minor.

Overall it is determined that the proposed Stage 9 development will not result in adverse effects on the landscape that are more than minor. These adverse effects will also be suitably mitigated by proposed landscaping that can form a condition of consent (should consent be granted).

Earthworks - Engineering and Related Nuisance Effects

Queenstown Lakes District Council Resource Management Engineer, Ms Lyn Overton, has undertaken an assessment of the application. This assessment is attached as *Appendix 2* and will hereafter be referred to as the 'engineering report'.

Ms Overton has undertaken an assessment of the proposed earthworks on page 4 of the engineering report. In summary Ms Overton has not raised any concerns with the earthworks, and recommended that fill placed within building footprints is certified by a suitably qualified engineer. Ms Overton has commented that the earthworks will be feasible and not result in instability.

The New Zealand Archaeological Association maintains a publicly-accessible register of identified sites of archaeological interest, *Archsite*. The subject application site is not identified on this system as having any particular archaeological interest and accordingly adverse effects on the environment are likely to be less than minor in this regard.

With respect to site management, Ms Overton has recommended standard conditions of consent regarding environmental protection measures, dust and run-off avoidance, construction crossings, and re-vegetation. These conditions are considered suitable to avoid adverse effects. However also considered important is the limiting of ground works to reasonable daylight hours in order to protect the amenity of the area. Should consent be granted these conditions can be imposed in the decision.

Overall it is considered that the adverse effects of earthworks will be less than minor on the wider environment, subject to the imposition of appropriate conditions of consent if granted.

Servicing

Ms Overton has undertaken an assessment of the servicing of the proposed Stage 9 on pages 5 and 6 of the engineering report. The findings are summarised as follows:

Water Supply:

Reticulated Council water supply is available to serve Stage 9, although the current water supply will need to be upgraded. There are several options in the way this could be achieved and Ms Overton has advised that the details of required upgrades can be assessed at the time of engineering approval. With respect to fire fighting water supply, fire hydrants within ALRV will be continued into Stage 9 to satisfy the fire fighting requirements of the development. Conditions of consent have been recommended accordingly.

Wastewater Disposal:

There is adequate capacity within the Council's reticulated wastewater network to cater for the proposed Stage 9. An existing wastewater pipe beneath Stage 9 will need to be relocated (as it is currently located under the proposed units) and the applicant has accepted this. Ms Overton has recommended conditions of consent to ensure the relocation of this infrastructure and that every unit is provided with a wastewater connection.

Stormwater Disposal:

Stormwater disposal is to be made on-site as there is no available Council reticulation to connect into. It has been confirmed that stormwater disposal will be feasible within the site and conditions of consent have been recommended to ensure the design of the proposed stormwater disposal system is submitted to the Council's Resource Management Engineers for review prior to construction.

Electricity:

Confirmation that an electricity supply can be made available to Stage 9 has been received. The letter from Power Line Survey has confirmed that it will be necessary to upgrade one of the transformers and a condition of consent has been recommended accordingly.

Telecommunication:

Chorus have confirmed that it is unclear at this stage whether there is capacity within their existing infrastructure to supply telecommunications to the units and further investigation is required. However Ms Overton has not raised any concern in this regard and advised that a solution can be achieved to ensure each unit is provided with a telecommunication connection. A condition of consent has been recommended accordingly.

Conclusion (Servicing):

It has been determined that the proposed Stage 9 development can be adequately serviced with the required infrastructure. While certain infrastructure upgrades will be required to achieve this, the recommended conditions of consent will ensure the upgrades are undertaken in a way that will avoid adverse effects. Overall adverse effects on the environment are considered to be less than minor with respect to servicing.

Access

Access to Stage 9 will be a continuation of existing roads within the ALRV. Ms Overton has undertaken an assessment of the proposed access arrangement on pages 2 and 3 of the engineering report.

In summary Ms Overton has confirmed that the development will be adequately served with a roading network (subject to conditions of consent) and vehicle crossings will be provided. Each unit will be provided with a minimum of one car park and therefore compliance with the on-site car parking requirements of the District Plan will be achieved.

Ms Overton has identified two non-compliances with the District Plan transport standards. The first is in respect of the proximity of vehicle crossings from intersections. The vehicle crossing for Unit 27 will be located 10m from an intersection while the crossing for Unit 29 will be 20m from the intersection. The District Plan requires a minimum 25m separation.

The second non-compliance relates to sight distances from vehicle accesses. Sight distances are reduced to less than the required 45m for Units 27 and 29.

The applicant's traffic engineer, Mr Andy Carr from *Carriageway Consulting* has advised that the proposed sight distances will be appropriate in this instance and the distance of the two vehicle crossings in proximity to the intersection will not result in adverse effects. It has further been recommended that any landscaping undertaken in the vicinity of the Rodeo Drive/Schist Lane intersection (adjacent to Unit 27) be restricted to no more than 1m in height to preserve sightlines.

Ms Overton has agreed with Mr Carr's findings and recommended conditions of consent that the roads and accesses are constructed in accordance with Council's standards, including the restriction of landscaping as mentioned above.

Ms Overton has not raised any concern with any resulting traffic increase on Golf Course and Cardrona Valley Roads as a result of the additional residential units within Stage 9. However the submitted traffic assessment estimates that the development will generate an additional 28 daily vehicle movements. It has been advised that this increase in traffic flow will be negligible and is highly unlikely to be perceptible. This opinion is agreed with and accordingly adverse effects on the environment will be less than minor with respect to traffic generation.

Based on the advice provided, it is considered that safe and efficient access will be provided to Stage 9. The non-compliances with the District Plan transport standards will not result in an unsafe access configuration and accordingly it is considered that adverse effects on the environment will be less than minor, subject to the imposition of appropriate conditions of consent if granted.

Natural Hazards

The site is identified on the Council's current hazard register as subject to liquefaction risk category LIC1 - *Nil to Low Risk*. This is the lowest risk category and the Council's current stance is that no further action is required in this regard. There are no other hazards on Council's current records that could be exacerbated as a result of the proposed activity. Therefore based on the current information available it is considered that adverse effects on the environment are likely to be less than minor with respect to natural hazards.

Earthworks - Visual Effects

Mr Denney has provided the following assessment with respect to the visual effects of earthworks:

"Given the modified nature of the site and the higher topographical variance of adjacent land (moraines and swale) I consider the proposed earthworks would be a relatively small adjustment to the existing topography within the site. The adverse effect on the visual quality and amenity values of the landscape, the natural landforms, and visual amenity of surrounding sites would be very small. Proposed landscaping would replace modified ground with lawn, planting and built form consistent with the consented development within the subject property."

This opinion is agreed with and it is considered that adverse effects on the environment will be minor with respect to the visual effects of earthworks.

Location and Design of Buildings

The overall location of Stage 9 and associated buildings within the wider ALRV complex is considered to be well-designed to provide additional housing without resulting in a substantial increase to the physical size of the village. The residential units will be adequately separated to protect the amenity of future residents and interspaced with open space and planting.

While five of the residential units will be located within the 15m internal boundary setback from the legal boundary of the site - a minimum of 2.392m from the boundary, associated adverse effects on the environment are considered to be less than minor. A strip of land (owned by one of the applicants) adjoins these residential units and will provide a visual buffer between the residential units and neighbouring properties.

Proposed landscaping (including amendments suggested by Mr Denney) will provide an appropriate level of visual softening of built form from views of the wider environment. The dwellings will be single-storey and will be adequately absorbed into the landscape. Therefore it is concluded that the presence of these residential units within the internal boundary setback will not adversely affect the rural amenity or views/outlook of the area to a degree that is more than minor.

The physical design of buildings will be consistent with the remainder of the ALRV and the diversification of dwelling sizes/designs will assist in leading to an attractive streetscape.

Mr Denney has accepted the approach proposed by the applicant with respect to colours and materials of the buildings (being a condition of consent requiring certification of specific colours prior to construction of the buildings), and has recommended a condition accordingly. Previous experience with other stages in ALRV has proven this method to be appropriate, with the timely submission and certification of colours/materials.

Therefore it is overall concluded that adverse effects on the environment will be minor with respect to the location, design, and external appearance of buildings.

Landscaping

An indicative structural landscape plan has been submitted with the application, with the applicant requesting a condition of consent that the final detailed plan is certified by the Council prior to the commencement of construction. Similar to the certification of building colours by the Council, the same approach has previously worked well for other stages of the ALRV.

In the landscape report, Mr Denney considers that the proposed landscaping, although not rural in nature, will provide a satisfactory level of visual mitigation of the development from the wider environment.

Mr Denney has recommended the following:

"I consider additional planting of trees typical of the rural landscape near the western and northern boundary of the site would provide softening of such intensification of built form. I also recommend some shrub planting to provide a tiered effect of planting to be effective. Planting should be strategically located so as to maintain sun into the proposed development but also soften views from rural residential properties."

and:

"Additional planting should include clusters of rural species to be planted near the western and northern boundary of the site such as poplars, oak, alders, non-wilding conifers, kanuka, ribbonwoods, pittosporum, cabbage tree or beech. Planting should also include low-level informal clusters of evergreen shrub planting to offer year round softening of the intense domestic nature of the development"

It is agreed that the detail of landscaping can be certified by the Council prior to the commencement of construction and that Mr Denney's recommendations are incorporated accordingly. Therefore adverse effects on the environment are considered to be minor with respect to landscaping.

Urban Sprawl

It is acknowledged that the proposed Stage 9 will constitute a small degree of urban sprawl out into the wider rural environment. However this sprawl will be contained between existing/consented development to the south, east, and west. The proposal will reflect more of an 'infilling' of development as opposed to traditional green field sprawl. From the wider environment the development is unlikely to visually appear as urban sprawl, being viewed in conjunction with the adjoining development.

Therefore adverse effects on the environment are considered to be no more than minor with respect to urban sprawl.

Cumulative Effects

An adverse cumulative effect is an effect, when combined with other effects, is significant only when it breaches a threshold. In this instance the consideration of cumulative effects is focussed on the

additional 14 residential units, in conjunction to the existing ALRV development and adjoining Rural Residential development.

Given that the built form will be both visually and physically contained by this existing development, it will not appear to substantially increase the urban-like density of the site and surrounds. Proposed recessive building colours and landscaping will serve as mitigation and ensure that the cumulative effects will remain below a level where a threshold will be breached and result in significant adverse effects.

Given that Ms Overton has confirmed that the development can be adequately serviced, any adverse cumulative effects in this regard are considered to be minor.

Overall adverse cumulative effects on the environment are considered to be no more than minor.

Effects on Persons

The owner of the immediately adjoining property (highlighted in teal in Figure 3 below and marked with blue squares) has provided written approval to the application. The following assessment will be limited to other neighbouring/nearby land owners/occupiers.



Figure 3 - Neighbouring/Nearby Properties

North-East

Land to the wider north-east including industrial properties on Gordon Road (marked with a red 'X' on Figure 3) and other industrial properties on Connell Terrace will be separated from Stage 9 by a minimum of 190m. When viewed from this distance the proposed development will appear to be visually contained within the existing ALRV development and buffer landscaping recommended by Mr Denney will provide further mitigation of adverse effects.

Given the recommended site management conditions of consent any adverse effects of earthworks and construction on these parties are considered to be less than minor.

Residential activity and associated effects (i.e. ambient noise) is highly unlikely to adversely affect the amenity of these parties as these effects will be well-absorbed into the wider surrounds.

Accordingly it is considered that adverse effects on land owners/occupiers to the north-east of Stage 9 will be less than minor.

North-West

Four north-western neighbours are located in close proximity to the proposed Stage 9. These parties are identified with red dots in Figure 3 above. In his report Mr Denney has advised several times that adverse visual effects of the development would result on the owners of the adjoining properties on Golf Course Road, particularly number 24 and 30. It is considered that proposed development will be readily visible from four north-western neighbours (24, 30, and 44 Golf Course Road and Lot 3 DP 315127).

Given the Rural General zoning of the application site (without any rights for residential buildings outside of an approved building platform) it is considered that this visibility would constitute a minor effect on these parties. However from the perspective of these neighbours the development will be viewed in conjunction with the approved Stage 8 of the retirement village, community centre, and approved (but unimplemented) retirement living apartments adjacent to the community centre. Proposed landscaping will provide a level of visual screening/softening of built form and therefore protect the amenity of these neighbours.

Any adverse effects on the views and outlook or residential amenity of these neighbours are considered to be minor. The application was limited notified to these parties and no submissions remain. Given the recommended site management conditions of consent any adverse effects of earthworks and construction on these parties are considered to be less than minor. Residential activity and associated effects (i.e. ambient noise) is highly unlikely to adversely affect the amenity of these parties as these effects will be well-absorbed into the wider surrounds.

Therefore it is concluded that adverse effects on the four north-western neighbours (24, 30, and 44 Golf Course Road and Lot 3 DP 315127) will be no more than minor.

Other neighbours in the general north-western direction include numbers 42, 72, and 72A Golf Course Road and Lot 4 DP 314516. These neighbours are either adequately separated from the application site by intervening properties, or a large distance from Stage 9 (200m+). While the development proposed may be visible at a distance from these neighbours, at this distance the development will appear to be visually contained by the existing/consented ALRV complex.

Given the recommended site management conditions of consent any adverse effects of earthworks and construction on these parties are considered to be less than minor.

Residential activity and associated effects (i.e. ambient noise) is highly unlikely to adversely affect the amenity of these parties as these effects will be well-absorbed into the wider surrounds.

Overall it is concluded that adverse effects on four north-western neighbours (24, 30, and 44 Golf Course Road and Lot 3 DP 315127) will be minor. Adverse effects on all other nearby north-western neighbours will be less than minor.

South-East

The proposed Stage 9 is unlikely to be readily visible to south-eastern neighbours (marked with green diamonds in Figure 3 above), being screened by the consented Stage 8 of ALRV. This is considered to be substantial mitigation to adverse visual effects and thus the views and outlook of these parties will not be adversely affected.

The large distance of separation of Stage 9 from these parties (185m+) is considered sufficient to protect their rural amenity. Given the recommended site management conditions of consent any adverse effects of earthworks and construction on these parties are considered to be less than minor.

Residential activity and associated effects (i.e. ambient noise) is highly unlikely to adversely affect the amenity of these parties as these effects will be well-absorbed into the wider surrounds.

Accordingly it is considered that adverse effects on land owners/occupiers to the south-east of Stage 9 will be less than minor.

South-West

Neighbours to the south-west include the Wanaka Lakes Health Centre and properties on the western side of Golf Course Road. It is considered unlikely that the proposed Stage 9 will be visible from these neighbours (being separated by 300m+) and therefore their rural/residential amenity will be protected. Given the recommended site management conditions of consent any adverse effects of earthworks and construction on these parties are considered to be less than minor. Residential activity and associated effects (i.e. ambient noise) is highly unlikely to adversely affect the amenity of these parties as these effects will be well-absorbed into the wider surrounds.

Accordingly it is considered that adverse effects on land owners/occupiers to the south-west of Stage 9 will be less than minor.

Conclusion - Assessment of Effects on the Environment and Persons

The above assessment has found that the adverse effects on the landscape resulting from Stage 9 will be minor, earthworks will result in short-term effects that will be mitigated, the development will be adequately accessed and serviced, and is not identified as subject to natural hazards. The design and external appearance of the development will be appropriate and landscaping will assist in mitigating adverse effects. The cumulative effects of development have been deemed to be minor, and Stage 9 will not constitute unacceptable urban sprawl.

It has also been determined that the development will not adversely affect any neighbouring/nearby property owner to a degree that is more than minor.

It is therefore concluded that adverse effects on the environment and persons will be no more than minor.

8.3 THE DISTRICT PLAN – ASSESSMENT MATTERS AND OBJECTIVES AND POLICIES

Section 104(1)(b)(iv) of the Act requires the consent authority to have regard to any relevant provisions of a Plan or Proposed Plan. Therefore, the application is now considered in terms of the relevant provisions of the District Plan.

As discussed above, an assessment of effects against the relevant assessment matters of the District Plan has been undertaken, and the proposal will avoid or mitigate the adverse effects on the environment. The assessment above has determined that the proposed development, together with appropriate recommended conditions of consent, is appropriate in the form proposed.

The relevant objectives and policies of the District Plan are found under the following sections:

- *Part 4 District Wide Issues*
- *Part 5 Rural Areas*
- *Part 14 Transport*

Part 4 (District-Wide Issues)

The objectives and policies relating to landscape and visual amenity seek to avoid, remedy, or mitigate the adverse effects of development on landscape and visual amenity values, including by undertaking planting.

4.2.5 Objective:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

Policies:

1 Future Development

- (a) *To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*
- (b) *To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- (c) *To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

It has been determined that the proposed extension to the ALRV will be located in a good position to effectively ensure the protection of landscape and visual amenity values. The site has the ability to absorb the change proposed, given the existing environment that has little remaining rural character. The development will be of a low height and visually screened from the majority of public places. Therefore the proposal is considered to align with the above policies.

4. Visual Amenity Landscapes

- (a) *To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:*
 - *highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
 - *visible from public roads.*
- (b) *To mitigate loss of or enhance natural character by appropriate planting and landscaping.*
- (c) *To discourage linear tree planting along roads as a method of achieving (a) or (b) above.*

The proposed Stage 9 will not be highly visible from any nearby public place. Proposed landscaping will provide effective mitigation of visual effects and there will be no linear tree planting along roads (except for amenity tree planting within the development on private roads). Therefore the proposal is considered to align with the above policies.

6. Urban Development

...

- (b) *To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.*
- (c) *To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:*
 - *maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative;*
 - *ensuring that the subdivision and development does not sprawl along roads.*

The development proposed will represent a small degree of urban sprawl along Cardrona Valley Road and out into the rural surrounds of Wanaka - however will be physically contained within an area of existing development. The development will result in minimal adverse effects on the open character of the area. Therefore the proposal is considered to align with the above policies.

7. Urban Edges

To identify clearly the edges of:

- (a) Existing urban areas;*
- (b) Any extensions to them; and*
- (c) Any new urban areas*

- *by design solutions and to avoid sprawling development along the roads of the district.*

The development will not extend the urban/quasi-rural edge of Wanaka, but will 'fill in' a current small gap in development. The design of the buildings, associated earthworks, and landscaping will represent a good design solution to smooth the transition between the urban and rural area. Therefore the proposal is considered to align with the above policies.

8. Avoiding Cumulative Degradation

In applying the policies above the Council's policy is:

- (a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.*
- (b) to encourage comprehensive and sympathetic development of rural areas.*

The site will not reach a threshold with its ability to absorb future change as a result of the proposal. The planting proposed will be appropriate in the context of the site and surrounds and will not result in an undue domestication of the landscape. The design and external appearance of the buildings will be adequately sympathetic to the local landscape and consistent with the remainder of the comprehensively-designed ALRV development. Therefore the proposal is considered to align with the above policies.

9. Structures

To preserve the visual coherence of:

- (a) outstanding natural landscapes and features and visual amenity landscapes by:*
 - *encouraging structures which are in harmony with the line and form of the landscape;*
 - *avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
 - *encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
 - *encouraging placement of structures in locations where they are in harmony with the landscape;*
 - *promoting the use of local, natural materials in construction.*

The proposed Stage 9 will not break the skyline or ridgeline when viewed from either Cardrona Valley Road or the wider environment. The development will not be readily visible from public places.

Objectives and policies relating to earthworks seek to ensure the effects of earthworks are limited so as to not affect water quality, the nature and form of landscapes, land stability, amenity values, and heritage sites. In this case Ms Overton has not raised concerns with the earthworks proposed and Mr Denney considers that related visual effects can be effectively mitigated. The requirement to

undertake site management measures can be imposed as a condition of consent to protect water quality and avoid nuisance effects. A condition of consent can be imposed to protect any historical/archaeological items uncovered during works.

Therefore the proposal is overall considered to be consistent with the relevant objectives and policies of Part 4.

Part 5 (Rural Areas)

Objectives and policies of Part 5 primarily relate to protecting character/amenity values and natural resources of the rural environment, whilst providing for farming-related activities. Relevant objectives and policies are as follows:

Objective 1 - Character and Landscape Value

To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

- 1.1 Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*
- 1.2 Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*
- 1.3 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
-*
- 1.6 Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

The relevant district-wide objectives and policies have been considered above. The location of Stage 9 is sandwiched between two residential land uses. Therefore it is considered that the land is more suitable for a residential/retirement living use than for productive activities. The proposed mitigation measures (landscaping and recessive colours/materials) will avoid and mitigate adverse effects of the development on the rural area and will not impact the character of the area.

It is considered that the site has the ability to absorb the change in land use and the development will not be located on a skyline, ridge, hill or any other slope, ensuring the preservation of the visual coherence of the landscape. Therefore the proposal is considered to align with the above objective and associated policies.

Objective 2 - Life Supporting Capacity of Soils

Retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations.

Policies:

- 2.1 *Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.*
- 2.2 *Enable a range of activities to utilise the range of soil types and microclimates.*
- ...
- 2.4 *Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.*

The proposal will prevent the site from being used as production land, as is anticipated by the District Plan. However as discussed above the site is unlikely to be a suitable source of life-supporting soil for the District. The development proposed will not affect any other soil outside of the site. Therefore while the proposal is not strictly in accordance to this objective and associated policies, it is also not inconsistent with them.

Objective 3 - Rural Amenity

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

Policies:

- ...
- 3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*
- 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
- ...
- 3.5 *Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

The proposed use of the land for Stage 9 will be undertaken without a significant loss to the rural amenity values of the area. Adverse effects will be avoided and mitigated by the design of the buildings, the recessive colours/materials, and landscaping. The buildings will be adequately setback from neighbouring properties so as to avoid adverse effects on neighbours that are more than minor.

Overall it is concluded that the development proposed will generally align with the relevant objectives and policies of the District Plan.

Part 14 (Transport)

The objectives and policies of Part 14 (Transport) have been reviewed in relation to the aforementioned non-compliances of the District Plan transport standards with sightlines and proximity of vehicle crossings with an intersection. The objectives and policies of Part 14 seek to create an efficient and safe transport network, including requiring car parking to be undertaken on-site. In this case it has been determined by a Traffic Engineer that these proposed non-compliances will not result in adverse effects on the safety or functioning of the road network. A condition of consent can control the height of landscaping in the subject area to provide further avoidance of adverse effects. Therefore the proposal is considered to align with the provisions of Part 14.

Summary of Findings

Overall it is considered that the proposal aligns with or is consistent with the objectives and policies within Part 4 (District Wide Issues), Part 5 (Rural Areas) and Part 14 (Transport)

8.4 OTHER MATTERS

Precedent

Consideration has been given to whether or not the granting of the application will set a precedent, being an increased likelihood of similar applications being made (and potentially granted) in the future. In this case the proposed development is an additional 'in-fill' stage to an approved (and mostly completed) retirement village development adjacent to an existing urban area.

These are considered to be a sufficient set of unique circumstances to prevent the granting of the application from setting a precedent.

9. DETERMINATION

9.1 Legislative Requirements (section 104B)

Section 104B prescribes that after considering an application for a discretionary activity or non-complying activity, a consent authority may grant or refuse the application; and if it grants the application, may impose conditions under section 108.

9.2 Effects on the Environment

In section 8.2 of this report it was determined that the adverse effects on the environment resulting from the proposal are not likely to be more than minor on either the wider environment or neighbouring properties.

9.3 Objectives and Policies

In Section 8.3 of this report it was determined that the proposal will generally align with or is consistent with the relevant objectives or policies of the Queenstown Lakes District Plan.

9.4 Overall Determination

Overall it is determined that the adverse effects on the environment will be acceptable, and mitigated to a satisfactory degree. The proposal will generally align with the relevant objectives and policies of the District Plan. Therefore in accordance with section 104B, the application can progress to a substantive decision.

10. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the RMA details the purpose of the RMA in promoting the sustainable management of the natural and physical resources. Sustainable management is defined as:

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

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

The proposed development will create additional retirement living options within the Upper Clutha area and therefore enable people and communities to provide for their social, economic and cultural

well being and for their health. The adverse effects of the development are considered to be avoided and mitigated to a satisfactory level.

The following matter of national importance listed in Section 6 of the RMA is also considered relevant:

- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.*

The subject landscape has been determined to be a VAL, having a lower classification than an outstanding natural landscape. Therefore the proposed development will not represent inappropriate use and development in an important landscape.

Under Part 2 of the RMA, regard must be had to the relevant matters of Section 7 – Other Matters, including:

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

The proposed development is considered to represent the values of kaitiakitanga and the ethic of stewardship. The development will be of an 'in-fill' nature and therefore represent an efficient development of a land resource. The amenity values of the area will not be impacted to any substantial degree and proposed landscaping will further assist in mitigating adverse effects in this regard. Finally the development will enhance the quality of the wider Wanaka environment by providing further retirement housing and therefore increase the diversity of the community.

Overall, I consider the proposal does promote sustainable management.

11. RECOMMENDATION

The above assessment has determined that subject to conditions of consent, adverse effects of the activity on the environment will be no more than minor, and will not result in an inappropriate development. Adverse effects on neighbouring property owners are considered to be minor. The proposal is considered to generally align with the relevant objectives and policies of the Queenstown Lakes District Plan, and will align with the provisions of Part 2 of the RMA.

Overall the development is considered to promote sustainable management and I therefore recommend that pursuant to s104 of the RMA, consent be granted for the application subject to conditions of consent recommended in Appendix 3.

Report prepared by

Reviewed by



Richard Kemp
PLANNER



Blair Devlin
RESOURCE CONSENT MANAGER

Attachments:	Appendix 1	Landscape Architect's Report
	Appendix 2	Engineering Report
	Appendix 3	Recommended Conditions of Consent
Report Dated:	16 July 2015	

APPENDIX 1 – LANDSCAPE ARCHITECT’S REPORT

LANDSCAPE REPORT**RM150197, Aspiring Retirement Investments Ltd and P D Gordon Trust Ltd.**

TO: Richard Kemp, Planner,
Queenstown Lakes District Council

FROM: Richard Denney, Landscape Architect,
Denney Landscape Architecture

DATE: 19th May 2015

INTRODUCTION

1. An application has been received by council for consent to undertake construction of an additional fourteen residential units at the Aspiring Retirement Village, Cardrona Valley and Golf Course Roads, Wanaka. The site is legally described as Lot 1 DP 417191 and is 12.1494 hectares in area. In terms of the Queenstown Lakes District Council - District Plan (the District Plan) the site is within the Rural General zone. Following advice from council's planner I understand that the activity status of the application is discretionary.
2. A detailed description of the proposal is provided within the application, in summary it is proposed to:
 - Construct 14 residential units to be located as an extension of the existing retirement complex towards the northwest corner of the subject property.
 - Each unit would be single storey free standing building selected from a range of seven designs labelled as Mt. Alta (120m²), Mt. Burke 'flipped' (178m²), Mt Burke (178m²), Mt. Maude (148m²), Mt Maude alternative (164m²), Mt. Minarets (129m²), and Mt. Roy (99m²).
 - Buildings would be approximately 4.5m to 5.5m in height above a finished floor level as measured from the submitted plans.
 - An amended master plan for stage 9 is proposed that identifies locations of the proposed additional units. A landscape concept of scattered deciduous trees is identified on the plan. A landscape statement is provided with the application stating intent to maintain the landscaping theme and function as per stages 1 to 8. The application does not include a detailed landscape plan.

SITE AND LANDSCAPE DESCRIPTION

3. The landscape is part of the outwash plain between Lake Wanaka and the Cardrona River. It is an open and expansive landscape of alluvial forms shaped by past glacial and post-glacial activity. The landscape is predominantly pastoral in character with an increasing influence of urban form towards the west and north (Wanaka end). The pastoral landscape towards the east and south (Cardrona River end) is characterised by open fields, mature exotic trees and open fields with the backdrop of the surrounding mountains. I consider the landscape towards the east and south is within a Visual Amenity Landscape (VAL) as per *Appendix 8B-Map 1 Landscape Categorisation in the Wanaka Area* of the District Plan. I consider the western and northern part of the landscape within the rural general zone is a marginal landscape in terms of defining character as urban elements have influence on character. I consider it is however part of the same landscape unit as to the south and east and therefore is part of the VAL. The subject site occupies a relatively small but highly modified area of the VAL.
4. The bulk of the property has been developed as retirement village housing at a residential zone density. The subject site is vacant land between the consented stage 8

housing development (yet to be developed) and a thin sliver of pastoral land between the property boundary and rural residential properties along Golf Course Road. It is generally flat land occupying an old channel bed and rises towards the west near the slope of the terminal moraines. To the northeast is industrial A and B zoned land (Gordon Road) with industrial buildings. To the east and southeast the land opens out to farmland that stretches out towards the horizon with the distant hills at the base of the Criffel Range and the roche montanee of Mt. Barker beyond. The farmland is open and devoid of any built forms or substantial vegetation apart from a few mature exotic trees and shelterbelts in the distance. The land of the subject site is vegetated with rough grass and is partially excavated with areas of topsoil scraped off. There are a few mounds of deposited earth and areas of stored construction materials.



Photo 1. View across the subject site to the southeast from the terminal moraine ridge to the west of the site (8 May 2015), context photo only.

Photo 2. View across the subject site towards the northwest with low terminal moraine ridge with line of shelterbelt trees, (8 May 2015), context photo only.





Image 1. Aerial view (Council GIS) showing relationship between subject site, neighbouring rural residential dwellings, Gordon Road industrial area and open pastoral land.

BACKGROUND

5. The site has a number of resource consents relating to the development of the site as a retirement village. Of relevance to this report is resource consent RM070220 granted for subdivision of two lots into three for the purpose of development of a major, comprehensively designed retirement village. Lot 3 created from the decision is the surrounding lot to the subject property and is intended as a buffer strip between the development and adjacent rural residential properties. There have been a number of variations to the consent since (RM080132, RM090946, RM100300, RM100610, and RM120602). Consent Notice 8060605.2 is in regards to engineering conditions and is not relevant to this assessment.

ASSESSMENT

6. The appropriate assessment matters are within the District Plan are within sections:
 - 5.4.2.2 Assessment Matters (3) Visual Amenity Landscape
 - 5.4.2.3 Assessment Matters General

5.4.2.2 Assessment Matters (3) Visual Amenity Landscape

Effects on natural and pastoral character

7. The site is not adjacent to an outstanding natural landscape or feature.
8. The scale and nature of development is consistent with the consented development within the subject property. Its effects on the surrounding VAL is limited as the nature of existing and consented development within the subject site largely shields the proposed development from the open pastoral landscape to the south and east. The

development would replace an area of park like open space that is identified as part of the consented development (approved Plan RM070220 dated 14 Oct 2013) with proposed low-density residential housing. The open space area is a transitional buffer between built form (Stage 8) and adjacent rural residential areas and pastoral land and could be considered as contributing to the Arcadian character of the broader landscape. The loss of this open space I consider shifts the urban nature of the development much closer to rural residential lots and decreases the 'Arcadian' buffer between the two land uses. The effect on the arcadia pastoral character however I consider would be small to moderate as the open space arguably is more urban park in character rather than Arcadian pastoral. I consider the extent of the adverse effect would be limited to those rural residential lots nearest the development at 24 and 30 Golf Course Road as the terminal moraine increasingly screens the development from view further to the north.

9. Proposed buildings would be similar to existing dwellings constructed within the subject property. As per previous stage consent I recommend that final colours for each dwelling be submitted prior to construction. Colours for the roof should be in the range of greys, cool browns or green with a light reflectivity value of between 7 and 20% and have a matt finish, or alternatively be a living green roof or schist stone chip that is of natural tones and colour of the surrounding landscape. All other external materials and colours should be in the tones of natural greys, cool brown or green with a light reflectivity value of between 7 and 36% that are complimentary to the natural colours of the surrounding landscape.
10. There is already a presence of relatively intensive domestication of the landscape within the subject property as part of the existing consented development. The additional level of domestication as proposed would degrade the Arcadian pastoral landscape to a small degree as it would already be within context of a highly modified and 'urban' type context.
11. I consider additional planting of trees typical of the rural landscape near the western and northern boundary of the site would provide softening of such intensification of built form. I also recommend some shrub planting to provide a tiered effect of planting to be effective. Planting should be strategically located so as to maintain sun into the proposed development but also soften views from rural residential properties.

Visibility of Development

12. The subject site is relatively visually contained due to the enclosing nature of consented stage 8 development of housing towards the east, and the terminal moraine ridge to the west. A belt of existing trees along the boundaries of adjacent rural residential properties also provides some screening towards the site. This however cannot be assured for mitigation purposes. The proposed development would be visible from Gordon Road some 200m to the northeast but viewed within the context to other similar housing development within the subject site.
13. There is an opportunity for additional buffer planting to soften built form and to select species that would be more in character with the pastoral landscape. I recommend that additional trees be included on a planting plan based on the landscape concept plan submitted with the application. Additional planting should include clusters of rural species to be planted near the western and northern boundary of the site such as poplars, oak, alders, non-wildling conifers, kanuka, ribbonwoods, pittosporum, cabbage tree or beech. Planting should also include low-level informal clusters of evergreen shrub planting to offer year round softening of the intense domestic nature of the development.
14. The subject site is not confined by natural topography or vegetation as it to the east of the natural terminal moraine ridgeline within open pastoral land.

15. Proposed landscaping is limited as shown on the submitted concept plan, but the design statement suggest a more intensive planting scheme in keeping with the approved landscaping to date within the existing consented development. Existing planting within the development is domestic in nature with some consideration to buffer mitigation nearer the property boundaries. I consider the subject property boundary already demarks a line in the landscape and proposed planting within the property would be consistent with the level of change anticipated by the consented development.
16. Proposed planting would be informal in nature and would not highlight arbitrary lines or patterns in the landscape any more so than the consented development.
17. The development would constitute sprawl of built development along the roads of the district but not significantly more so than that anticipated by the consented development to date.

Form and density of development

18. The development would be located within the lee of the terminal moraine ridge that provides some screening from adjacent rural residential properties along Golf Course Road.
19. The development would be consistent with the nature of development within the subject property and would utilise existing services, linkages etc.
20. The nature of the site and development to date provides a highly modified context that has a higher potential to absorb such development within the subject property.
21. The development would introduce densities which reflect those characteristics of urban areas but consistent with the context and consented development within the property.
22. Higher density is already achieved within the subject property and cumulative effects of such development have already been anticipated in regards to preclusion of residential development or subdivision on neighbouring land.

Cumulative effects of development on the landscape.

23. The cumulative effects have already been anticipated by the scale of consented development of residential type within the subject property.

Rural Amenities

24. The proposed development would maintain adequate views to open space from public roads. From private viewpoints as discussed above from properties along Golf Course Road, especially at 24 and 30, would have visual access affected. Given the context of the existing consented development within the subject property, I consider these properties would however have adequate views to the open space subject to additional planting to soften increased presence of built form.
25. The proposed development would not compromise the ability to undertake agricultural activities any more so than the consented development within the subject site.
26. The proposed development is likely to require infrastructure consistent with urban landscapes but consistent with the consented development within the subject property.
27. Landscaping would not be consistent with traditional rural elements and would be domestic in character. I recommend as above that tree species to be planted include species typical of the rural landscape. I also recommend that all other hard and soft landscaping elements are consistent with detailed landscape and planting plans approved to date for the subject property.

28. Proposed buildings would be closer to rural residential development but as above it is recommended that further planting be provided to offer softening of proposed domestication of the landscape.

5.4.2.3 Assessment Matters General

xxvii Earthworks

29. Proposed earthworks would be a general scrape and flattening of the site with maximum cut depth to less than 1m and fill depth to 1m over a total area of 1 hectare. Total volume of fill would be 2050m³ and cut 1250m³.
30. Given the modified nature of the site and the higher topographical variance of adjacent land (moraines and swale) I consider the proposed earthworks would be a relatively small adjustment to the existing topography within the site. The adverse effect on the visual quality and amenity values of the landscape, the natural landforms, and visual amenity of surrounding sites would be very small. Proposed landscaping would replace modified ground with lawn, planting and built form consistent with the consented development within the subject property.

CONCLUSION

31. An application has been received by council for consent to undertake construction of an additional fourteen residential units at the Aspiring Retirement Village, Cardrona Valley and Golf Course Roads, Wanaka. The site is within the Rural General zone and is within a highly modified part of a broader Visual Amenity Landscape. The proposed development is contained within the subject property and would be generally consistent with the scale, nature and design of consented development within the subject property. It would be located such that it would be viewed in context of consented residential development within the property and would not be a major shift in existing character. Proposed housing would however be closer and in view from adjacent rural residential properties along Golf Course Road and would have a small to moderate adverse effect on such properties. Additional mitigation planting beyond that shown on the submitted landscape plan could soften the presence of increased built form and domestication of the landscape and is recommended as a condition of consent if granted.

RECOMMENDATIONS

Should consent be granted I consider that the following conditions should be included:

- i. A detailed landscape plan shall be submitted to council for certification prior to works beginning on site. The landscape plan shall be based on the '*Stage nine masterplan for resource consent*', and the landscape statement submitted with the application and shall include additional planting to achieve the following objectives:
 - Shall provide additional tree and shrub planting near the western and northern boundaries of the subject site such to soften views of built form and domestic development from properties on Golf Course Road and Gordon Road. Additional planting shall include tree species typical of the rural landscape such as poplars, oak, alders, non-wilding conifers, kanuka, ribbonwoods, pittosporum, cabbage tree or native beech. Planting shall include a mix of trees and shrubs to provide a tiered effect and shall include evergreen species within the shrub mix.
 - Identify the species, grade, quantity and density of all proposed planting within a planting schedule.
 - Provide a framework of tree planting throughout the site that provides scale and form to soften future buildings but avoids boundary planting.

- Planting shall exclude problematic and wilding species such as birch, Douglas fir, or hawthorn.
- ii. Trees shall be planted at a grade no less than 1.5m in height.
 - iii. All areas of exposed earth shall be seeded with grass or planted as per the certified landscape plan within 3 months of completion of earthworks. Grass shall be established such as to form a healthy sward of continuous grassland and shall be reseeded and irrigated as required to achieve and maintain such an outcome.
 - iv. All structural planting of trees as shown on the certified landscape plan shall be planted within one year of completion of earthworks. All other landscape planting shall be fully implemented within one year of completion of each relevant dwelling as per the certified landscape plan. If any tree or shrub shall die, become diseased or no longer achieves the intent of mitigation it shall be replaced within one year as per the certified landscape plan.
 - v. All external colours and materials for each dwelling shall be submitted to council for certification prior to construction. Colours for the roof to be in the range of natural greys, cool browns or green with a light reflectivity value of between 7 and 20% and to be of a matt finish. Alternatively roofs to be a living green roof or schist stone chip that is of natural tones and colour to match the surrounding landscape. All other external materials and colours shall be in the tones of natural greys, cool brown or green with a light reflectivity value of between 7 and 36% and complimentary to the natural colours of the surrounding landscape.
 - vi. All external lighting shall be down lighting only and shall not create light spill beyond the property boundary.

Report prepared by


Richard Denney
LANDSCAPE ARCHITECT

DENNEY LANDSCAPE ARCHITECTURE

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APPENDIX 2 – ENGINEERING REPORT



ENGINEERING REPORT

TO: Richard Kemp

FROM: Lyn Overton

DATE: 25/05/2015

APPLICATION DETAILS	
REFERENCE	RM150197
APPLICANT	Aspiring Retirement Investments Ltd and P D Gordon Trust Ltd
APPLICATION TYPE & DESCRIPTION	Land use consent to construct an additional 14 residential units at the Aspiring Retirement village.
ADDRESS	Cardrona Valley and Golf Course Roads, Wanaka
ZONING	Rural General
LEGAL DESCRIPTION	Lot 1 DP 417191
SITE AREA	12.1494ha
ACTIVITY STATUS	Non-Complying

Application	Reference Documents	Consent Application.
	Previous Relevant Consents	RM070220 – Underlying subdivision and variations RM090660, RM100505, RM100610 and RM120602. RM110534 – Right of way connecting Wanacare Medical Centre and Aspiring Lifestyle Retirement Village. RM140733 – 2 Lot Subdivision Consent and Land Use Consent to construct an aged care hospital.
	Date of site visit	6/05/2015

Location Diagram



Comments		
	Existing Use	Aspiring Lifestyle Retirement Village.
	Neighbours	Residential development to the northeast and southwest.
	Topography/Aspect	The site is reasonably flat.
	Water Bodies	Nil

ENGINEERING			COMMENTS	Condition
TRANSPORT	Access	Access	<p>Stage 9 of the Aspiring Lifestyle Retirement Village is currently accessed from the Rodeo Drive and Schist Lane. This proposal will require Schist Lane to be extended to loop around and connect back into Rodeo Drive as indicated on the Master Plan. The plan also indicates that a small access will be constructed off Rodeo Drive too service 3 units. Traffic engineers Carriageway Consulting Ltd (CCL) has provided a traffic Assessment 'Aspiring Lifestyle Retirement – Aged Care Hospital: Stage 9' (dated 4 March 2015, CCL Ref: 14082-040315 – fairmaid). The report confirms the proposed roading network for this stage of the development will be constructed to the same standards as the existing roading network. A vehicle manoeuvring area will be provided for units with a shared access, with the remaining site requiring a reverse manoeuvre onto the carriageway. The report makes the following comment in relation to reverse manoeuvring from the units:</p> <p><i>"The garages are angled at 90-degrees to the frontage road (or shared driveway) and can therefore be easily driven into and reversed from, with no more than one reverse movement being made upon exit (this arrangement is typical for residential units). Turning heads are provided within the two shared driveways to ensure that in these cases, vehicles can emerge from the driveways in a forwards direction. We suggest however that a radius is provided for the turning head close to Unit 4 which is presently shown as being a right-angle."</i></p> <p>A condition is recommended to ensure that turning head is provided for Unit 4.</p> <p>The vehicle crossings will need to be constructed as part of the proposal. The CCL report confirms that the vehicle crossings will vary between 3.2m and 5m in width, and therefore comply with District Plan requirements in relation to widths.</p> <p>The report makes the following comments in relation to sight distances:</p> <p><i>"For residential accesses within a 50km/h speed limit, sight distances of 45m are required at each vehicle crossing. This is largely achieved, although the sight distance is restricted at a small number of vehicle crossings due to the crossings being located in proximity to a curve in the roadway. In these instances however, the roadway alignment means that drivers have to reduce their speeds in order to safely negotiate the curve which in turn means that a reduced sight distance is adequate."</i></p> <p>The vehicle crossing for unit 27 does not comply with District Plan rule 14.2.4.2(vi) in relation to setback distance from an intersection. The CCL report makes the following comments in relation to vehicle crossing set back from intersections:</p>	X

TRANSPORT	Access	Access and parking	<p><i>"We anticipate that the roading network will remain private, but for completeness, we have evaluated the separation of vehicle crossings from intersections to ensure that no safety-related issues will arise. Measured in the manner set out in the District Plan, the smallest separation distances are 10m (at Unit 27) and 20m (at Unit 29), compared to a District Plan requirement for a 25m separation. We note however that there are already numerous examples of vehicle crossings at the already consented villas that are separated from the nearest intersection by less than 25m, and so the proposed arrangement will not be unfamiliar to residents."</i> And</p> <p><i>"We consider that the layout has two non-compliances with the District Plan:</i></p> <ul style="list-style-type: none"> <i>• Rule 14.2.4.2iv: Minimum Sight Distances from Vehicle Access. Sight distances are reduced to less than 45m in the vicinity of horizontal curves in the frontage roadway, but the curves mean that the speeds of vehicles will be reduced such that the sight distances provided are appropriate.</i> <i>• Rule 14.2.4.1vi: Distances of Vehicle Crossings from Intersections. In two instances the vehicle crossings are closer to the nearest intersection than the Plan permits, but the arrangement is consistent with the remainder of the already-consented development. We consider that these non-compliances are very minor and will not result in any adverse effects arising."</i> <p>Further conversation (phone 21 May) with Mr Andy Carr of Carriageway consulting also confirmed that it would be appropriate to restrict any landscaping to a maximum height of 1.0m to ensure that sight lines at the intersection are not restricted. I accept the report and recommend that the roads and accesses are constructed in accordance with Council's standards. Conditions are also recommended to ensure that landscaping is restricted at the intersections.</p> <p>The application is to extend the existing retirement village and construct 14 units. The plans indicate that there is a mixture of units with single and double garages. I am satisfied that the proposal complies with the District Plan requirement of one car park per unit for the elderly. A condition is recommended to ensure that all car parking and vehicle manoeuvring areas are formed to Council's standards.</p>	<p>X</p> <p>X</p> <p>X</p>
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ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	Earthworks are required to level the site for construction purposes.	
		Cut /Fill Volume (m ³)	Approximately 1,250m ³ of cut and approximately 2,050m ³ of fill will be undertaken within the site. All fill will be sourced from the existing stockpiles within the site.	
		Total Volume (m ³)	Approximately 3300m ³	
		Area Exposed (m ²)	Earthworks will be required over 10,001m ² .	
		Max Height Cut/Fill (m)	The maximum depth of fill will be approximately 1.0m and the maximum height of cut will be approximately 800mm.	
		Prox. to Boundary	Earthworks will be required up to the boundaries of the site. I am satisfied that the earthworks will blend with the existing ground levels at the boundaries once completed.	
	Stability	Geotech assessment by	Not required.	
		Retaining	There is no retaining proposed.	
		Recommendations on cut/batter slopes	There are no recommended batter slopes as the site is to be levelled and will match existing levels at the boundaries.	
		Fill certification/specific foundation design required	The plans submitted with the application indicate that fill will be placed within building footprints. The applicants will need to ensure that either the fill is placed in accordance with NZS 4431:1989 or that the foundations of the buildings are designed appropriately according to soil conditions. An appropriate condition is recommended.	X
		Engineers supervision	The fill processes will need to be supervised by a suitably qualified engineer if certification is required. An appropriate condition is recommended.	X
	Site Management	Report reference	Appropriate conditions are recommended to ensure that the site management is undertaken in accordance with the 'Guide to Earthworks in the Queenstown Lakes District' brochure.	
		Neighbours	I am satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites.	
		Traffic management	I am satisfied that traffic management will not be necessary.	
		Construction crossing	An appropriate condition is recommended to ensure that a construction crossing is in place prior to works commencing.	
		Revegetation	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	

SERVICES	Existing Services		<p>Council's reticulated water and wastewater services are available to connect into.</p> <p>Condition d) registered on consent notice 8282267.10 states:</p> <p>"Should a comprehensive development be undertaken on any lots 1-3 in the future then all services shall be provided to that development in accordance with Council's relevant standards. I am satisfied that there is capacity within Council's infrastructure for this development.</p>	
	Water	Potable	<p>Paterson Pitts Group Ltd has confirmed (Infrastructure Report dated August 2014) that the Tonkin and Taylor Water modelling report undertaken in September 2013 indicates that the water supplies in this area of Wanaka are severely constrained and that Council's reticulation will need to be upgraded. Council have plans to install a pump station opposite Bills Way within Wanaka - Mount Aspiring Road, and to install a connection from the end of Kelliher Drive through the Alpha Ridge site to Stone Street to increase water supplies in this area. Another possibility to increase pressure to this area is to provide a connection from Gordon Road through to the site. I am satisfied that there are options available to upgrade the water supplies in this area of Wanaka and that these can be considered at the time of Engineering Approval. Appropriate conditions are recommended to ensure that each unit is provided a suitable water connection for the development.</p>	X
		Fire-fighting	<p>There are fire hydrants available within the existing roading network within the retirement village. A condition is recommended to ensure that the proposed development is provided sufficient fire hydrants to comply with NZS PAS 4509.</p>	X
	Effluent Disposal		<p>Paterson Pitts Group Ltd has confirmed (Infrastructure Report dated April 2015, Rev B) that there is capacity within Council's network to cater for the proposed stage 9 of the Retirement Village. The report confirms that stage 9 of the development can be split into two catchments. The first consisting of 150mm sewer main through stage 9 and the second a 200mm sewer main through stage 7. The existing 150mm sewer main that passes through the stage 9 site is located in the same position as the proposed units. The applicants are proposing to relocate this main clear of all buildings as outlined in the infrastructure report. An appropriate condition is recommended to ensure that the final details of the relocation of the main are submitted for approval. I accept the report and recommend an appropriate condition to ensure that each unit is provided a wastewater connection.</p> <p>CCTV footage will be required for the new infrastructure. An appropriate condition is recommended.</p>	X X
	Stormwater		<p>Stormwater disposal is to be made on-site as there is no available Council reticulation to connect to. Petherick Consultancy Ltd has provided a 'Stormwater Management Assessment' (dated 9 July 2009), and this assessment confirms that stormwater disposal is possible within the site. A condition is recommended to ensure that details for the stormwater design for the extension of the Retirement Village are submitted for review prior to any units being constructed.</p>	X

	Power & Telecoms	Confirmation that an electricity supply can be made available to the proposed units has been received. The letter from Power Line Survey has confirmed that it will be necessary to upgrade one of the transformers. A condition is recommended to ensure that each unit is provided an electrical connection.	X
		Chorus have confirmed that it is unclear at this stage whether there is capacity within their existing infrastructure to supply telecommunications to the units and further investigation is required. I am satisfied that a solution can be achieved to ensure that each unit is provided a telecommunications connection. A condition is recommended to ensure that each unit is provided a telecommunications connection.	X

PROJECT INFORMATION	Developers Engineering Representative	Developer's representative is necessary as there is a need to ensure that the construction of the infrastructure is supervised and constructed to Council standards. An appropriate condition is recommended.	X
	Notice of commencement	An appropriate condition is recommended to ensure that Council are notified of the start of the works.	X
	Traffic Management Plan	Not required.	X
	Design Certificates	An appropriate condition is recommended to ensure that Design certificates are submitted for the necessary infrastructure.	X
	Completion Certificates	An appropriate condition is recommended to ensure that Completion certificates are submitted for the necessary infrastructure.	X
	As built	An appropriate condition is recommended for asbuilt information to be submitted at the completion of works as new infrastructure will be required.	X

TITLE	Covenants/consent notices	<p>Conditions a - c) registered on consent notices 8060605.2 and 8282267.10 relate to stormwater disposal, access and firefighting.</p> <p>Condition d) registered on consent notice 8282267.10 states: "Should a comprehensive development be undertaken on any lots 1-3 in the future then all services shall be provided to that development in accordance with Council's relevant standards and requirements, and condition a - c) above shall not apply". Please refer to comments made in the services section of this report.</p>	
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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. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.
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 (6) below shall be demonstrated.
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 infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
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 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 is 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 the development. This shall include an Acuflo GM900 as the toby valve. The costs of the connection shall be borne by the consent holder.
 - b) The provision of a foul sewer connection to the development. This shall include relaying the 150mm main through stage 9. The costs of the connection 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 the development, in accordance with Council's standards and connection policy. This shall include:
 - i) A reticulated primary system to collect and dispose of stormwater from all potential impervious areas within each lot. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot.
 - d) 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.
 - e) The provision of fire hydrants with adequate pressure and flow to service the development with a minimum Class FW2 firefighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008. Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
 - f) The provision of a sealed vehicle crossing that shall be constructed to the development to Council's standards.
 - g) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. Provision shall be made for stormwater disposal.

To be monitored throughout earthworks

7. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is

deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

8. No earthworks, temporary or permanent, are to breach the boundaries of the site.

On completion of earthworks and prior to the construction of the units

9. On completion of earthworks within the building footprint and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall ensure that either:
 - a) Certification is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer; or
 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

To be completed when works finish and before occupation of units

10. Prior to the occupation of the units, 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 way 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 (6) above.
 - c) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
 - d) 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.
 - e) A clear line of sight shall be maintained in each direction from the vehicle crossing to Unit 27. Any vegetation, boundary fencing or other structures located along the road boundary which fall within the line of sight, as illustrated in Diagram 1 Appendix 7 of the District Plan, shall either, be removed, kept trimmed to a maximum height of 1m. Trees shall be trimmed to ensure that sight distances are maintained.
 - f) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - g) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - h) Any power supply and/or telecommunications connections to the units shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
 - i) The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure 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 the NZS4404 Schedule 1B and 1C Certificate.

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:

Reviewed by:

A handwritten signature in black ink, appearing to read 'R. Flitton', with a stylized, cursive script.

Lyn Overton
RESOURCE MANAGEMENT ENGINEER

Richard Flitton
PRINCIPAL RESOURCE MANAGEMENT ENGINEER

APPENDIX 3 – RECOMMENDED CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans titled:
 - *'Proposed Masterplan for Approval'* by Georgie P Landscape Architecture
 - *'Stage 9 Masterplan for Resource Consent'* by Georgie P Landscape Architecture, issue D
 - Earthworks Plan titled *'Cut / Fill Depths Stage 9'* by Paterson Pitts Group
 - Retirement Residential Unit Elevations, Floor Plans, and Roof Plans (31 Plans) by Mike Greer Homes Limited.

stamped as approved on 16 July 2015

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.

Prior to the Commencement of Works

3. A detailed landscape plan shall be submitted to Council's Manager, Resource Consenting for certification prior to works beginning on site. The landscape plan shall be based on the *'Stage nine masterplan for resource consent'*, and the landscape statement submitted with the application and shall include additional planting to achieve the following objectives:
 - Shall provide additional tree and shrub planting near the western and northern boundaries of the subject site such to soften views of built form and domestic development from properties on Golf Course Road and Gordon Road. Additional planting shall include tree species typical of the rural landscape such as poplars, oak, alders, non-wilding conifers, kanuka, ribbonwoods, pittosporum, cabbage tree or native beech. Planting shall include a mix of trees and shrubs to be provide a tiered effect and shall include evergreen species within the shrub mix.
 - Identify the species, grade, quantity and density of all proposed planting within a planting schedule.
 - Provide a framework of tree planting throughout the site that provides scale and form to soften future buildings but avoids boundary planting.
 - Planting shall exclude problematic and wilding species such as birch, Douglas fir, or hawthorn.
 - Landscaping to be undertaken in the vicinity of the Rodeo Drive/Schist Lane intersection (adjacent to Unit 27) be of a species that will grow to no more than 1m in height to preserve sightlines.

Once certified as conforming to the above objectives, this shall become the approved landscape plan for Stage 9.

4. All external colours and materials for each dwelling shall be submitted to the Council's Manger, Resource Consenting for certification prior to construction. Colours for the roof shall be in the range of natural greys, cool browns or green with a light reflectivity value of between 7 and 20%

and to be of a matt finish. Alternatively roofs may be a living green roof or schist stone chip that is of natural tones and colour to match the surrounding landscape. With the exception of the underside of the roof eaves, all other external materials and colours shall be in the tones of natural greys, cool brown or green with a light reflectivity value of between 7 and 36% and complimentary to the natural colours of the surrounding landscape.

Earthworks and Engineering Conditions

General

5. 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

6. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.
7. 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 (10) below shall be demonstrated.
8. 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 infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
9. 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.
10. 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 is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following engineering works required:
 - a) The provision of a water supply to the development. This shall include an Acuflo GM900 as the toby valve. The costs of the connection shall be borne by the consent holder.
 - b) The provision of a foul sewer connection to the development. This shall include relaying the 150mm main through Stage 9. The costs of the connection 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 the development, 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. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot.

- d) 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.
- e) The provision of fire hydrants with adequate pressure and flow to service the development with a minimum Class FW2 firefighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008. Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
- f) The provision of a sealed vehicle crossing that shall be constructed to the development to Council's standards.
- g) The construction and sealing of all vehicle manoeuvring and car parking areas to the Council's standards. Provision shall be made for stormwater disposal.

To be monitored throughout earthworks

- 11. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- 12. Hours of operation for earthworks and construction shall be: Monday - Saturday: 0800 - 1800, Sunday and Public Holidays: No Activity.
- 13. No earthworks, temporary or permanent, are to breach the boundaries of the site.

On completion of earthworks and prior to the construction of the units

- 14. On completion of earthworks within the building footprint and prior to the construction of a dwelling, a suitably qualified engineer experienced in soils investigations shall ensure that either:
 - a) Certification is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer; or
 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

To be completed when works finish and before occupation of units

- 15. Prior to the occupation of the units, 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 way 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 (10) above.
 - c) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
 - d) 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.

- e) A clear line of sight shall be maintained in each direction from the vehicle crossing to Unit 27. Any vegetation, boundary fencing or other structures located along the road boundary which fall within the line of sight, as illustrated in Diagram 1 Appendix 7 of the District Plan, shall either, be removed, kept trimmed to a maximum height of 1m. Trees shall be trimmed to ensure that sight distances are maintained.
- f) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- g) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- h) Any power supply and/or telecommunications connections to the units shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
- i) The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure 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 the NZS4404 Schedule 1B and 1C Certificate.

Implementation and Maintenance of Landscaping

- 16. All structural planting of trees as shown on the certified landscape plan shall be planted within one year of completion of earthworks. All other landscape planting shall be fully implemented within one year of completion of each relevant dwelling as per the certified landscape plan. If any tree or shrub shall die, become diseased or no longer achieves the intent of mitigation it shall be replaced within six months as per the certified landscape plan.
- 17. Trees shall be planted at a grade no less than 1.5m in height.
- 18. All areas of exposed earth shall be seeded with grass or planted as per the certified landscape plan within 3 months of completion of earthworks. Grass shall be established such as to form a healthy sward of continuous grassland and shall be reseeded and irrigated as required to achieve and maintain such an outcome.
- 19. A clear line of sight shall be maintained in each direction from the vehicle crossing to Unit 27. Any vegetation, boundary fencing or other structures located along the road boundary which fall within the line of sight, as illustrated in Diagram 1 Appendix 7 of the District Plan, shall either, be removed, kept trimmed to a maximum height of 1m. Trees shall be trimmed to ensure that sight distances are maintained.

Lighting of Buildings

- 20. All external lighting shall be down lighting only and shall not create light spill beyond the property boundary.

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.

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150197

Thursday, 16 July 2015



GEORGIE P
LANDSCAPE ARCHITECTURE

0274435817
www.georgiep.co.nz



Proposed Masterplan
for Approval

Scale 1:1000 @ A1

Client # 12-731
Plan Version R
Print Date 01-10-12

PLAN KEY



Tree

Walkways

Villa- Stage 9

Villa-Stage 1-8



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150197

Thursday, 16 July 2015



GEORGIE·P
LANDSCAPE ARCHITECTURE
Ph 0274435817
www.georgiep.co.nz



STAGE NINE
Masterplan for
Resource Consent

Issue D
Scale 1:600 @ A3
Client # 09-624
Date 20-03-15

PLAN KEY

- Deciduous Tree
- Evergreen Tree
- Hedge
- Planting
- Lawn
- Concrete
- Exposed Aggregate
- Stage 9 Villa
- Stage 8 Villa

Notes:
Tree planting shown is indicative
only.

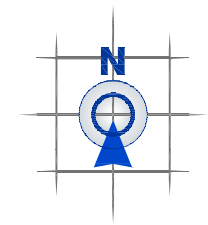
Landscaping and planting will be
in the same style and density as
previous stages.



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150197

Thursday, 16 July 2015



Key	
Area Fill	<div></div>
Area Cut	<div></div>
Area exposed earthworks	1.001 Ha
Volume of Fill	2050m2
Volume of Cut	1250m2



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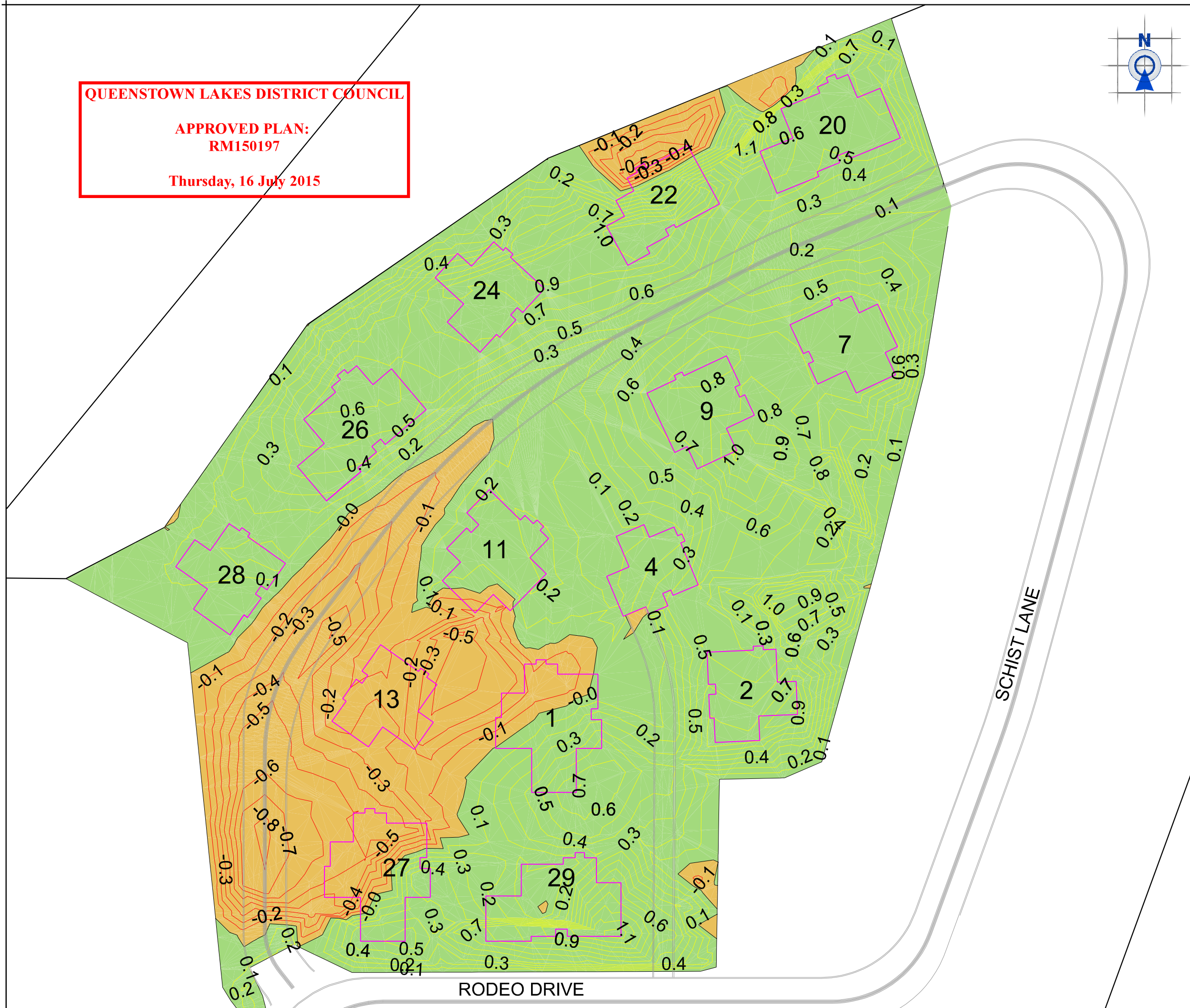
Client/Location:

Aspiring Lifestyle Retirement Village

Purpose/Drawing Title:

Cut / Fill Depths Stage 9

Surveyed by:	MHC	Original Size:	Scale:
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Drawn by:	PHJ		
Checked by:	XXX		
Approved by:	XXX	DO NOT SCALE	
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		300	A 15/04/2015



APPROVED PLAN:
RM150197

Thursday, 16 July 2015

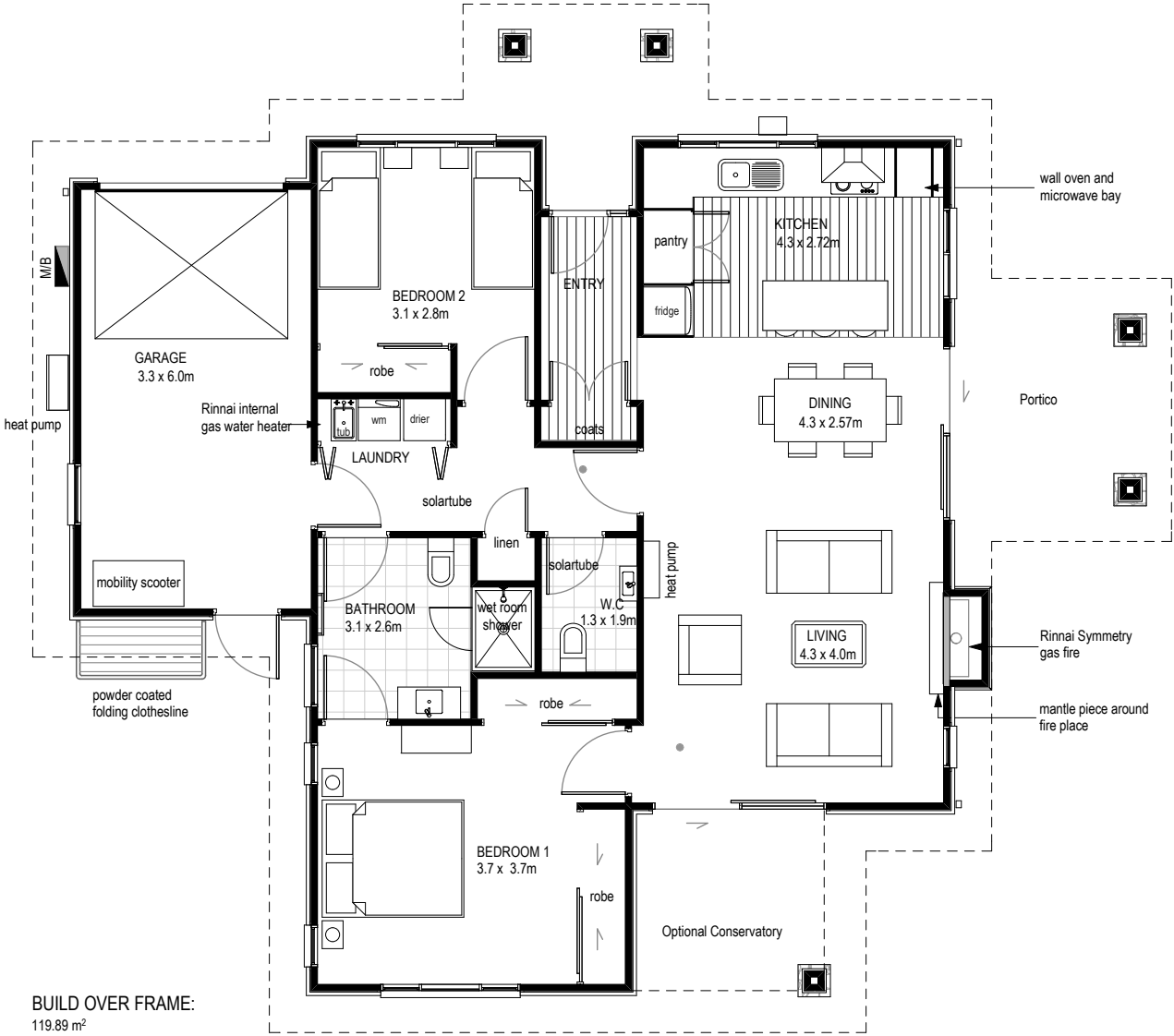



Photo Indicative Only

FLOOR PLAN

1:100

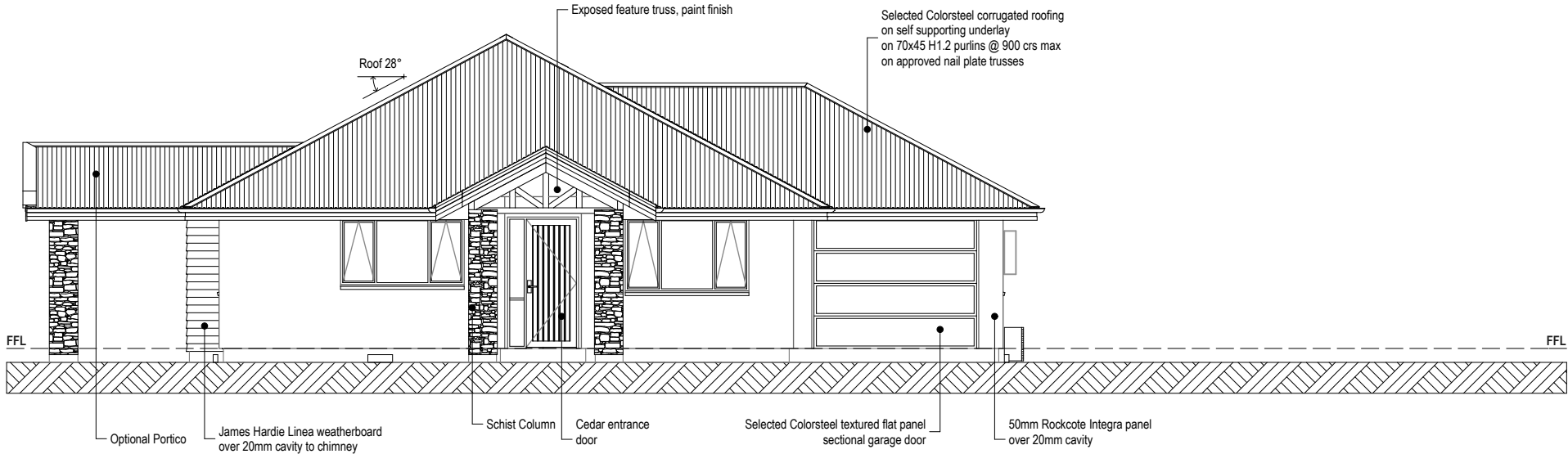
NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

 © Mike Greer Homes Ltd PHONE: (03) 443 2065 FAX: (03) 443 2067 ADDRESS: 58 Frye Crs, Riverside Park, Albert Town, Wanaka 9305 WEB: www.mikegreerhomes.co.nz	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
	Aspiring Retirement Village	FLOOR PLAN	Mt Alta Stage 9 Wanaka	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	8/12/2014	JC		SK-03
					AMENDMENT DATE:	VERSION:	JOB #	
					#Amendment Date	V01	WN309	OF: 8

QUEENSTOWN LAKES DISTRICT COUNCIL

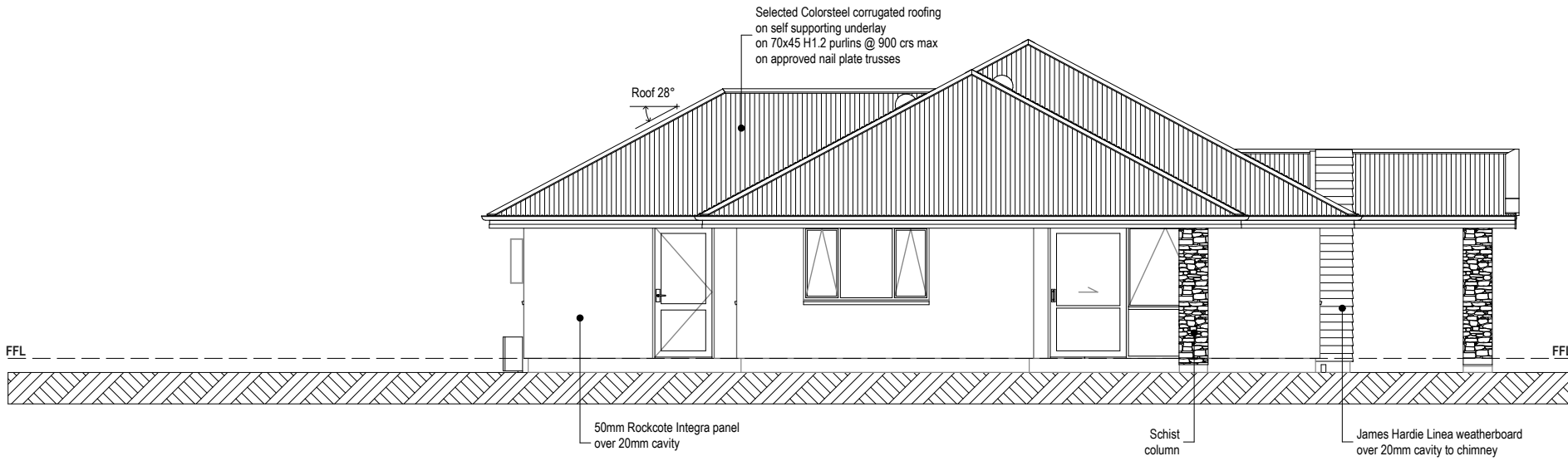
APPROVED PLAN:
RM150197

Thursday, 16 July 2015



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS


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ADDRESS: 58 Frye Crs, Riverside Park, Albert Town,
Wanaka 9305
WEB: www.mikegreerhomes.co.nz

JOB TITLE:

Aspiring Retirement
Village

DRAWING TITLE:

EXTERIOR ELEVATIONS

LEGAL DESCRIPTION:

Mt Alta
Stage 9
Wanaka

NOTES:

- Subject to council approval
- All measurements to be confirmed on site by
the contractor prior to the commencement of work

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DATE OF ISSUE:

8/12/2014

AMENDMENT DATE:

#Amendment Date

DESIGNER:

JC

VERSION:

V01

SCALE:

JOB #

WN309

SHEET:

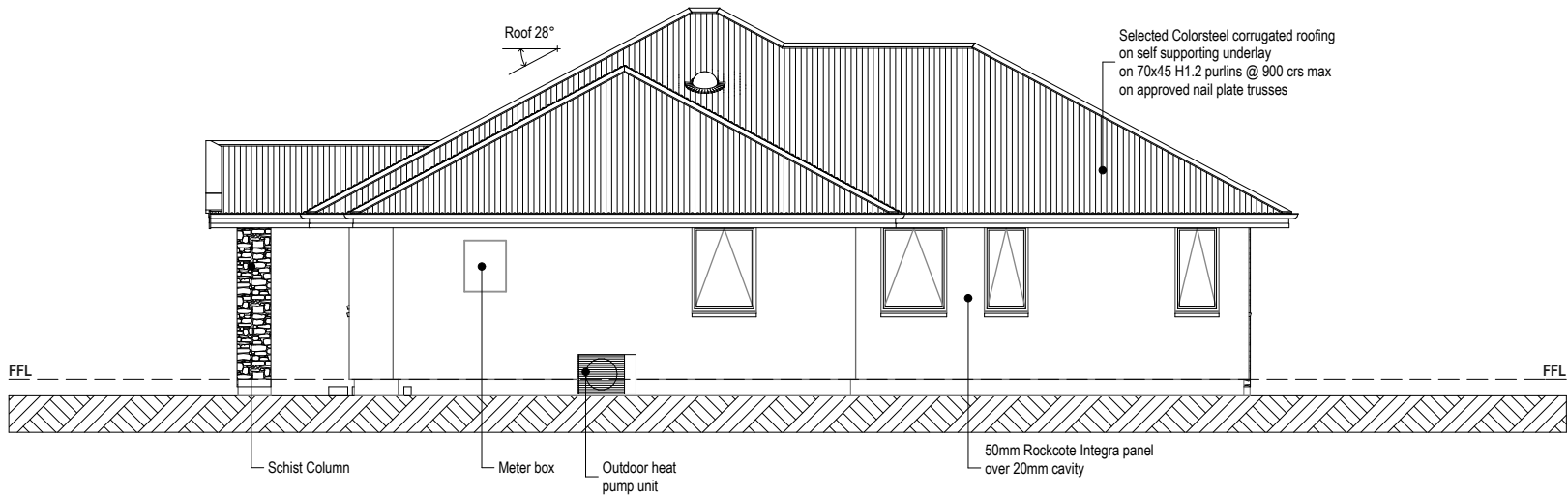
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OF: 8

QUEENSTOWN LAKES DISTRICT COUNCIL

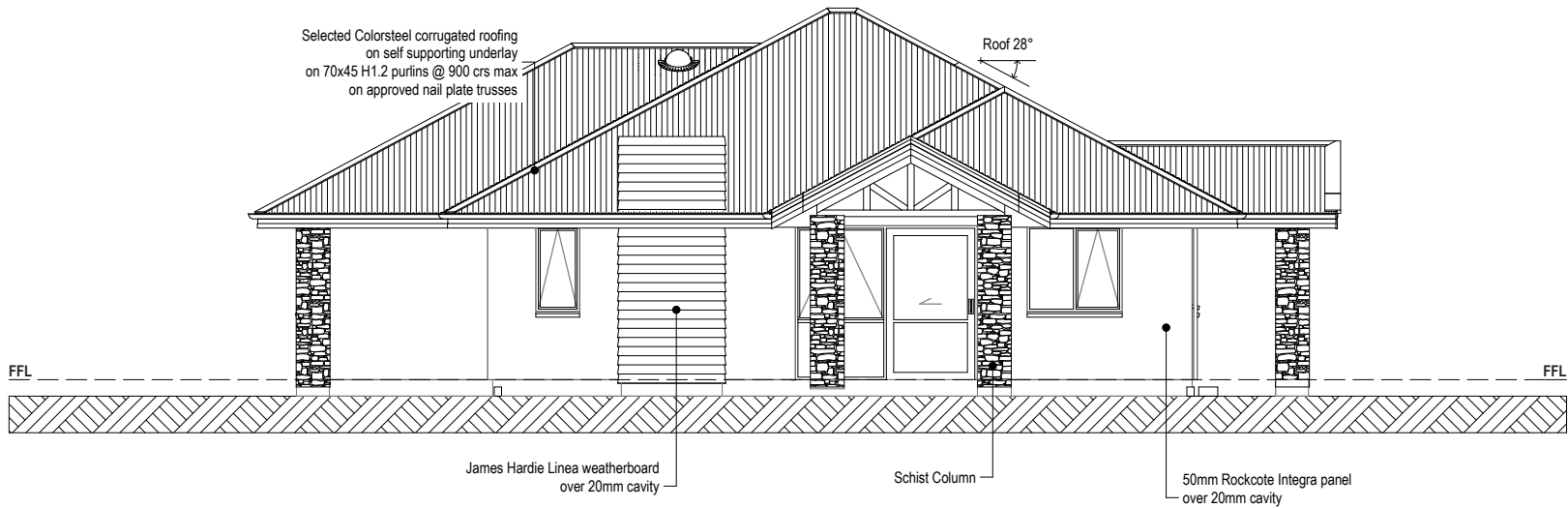
APPROVED PLAN:
RM150197

Thursday, 16 July 2015



WEST ELEVATION


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EAST ELEVATION

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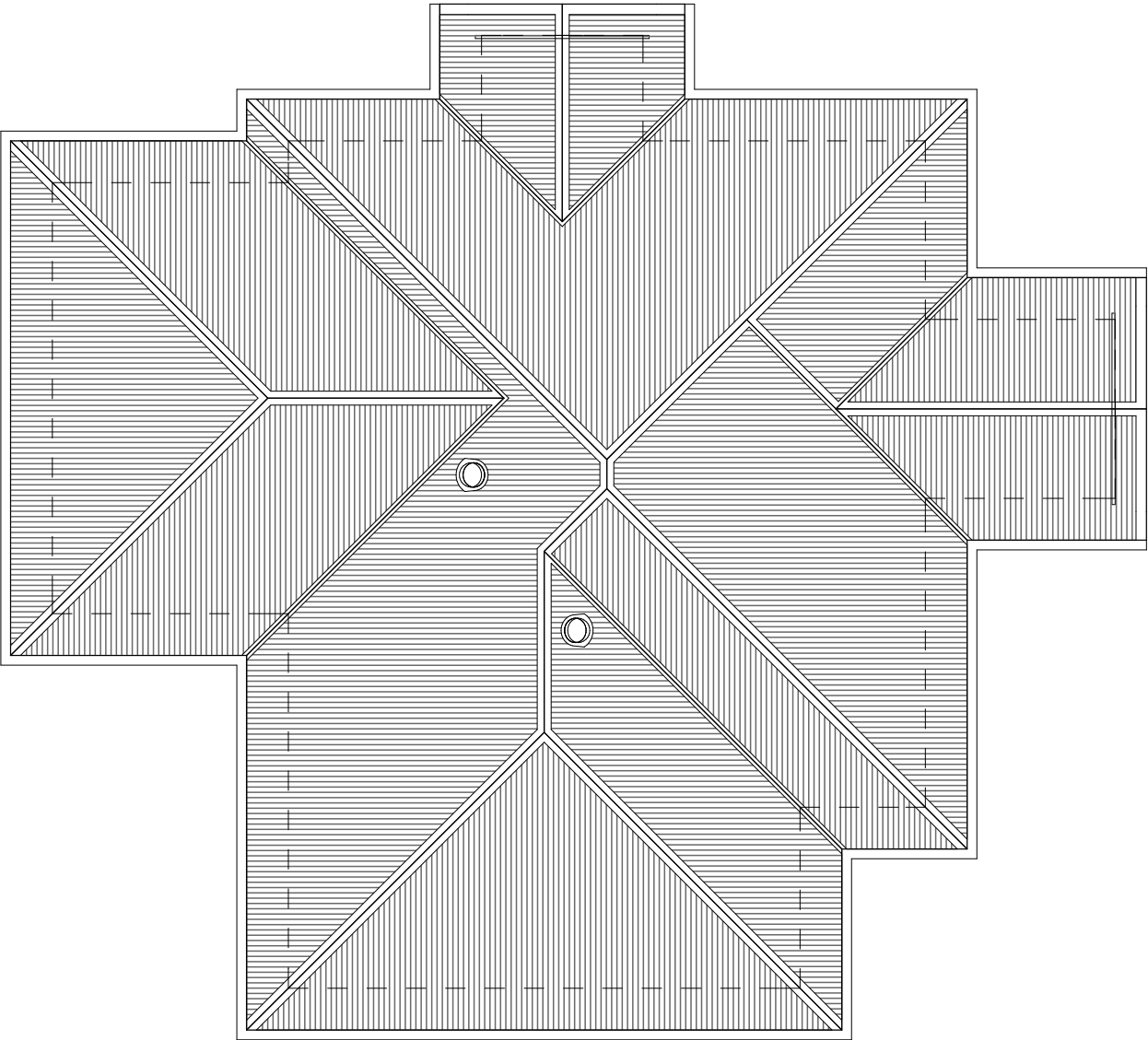
NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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	Aspiring Retirement Village	EXTERIOR ELEVATIONS	Mt Alta Stage 9 Wanaka	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	8/12/2014	JC		SK-05
					AMENDMENT DATE:	VERSION:	JOB #	
					#Amendment Date	V01	WN309	OF: 8


QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150197

Thursday, 16 July 2015



NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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	Aspiring Retirement Village	ROOF PLAN	Mt Alta Stage 9 Wanaka	<div>- Subject to council approval</div> <div>- All measurements to be confirmed on site by the contractor prior to the commencement of work</div> <div>© 2010 Mike Greer Homes Limited.</div> <div>All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited</div>	8/12/2014	JC		SK-07
					AMENDMENT DATE:	VERSION:	JOB #	
					#Amendment Date	V01	WN309	OF: 8

Mt Burke stage 9 Flipped & rot.

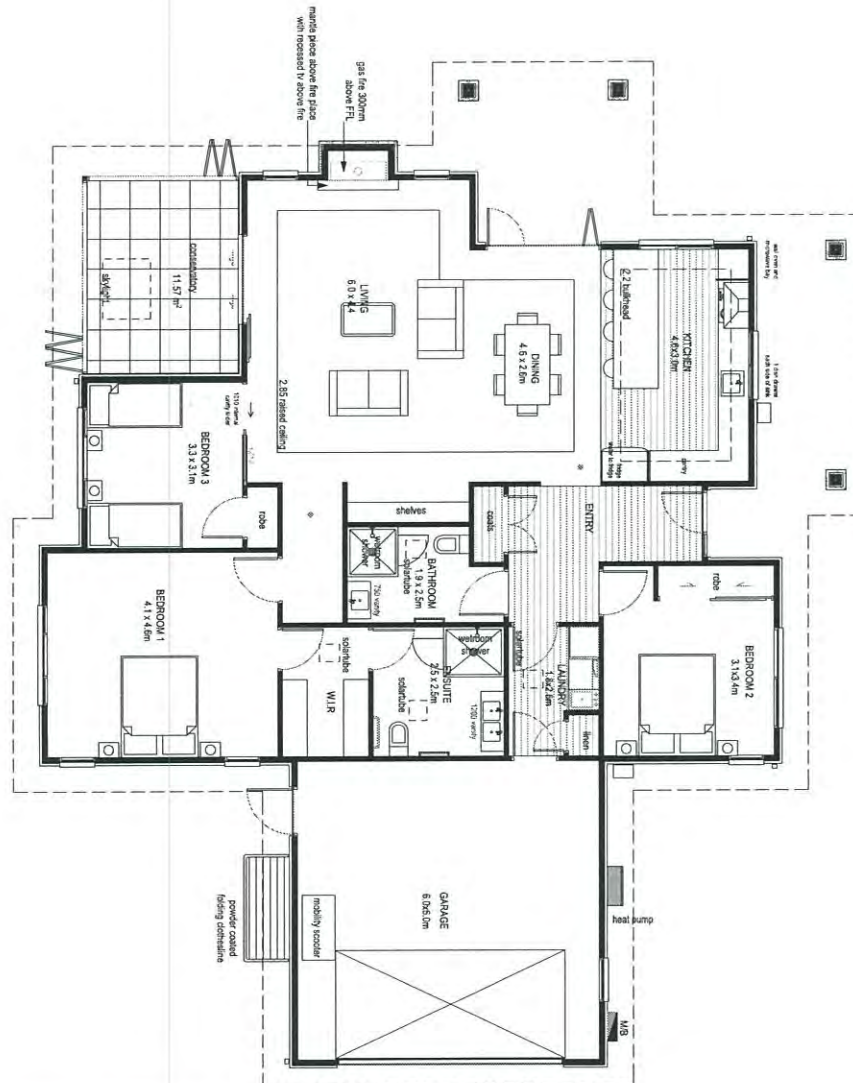


Photo Indicative Only

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150197

Thursday, 16 July 2015

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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 ADDRESS: 58 Frye Cts, Riverside Park, Albert Town, Wanaka
 WEB: www.mikegreerhomes.co.nz

JOB TITLE:
Aspiring Retirement Village

DRAWING TITLE:
FLOOR PLAN

LEGAL DESCRIPTION:
 LOT DP
 ADDRESS: Mt Burke
 Flipped and rotated
 Stage 9
 Wanaka

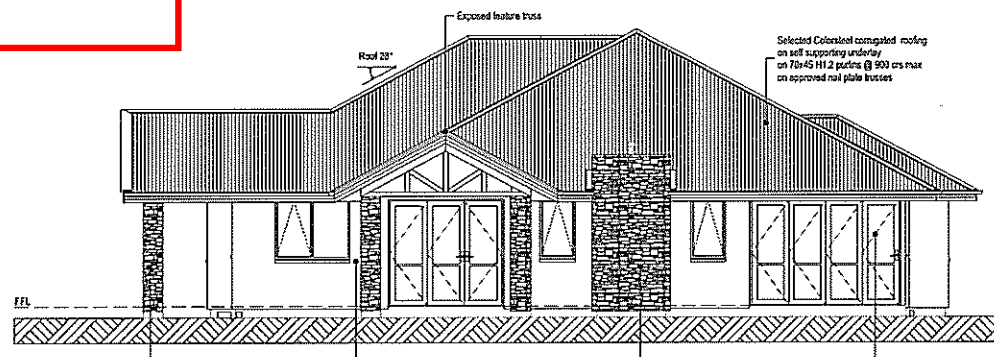
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DATE OF ISSUE: 8/12/2014	DESIGNER: JC	SCALE:	SHEET: SK-03
AMENDMENT DATE:	VERSION: V01	JOB # WN309	OF: 8

QUEENSTOWN LAKES DISTRICT COUNCIL

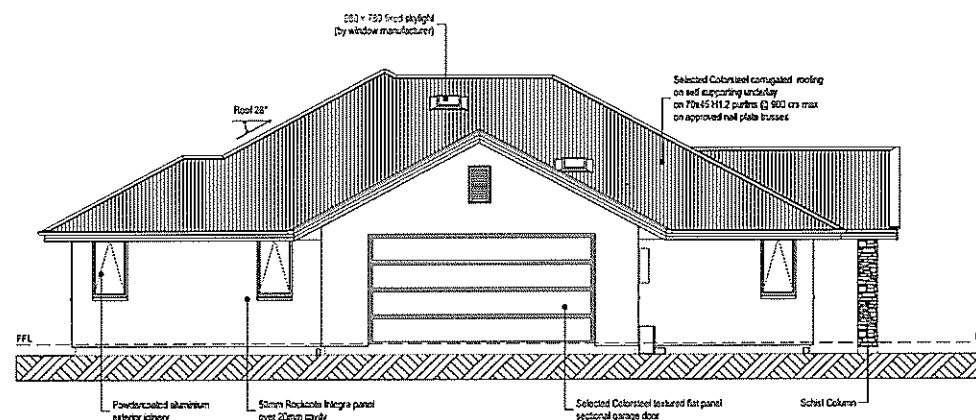
**APPROVED PLAN:
RM150197**

Thursday, 16 July 2015



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

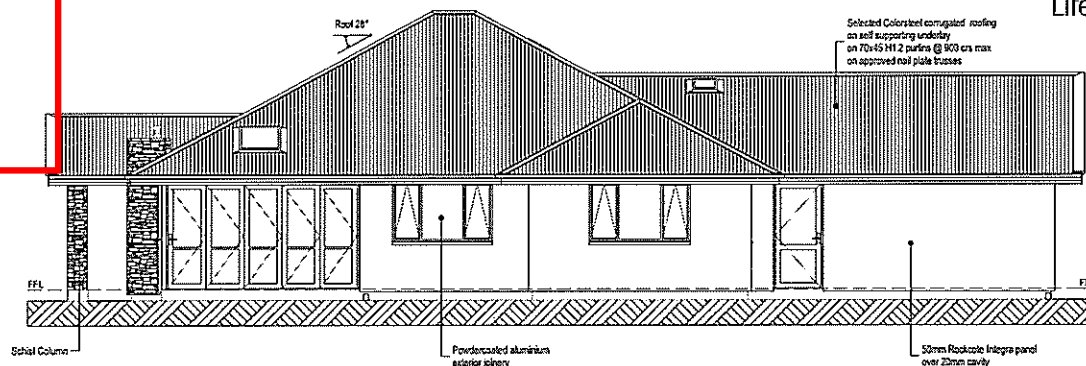
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<p>Mike Greer Homes Ltd PHONE: (03) 443 2255 FAX: (03) 443 2267 ADDRESS: 58 Frye Cts Riverside Park, Abertown, Wanaka WEB: www.mikagreerhomes.co.nz</p>	<p>JOB TITLE: Aspiring Retirement Village</p>	<p>DRAWING TITLE: EXTERIOR ELEVATIONS</p>	<p>LEGAL DESCRIPTION: LOT DP ADDRESS: Mt Burke Flipped and related Stage 9 Wanaka</p> <p>NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited</p>	<p>DATE OF ISSUE: 8/12/2014</p> <p>AMENDMENT DATE:</p>	<p>DESIGNER: JC</p> <p>VERSION: V01</p>	<p>SCALE: JOB #</p> <p>WN309</p>	<p>SHEET: SK-04</p> <p>OF: 8</p>
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QUEENSTOWN LAKES DISTRICT COUNCIL

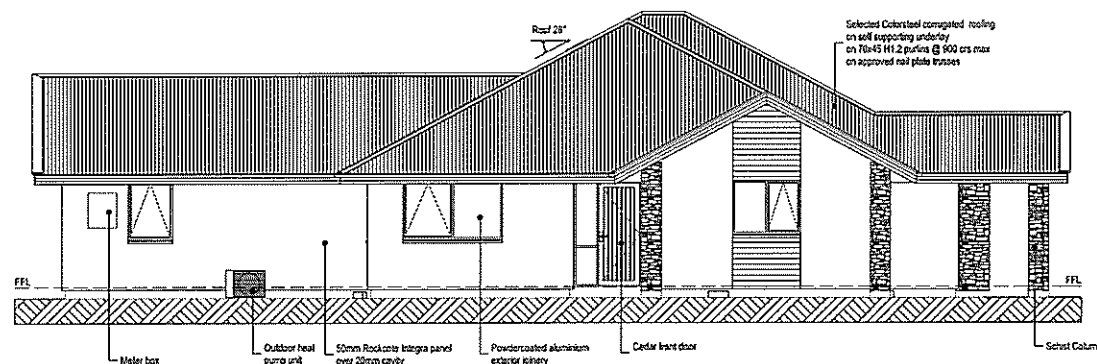
**APPROVED PLAN:
RM150197**

Thursday, 16 July 2015



WEST ELEVATION

1:100

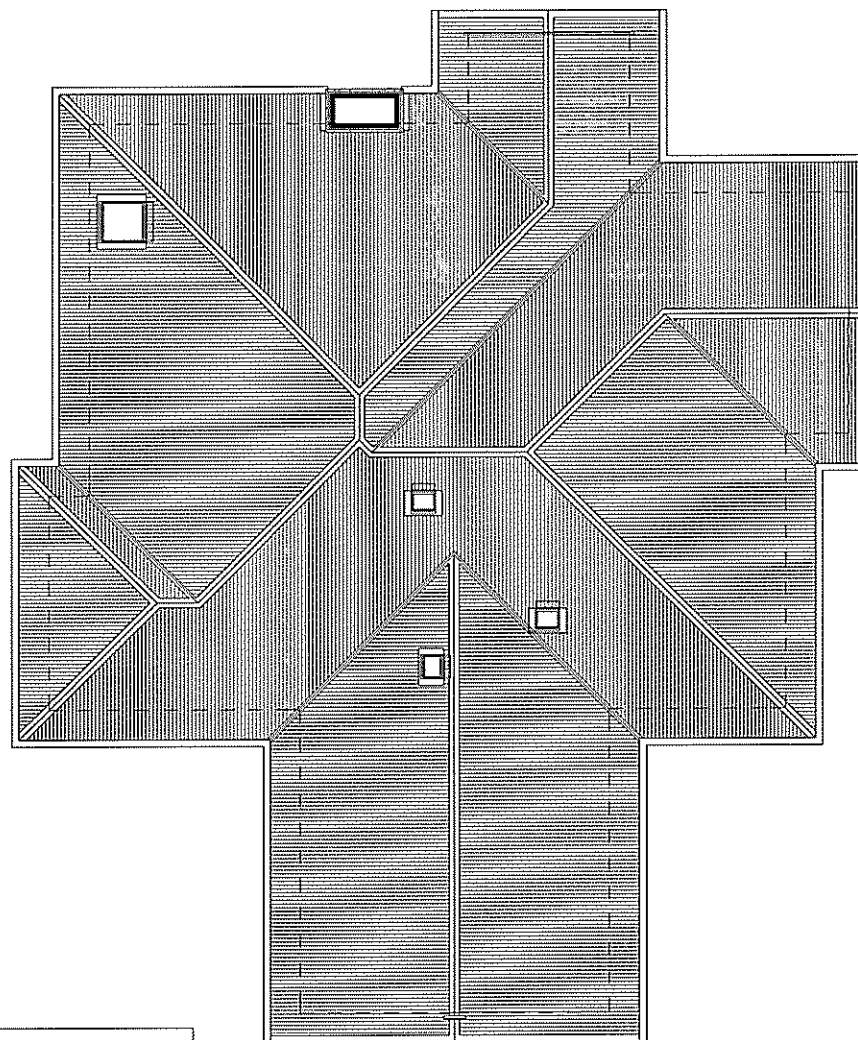


EAST ELEVATION

1:100

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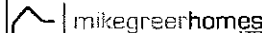


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APPROVED PLAN:
RM150197

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Mt Burke stage 9

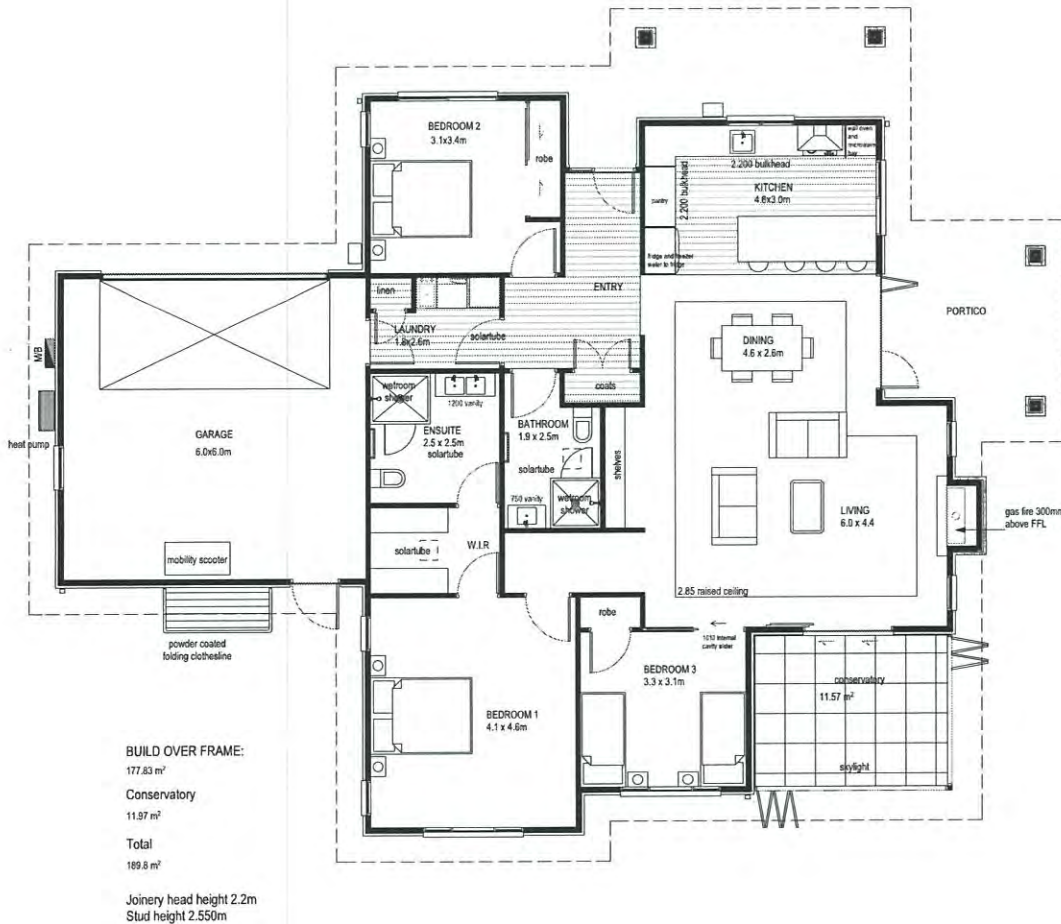


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**APPROVED PLAN:
RM150197**

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WEB: www.mikgreerhomes.co.nz

JOB TITLE:
**Aspiring Retirement
Village**

DRAWING TITLE:
FLOOR PLAN

LEGAL DESCRIPTION:
LOT DP
ADDRESS: Mt Burke
Stage 9
Wanaka

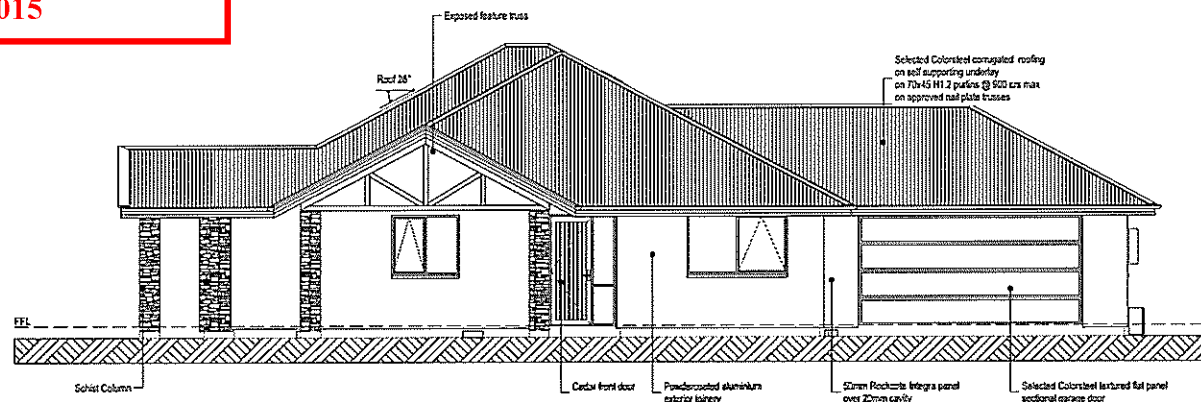
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8/12/2014	JC		SK-03
AMENDMENT DATE:	VERSION:	JOB #	
	V01	WN309	OF: 8

QUEENSTOWN LAKES DISTRICT COUNCIL

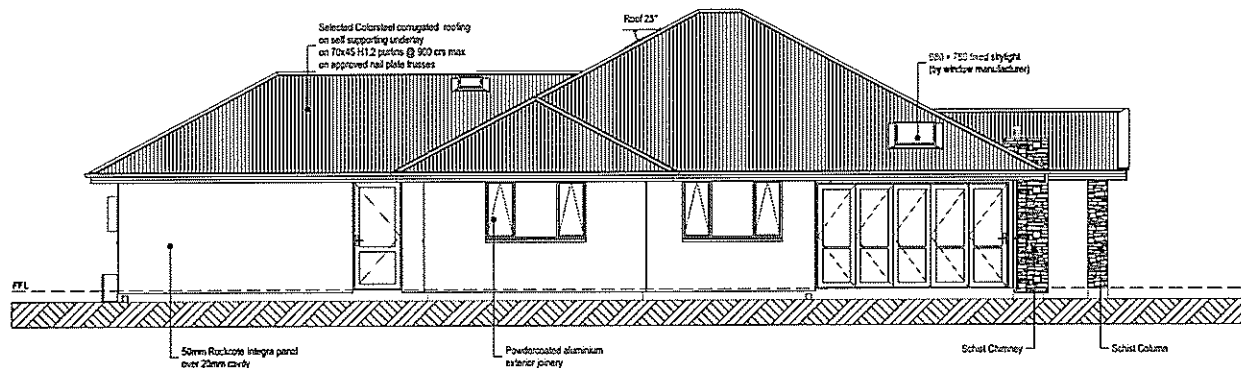
**APPROVED PLAN:
RM150197**

Thursday, 16 July 2015



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

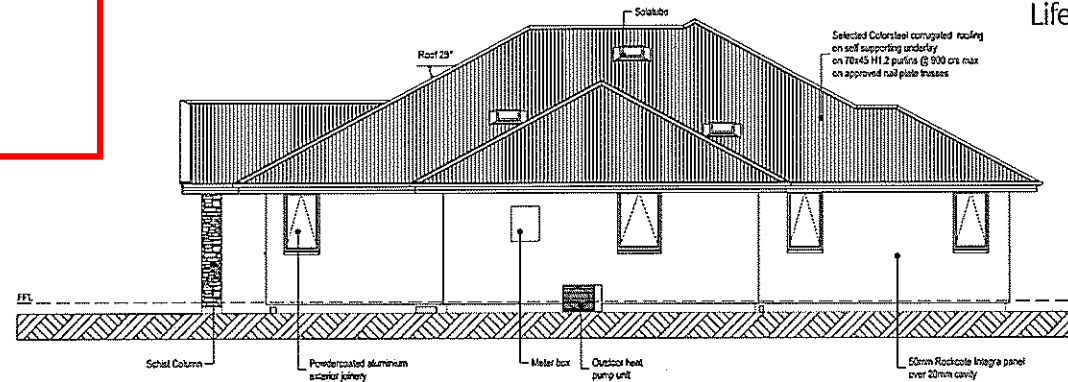
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<p>Mike Greer Homes Ltd PHONE: (03) 443 2955 FAX: (03) 443 2267 ADDRESS: 58 Frye Cr, Riverside Park, Albert Town, Wanaka WEB: www.mikagreerhomes.co.nz</p>	<p>JOB TITLE: Aspiring Retirement Village</p>	<p>DRAWING TITLE: EXTERIOR ELEVATIONS</p>	<p>LEGAL DESCRIPTION: LOT DP ADDRESS: Mt Burke Stage 9 Wanaka</p> <p>NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited</p>	<p>DATE OF ISSUE: 8/12/2014</p> <p>AMENDMENT DATE:</p>	<p>DESIGNER: JC</p> <p>VERSION: V01</p> <p>SCALE: JOB # WN309</p>	<p>SHEET: SK-04 OF: 8</p>
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QUEENSTOWN LAKES DISTRICT COUNCIL

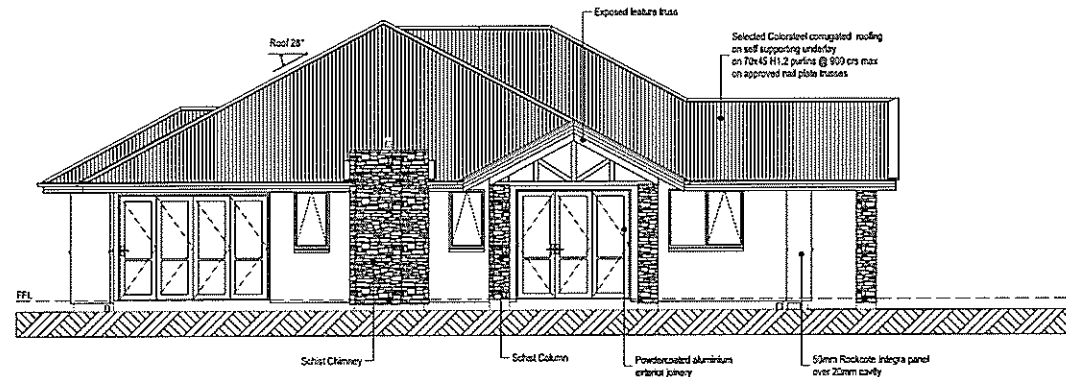
**APPROVED PLAN:
RM150197**

Thursday, 16 July 2015



WEST ELEVATION

1:100



EAST ELEVATION

1:100

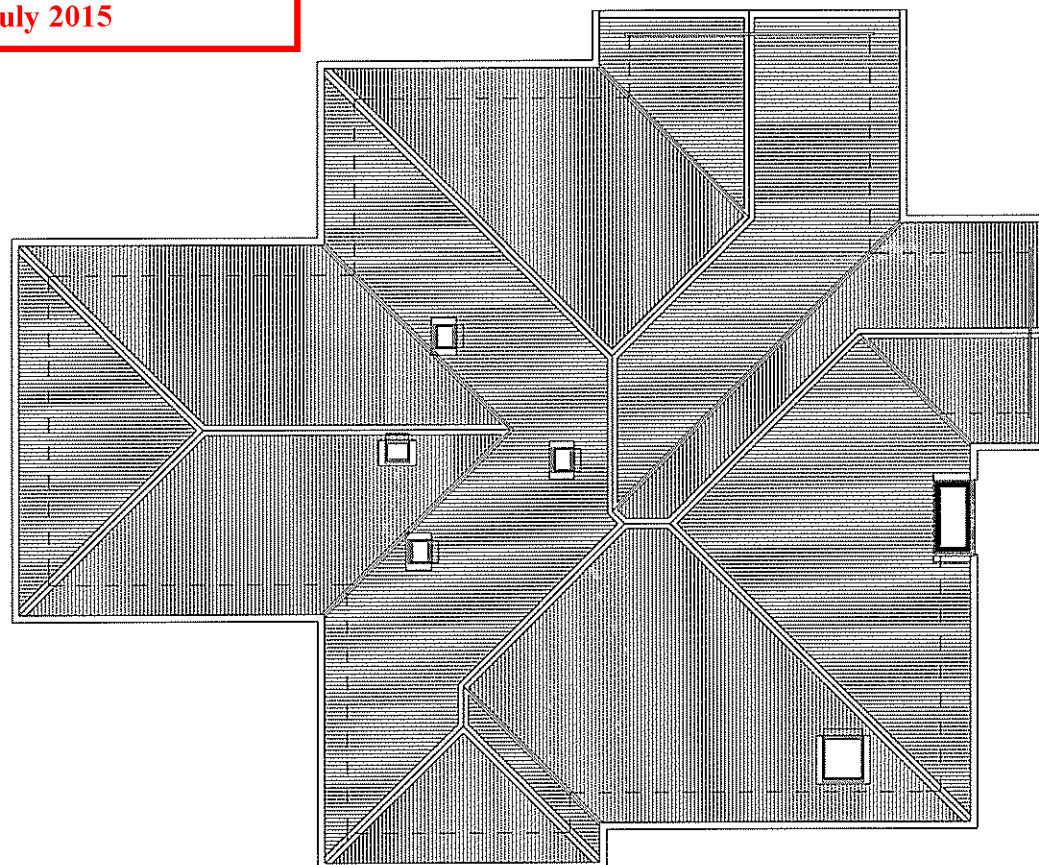
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QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM150197**

Thursday, 16 July 2015



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RM150197

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ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024
WEB: www.mikegreerhomes.co.nz

JOB TITLE:
Aspiring Retirement Village

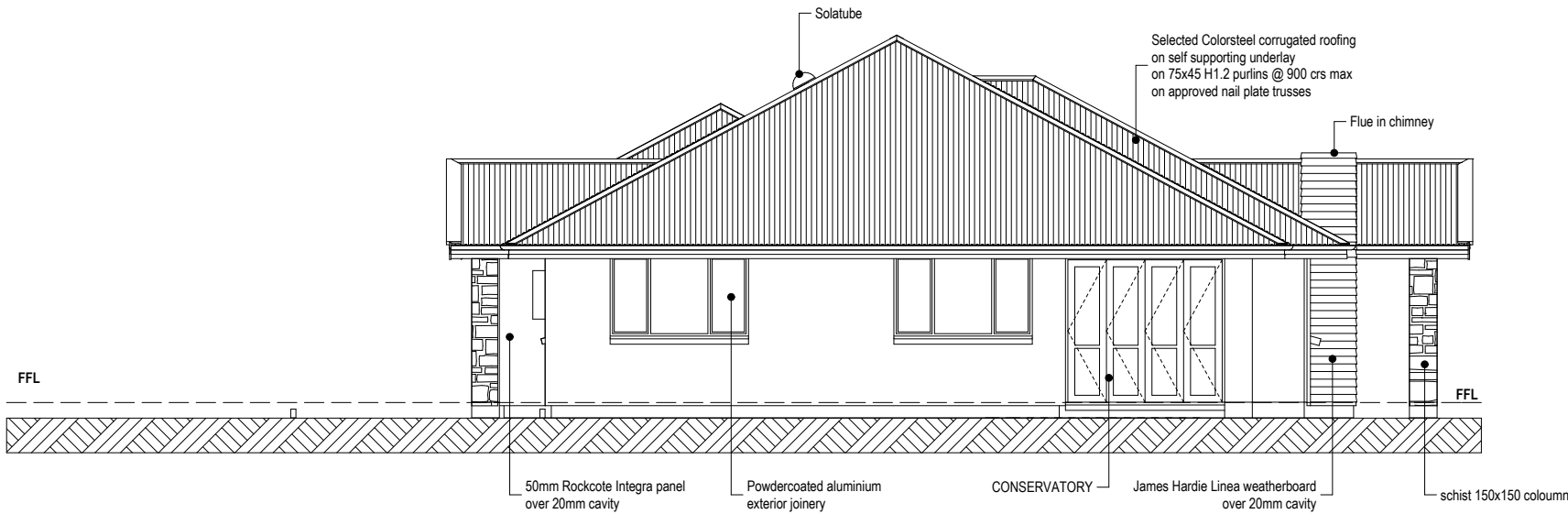
DRAWING TITLE:
FLOOR PLAN

LEGAL DESCRIPTION:
Mt Maude alternative
Stage 9
Wanaka

NOTES:
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8/12/2013	JC	1:0.4512, 1:100	SK-01
AMENDMENT DATE:	VERSION:	JOB #	
#Amendment Date	V01	WN309	OF: 6

GENERAL NOTES:
Ground level subject to confirmation



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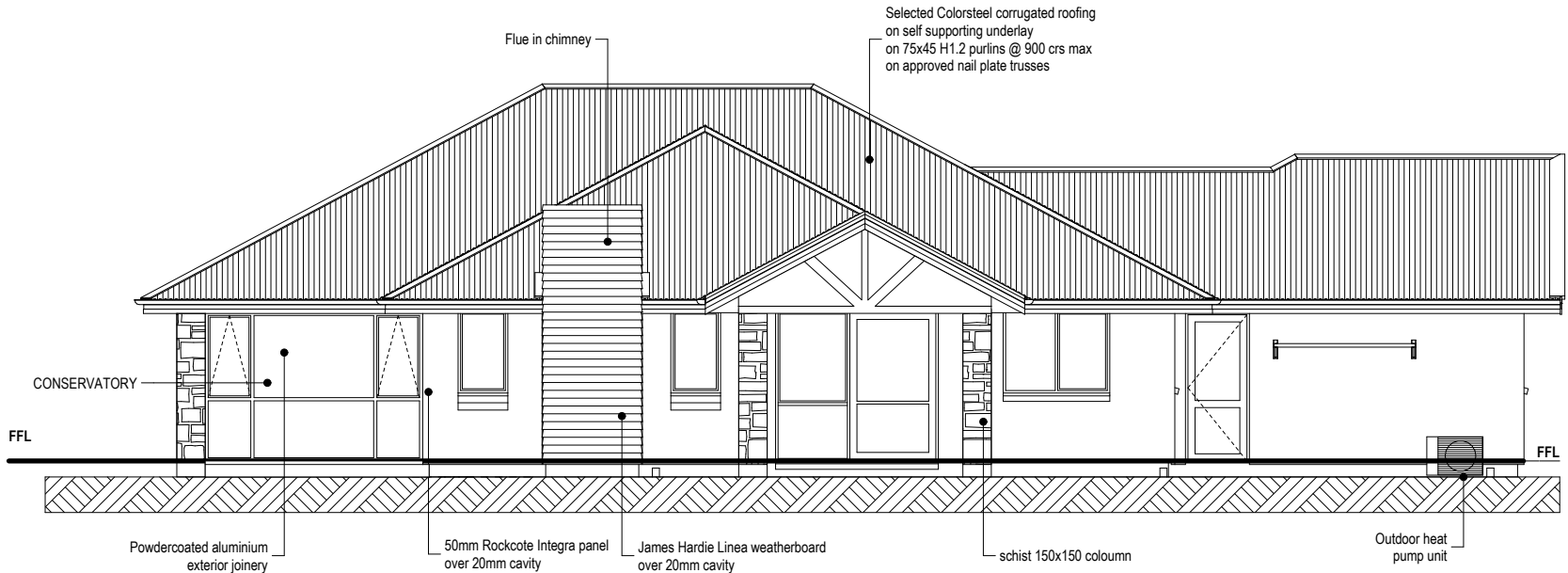
APPROVED PLAN:
RM150197

Thursday, 16 July 2015

E1

EAST ELEVATION

1:100



N1

NORTH ELEVATION

1:100


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ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024
WEB: www.mikegreerhomes.co.nz

JOB TITLE:
**Aspiring Retirement
Village**

DRAWING TITLE:
EXTERIOR ELEVATIONS

LEGAL DESCRIPTION:
Mt Maude alternative
Stage 9
Wanaka

NOTES:
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8/12/2013	JC	1:100	SK-04
AMENDMENT DATE:	VERSION:	JOB #	OF: 6
#Amendment Date	V01	WN309	

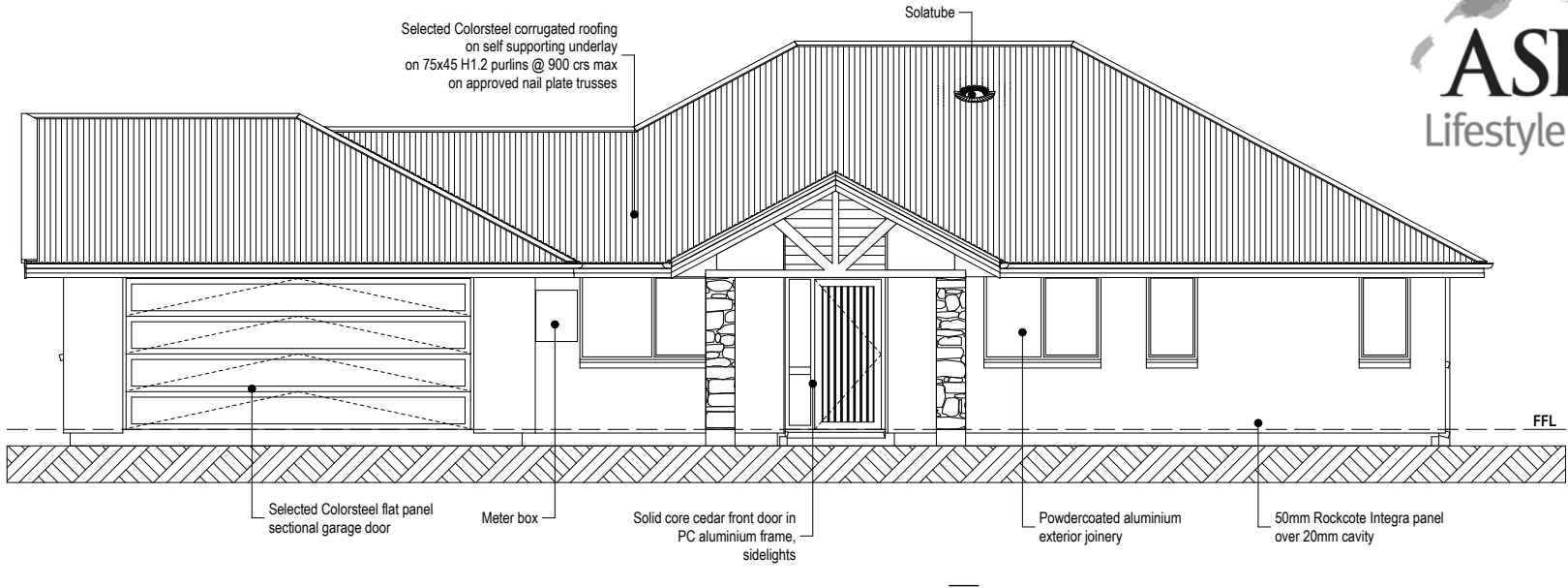
GENERAL NOTES:
Ground level subject to confirmation



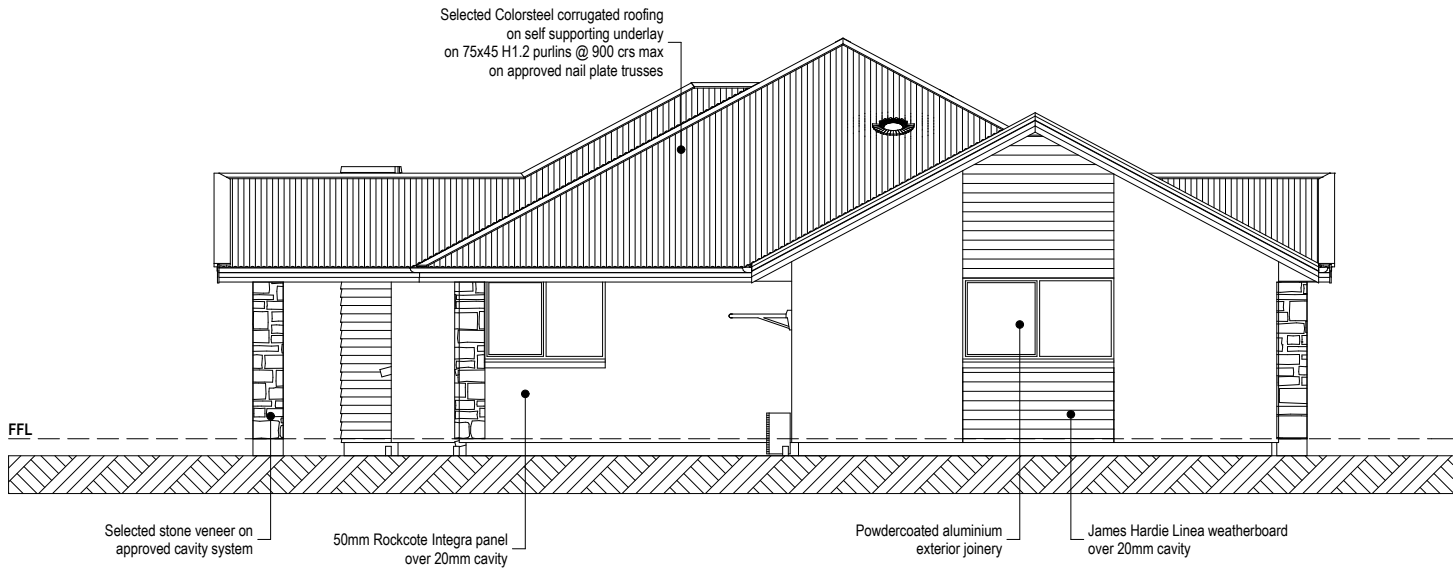
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APPROVED PLAN:
RM150197

Thursday, 16 July 2015



S1 SOUTH ELEVATION 1:100



W1 WEST ELEVATION 1:100


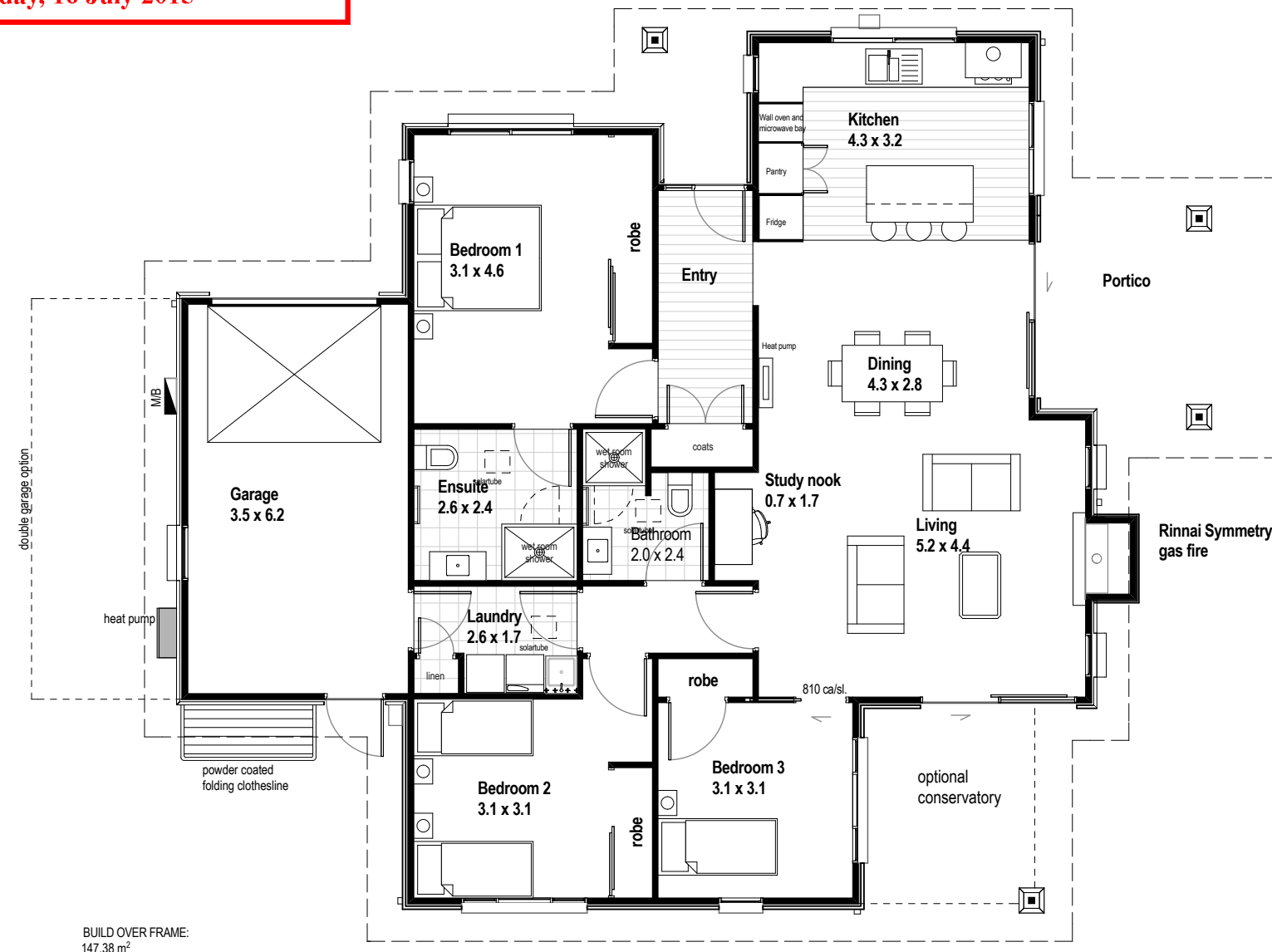
 © Mike Greer Homes Ltd PHONE: (03) 354 0166 FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikegreerhomes.co.nz	JOB TITLE: Aspiring Retirement Village	DRAWING TITLE: EXTERIOR ELEVATIONS	LEGAL DESCRIPTION: Mt Maude alternative Stage 9 Wanaka	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	DATE OF ISSUE: 8/12/2013 AMENDMENT DATE: #Amendment Date	DESIGNER: JC VERSION: V01	SCALE: 1:100 JOB # WN309	SHEET: SK-05 OF: 6
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Photo Indicative Only



Floor plan

1:100

GENERAL NOTES:
Ground level subject to confirmation

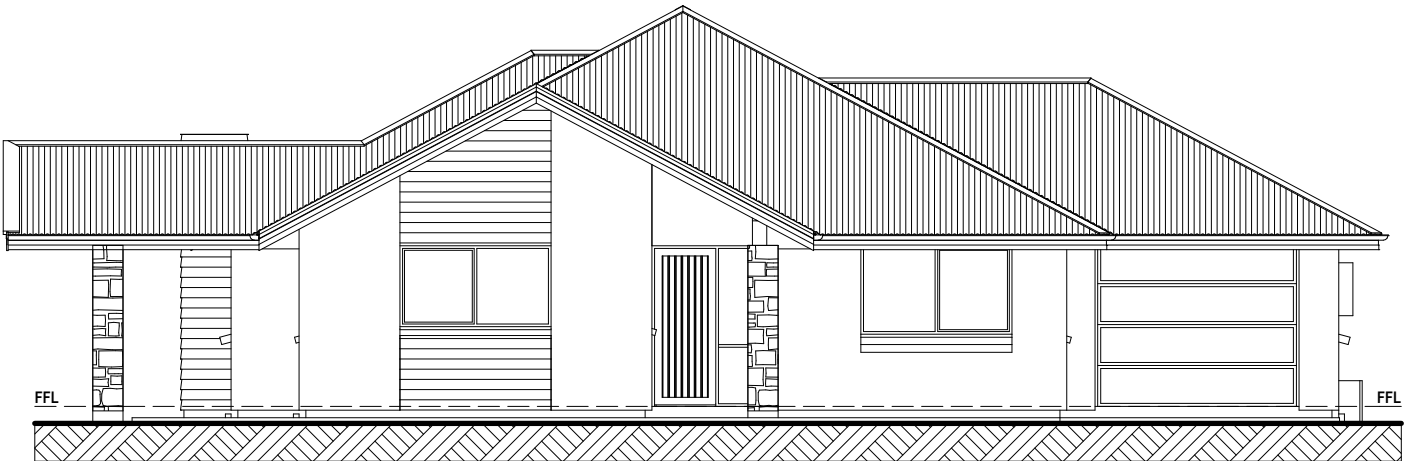


EAST ELEVATION 1:100

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APPROVED PLAN:
RM150197

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NORTH ELEVATION 1:100

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ADDRESS: 58 Frye Crs, Riverside Park, Albert Town, Wanaka
WEB: www.mikegreerhomes.co.nz

JOB TITLE:
**Aspiring Retirement
Village**

DRAWING TITLE:
EXTERIOR ELEVATIONS

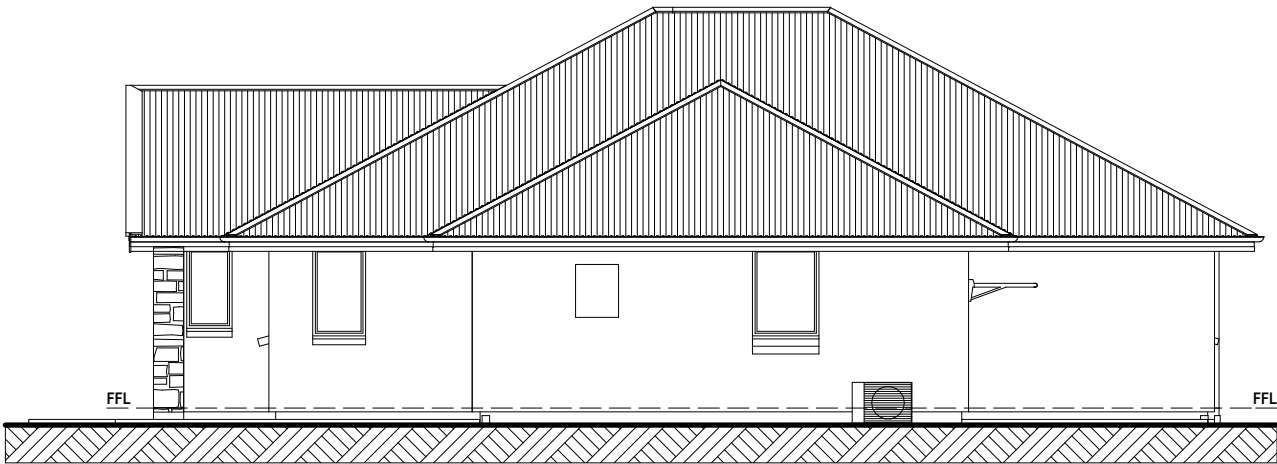
LEGAL DESCRIPTION: Mt Maude
Stage 9
Wanaka

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8/12/2014	JC		SK-04
AMENDMENT DATE:	VERSION:	JOB #	OF: 6
#Amendment Date	V01	WN309	

GENERAL NOTES:
Ground level subject to confirmation



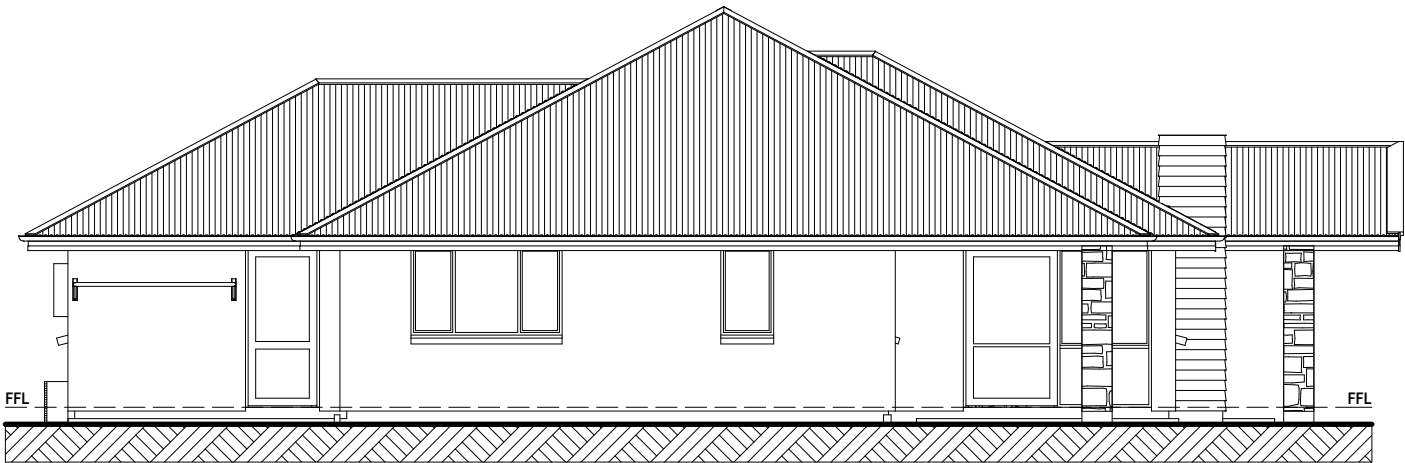
WEST ELEVATION

1:100

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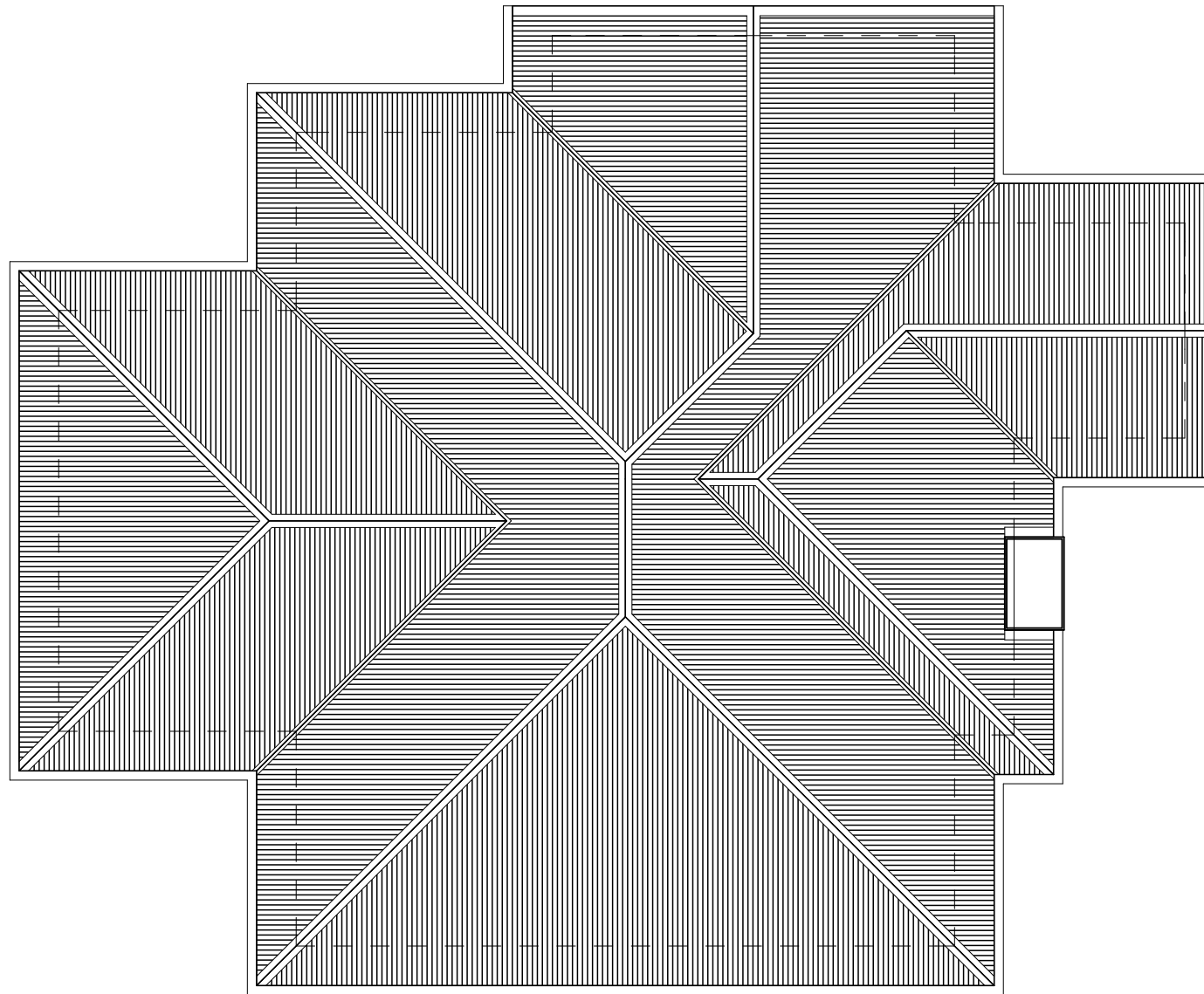
APPROVED PLAN:
RM150197

Thursday, 16 July 2015



SOUTH ELEVATION

1:100



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APPROVED PLAN:
RM150197

Thursday, 16 July 2015

1.

First Floor / Roof

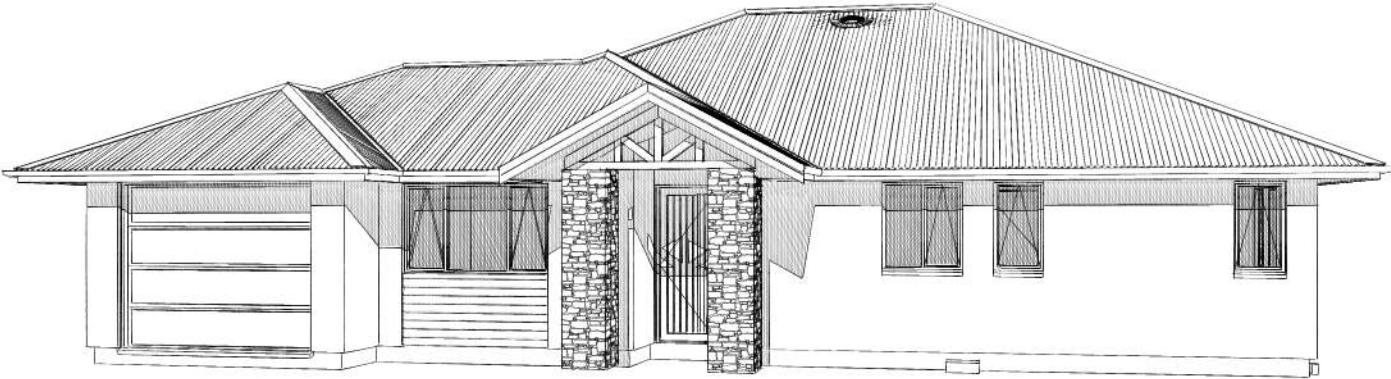
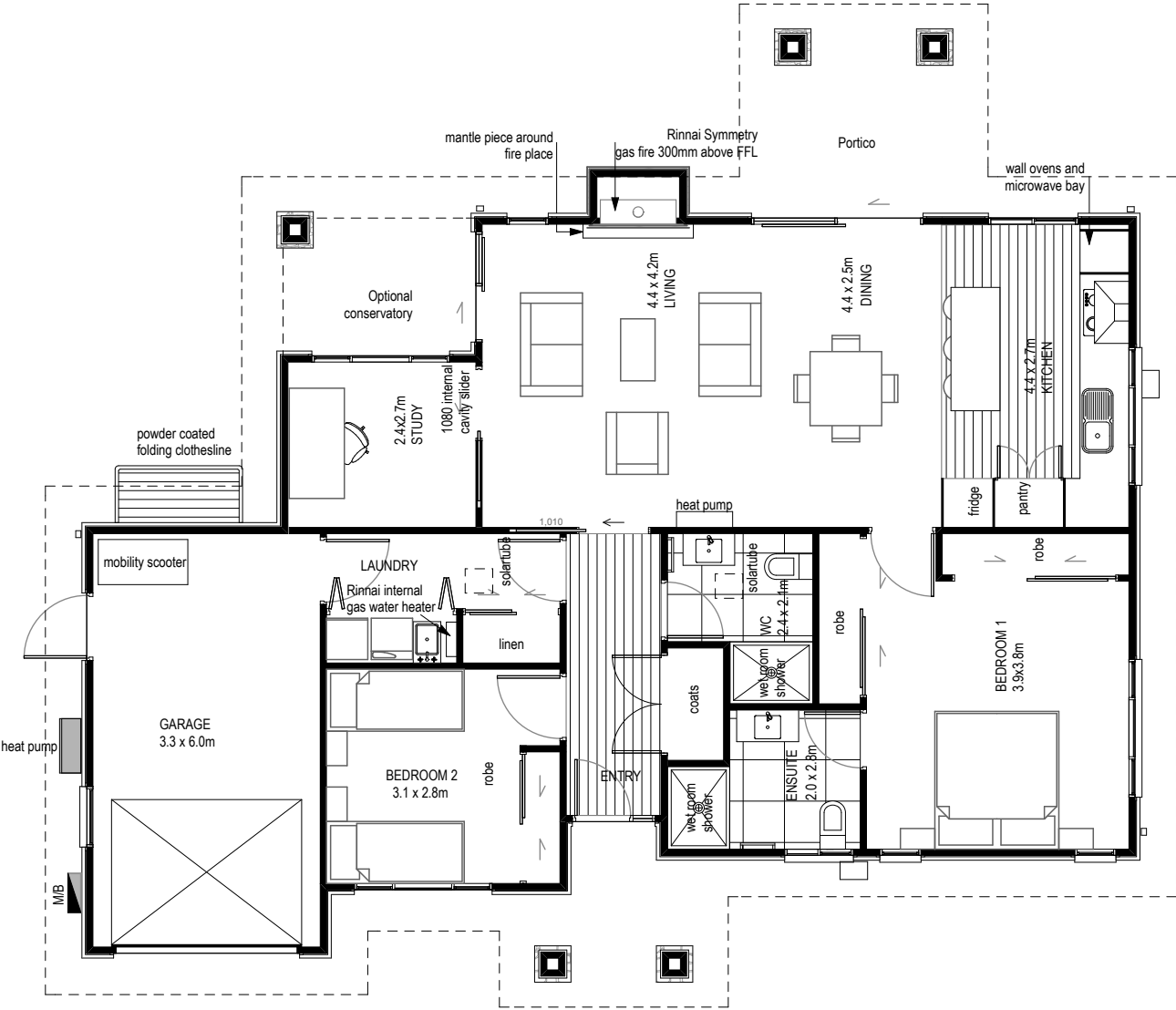
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150197

Thursday, 16 July 2015




BUILD OVER FRAME:
129.34 m²

FLOOR PLAN

1:100

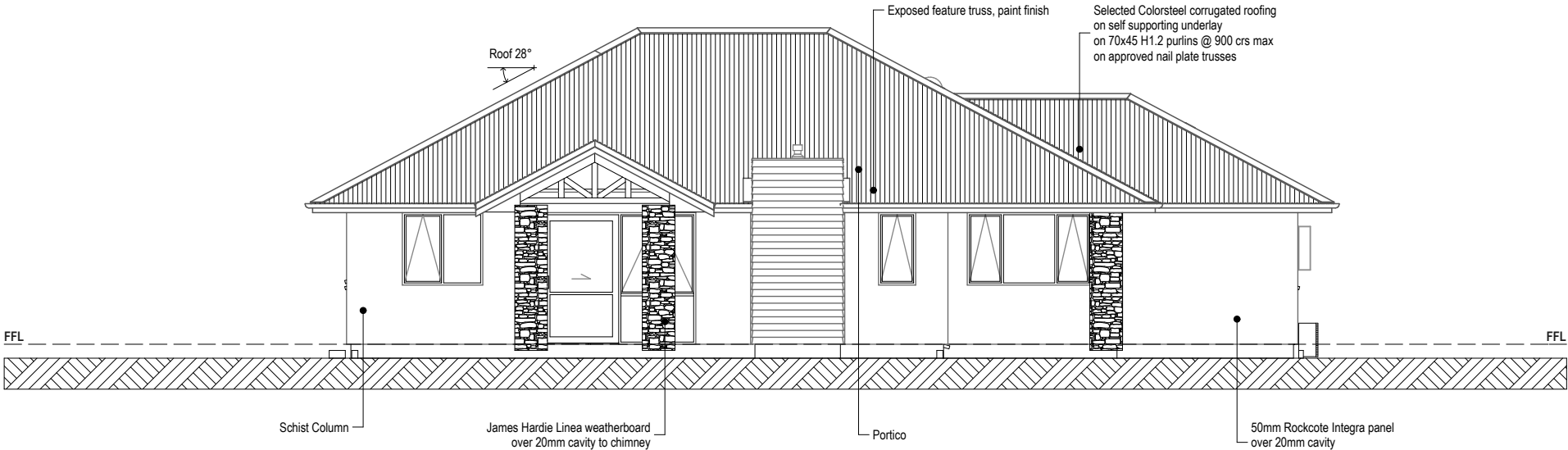
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	Aspiring Retirement Village	FLOOR PLAN	Mt Minarets Stage 9 Wanaka	<p>- Subject to council approval</p> <p>- All measurements to be confirmed on site by the contractor prior to the commencement of work</p> <p>© 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited</p>	8/12/2014	JC		SK-03
					AMENDMENT DATE:	VERSION:	JOB #	
					#Amendment Date	V01	WN309	OF: 8

QUEENSTOWN LAKES DISTRICT COUNCIL

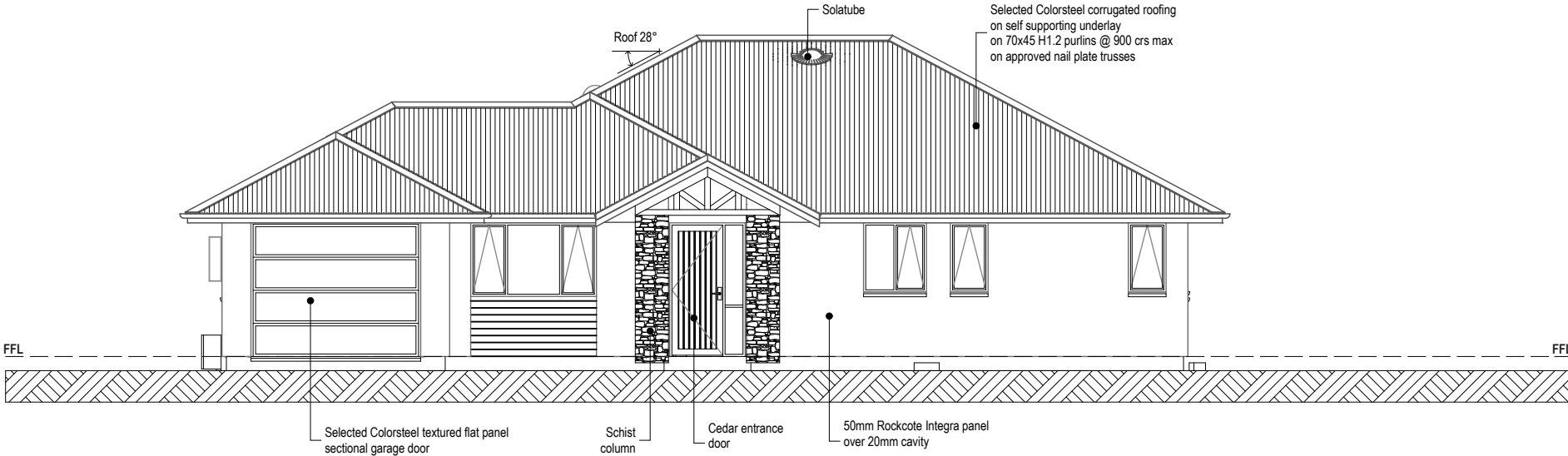
APPROVED PLAN:
RM150197

Thursday, 16 July 2015



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

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Wanaka 9305
WEB: www.mikegreerhomes.co.nz

JOB TITLE:
**Aspiring Retirement
Village**

DRAWING TITLE:
EXTERIOR ELEVATIONS

LEGAL DESCRIPTION:
Mt Minarets
Stage 9
Wanaka

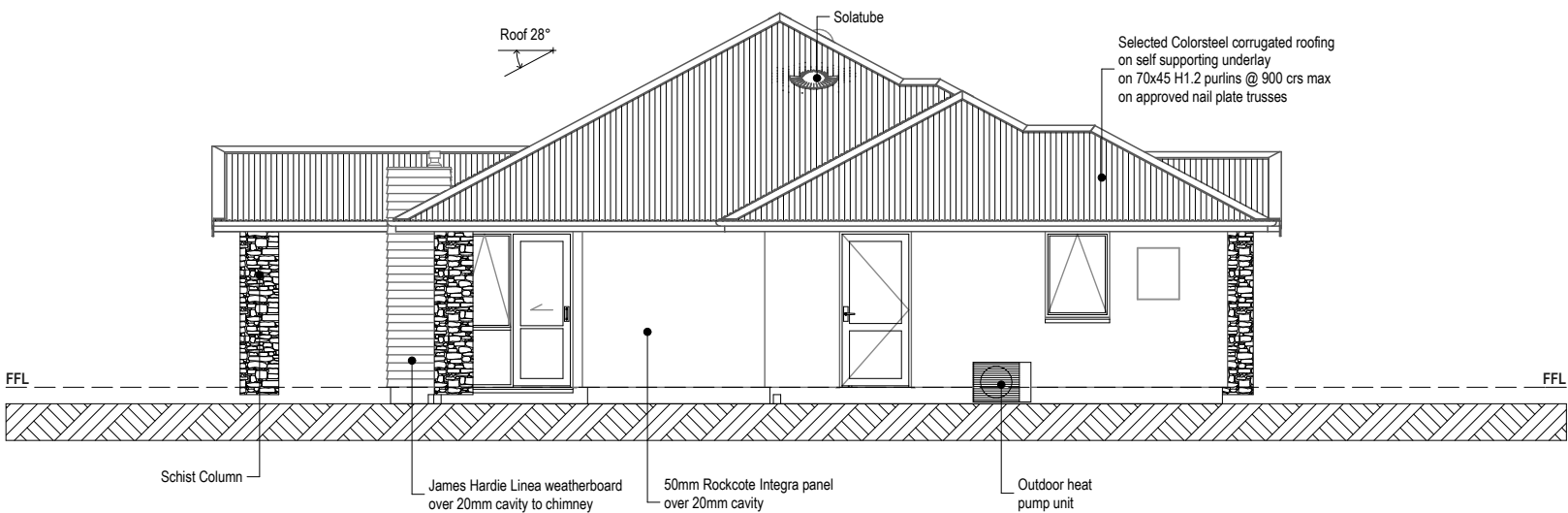
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8/12/2014	JC		
AMENDMENT DATE:	VERSION:	JOB #	
#Amendment Date	V01	WN309	OF: 8

QUEENSTOWN LAKES DISTRICT COUNCIL

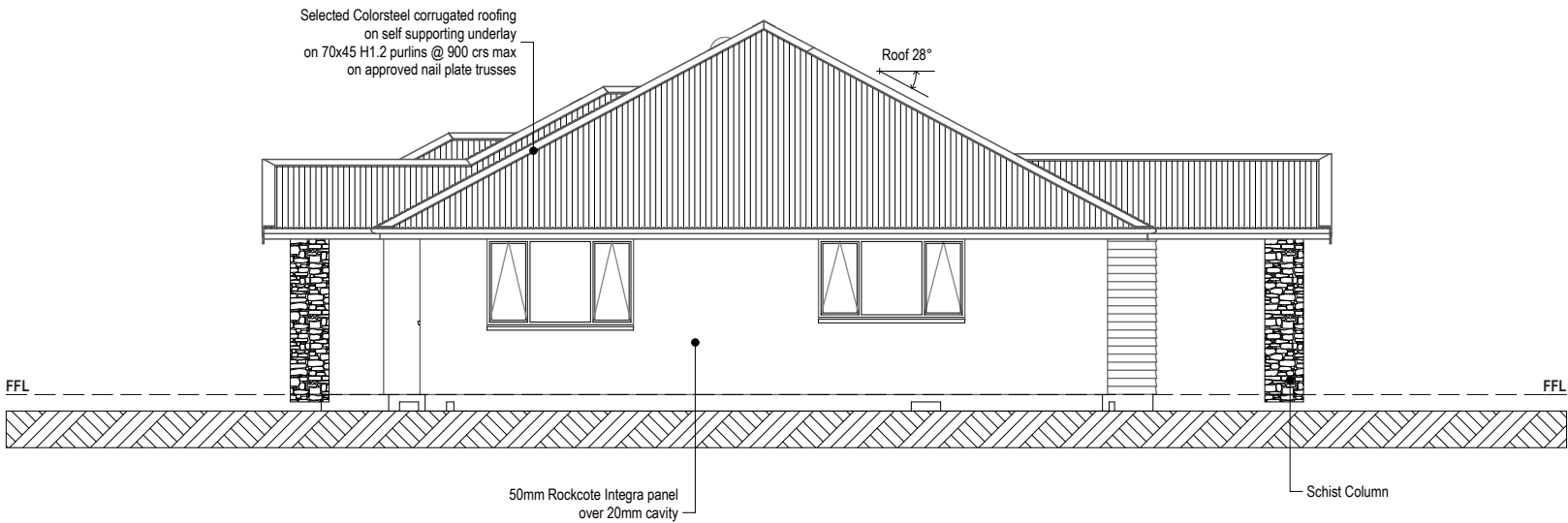
APPROVED PLAN:
RM150197

Thursday, 16 July 2015



WEST ELEVATION


1:100



EAST ELEVATION

1:100

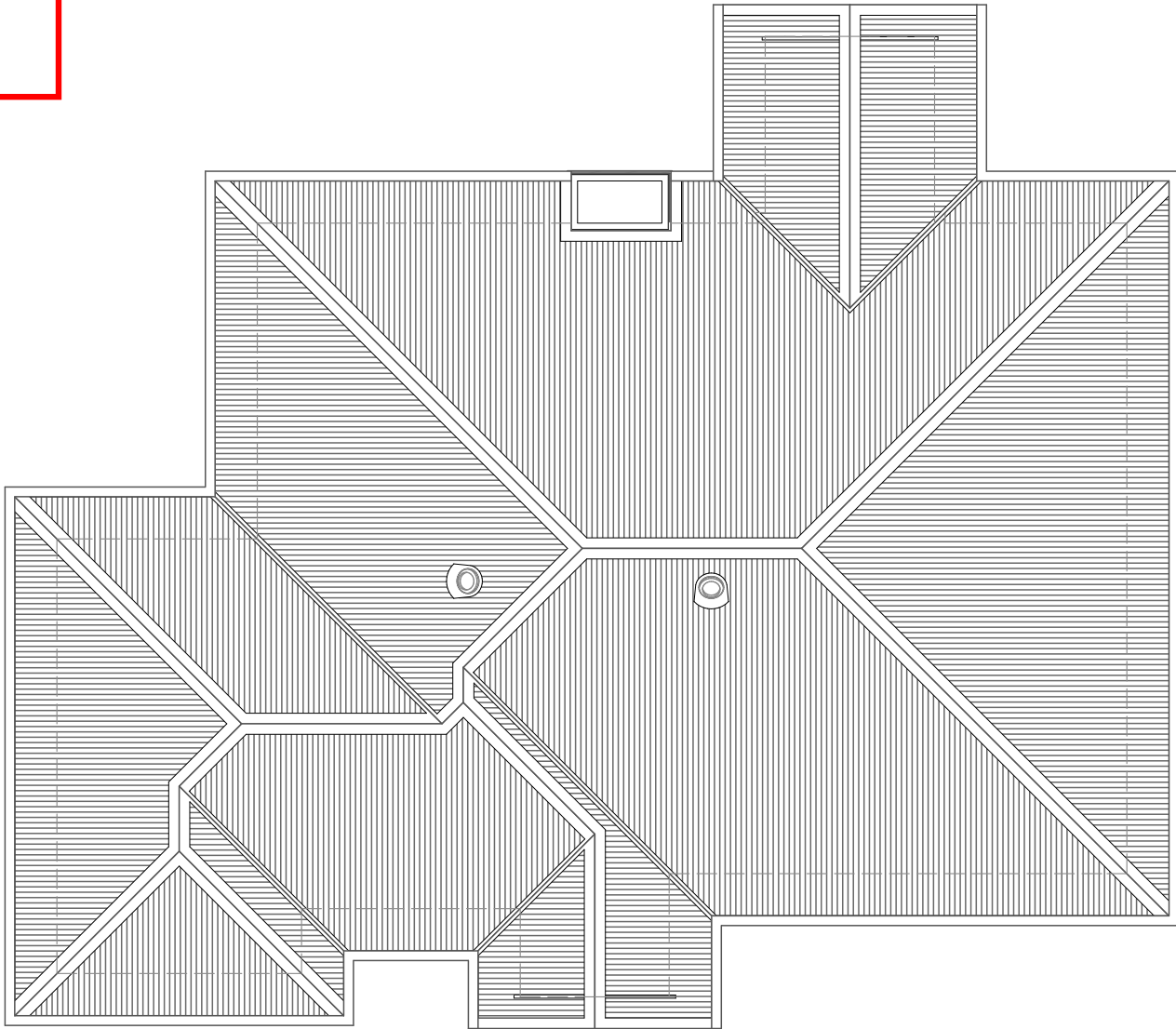
NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

 © Mike Greer Homes Ltd PHONE: (03) 443 2065 FAX: (03) 443 2067 ADDRESS: 58 Frye Crs, Riverside Park, Albert Town, Wanaka 9305 WEB: www.mikegreerhomes.co.nz	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
	Aspiring Retirement Village	EXTERIOR ELEVATIONS	Mt Minarets Stage 9 Wanaka	- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work © 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited	8/12/2014	JC		SK-05
					AMENDMENT DATE:	VERSION:	JOB #	
					#Amendment Date	V01	WN309	OF: 8


QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150197

Thursday, 16 July 2015



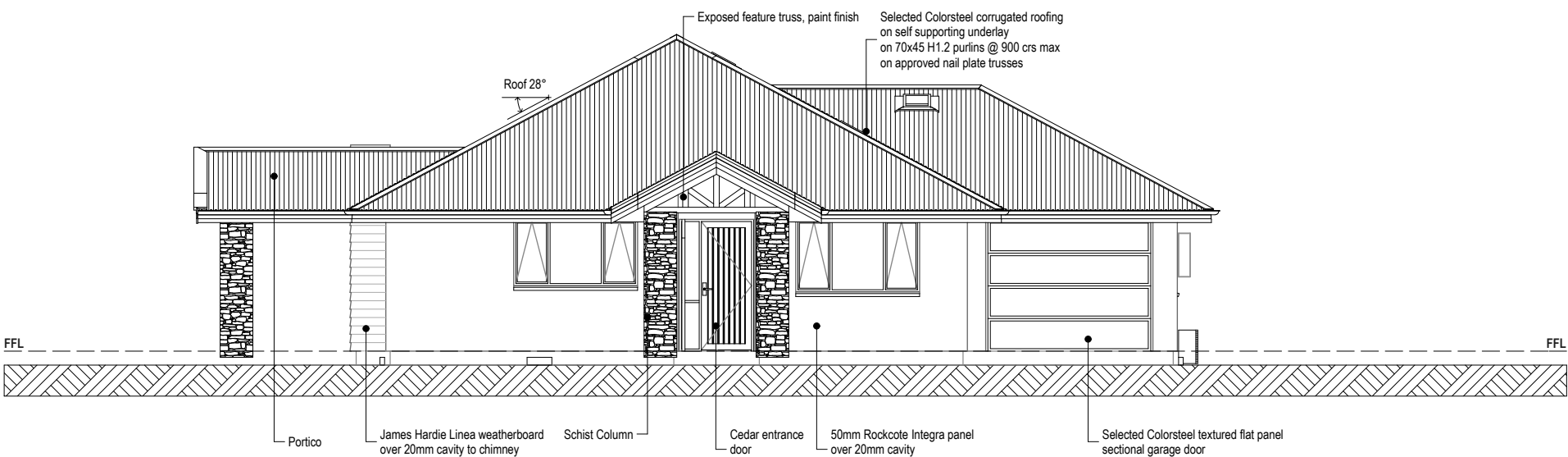
NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

 © Mike Greer Homes Ltd PHONE: (03) 443 2065 FAX: (03) 443 2067 ADDRESS: 58 Frye Crs, Riverside Park, Albert Town, Wanaka 9305 WEB: www.mikegreerhomes.co.nz	JOB TITLE:	DRAWING TITLE:	LEGAL DESCRIPTION:	NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
	Aspiring Retirement Village	ROOF PLAN	Mt Minarets Stage 9 Wanaka	<p>- Subject to council approval</p> <p>- All measurements to be confirmed on site by the contractor prior to the commencement of work</p> <p>© 2010 Mike Greer Homes Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes Limited</p>	8/12/2014	JC		SK-07
					AMENDMENT DATE:	VERSION:	JOB #	
					#Amendment Date	V01	WN309	OF: 8

QUEENSTOWN LAKES DISTRICT COUNCIL

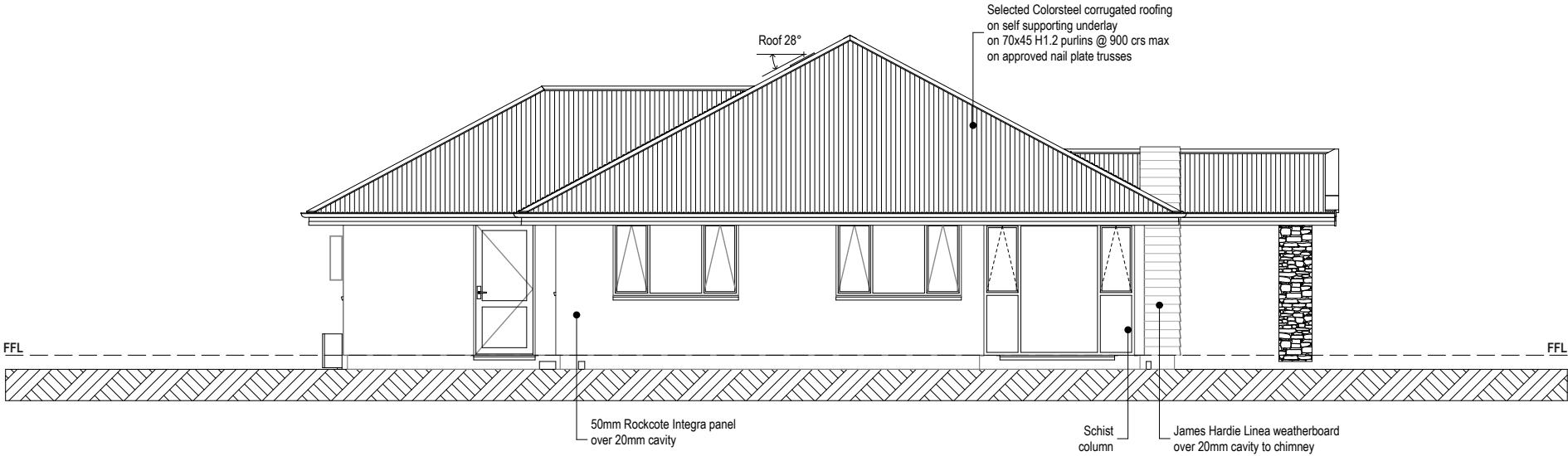
APPROVED PLAN:
RM150197

Thursday, 16 July 2015



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

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JOB TITLE:

Aspiring Retirement
Village

DRAWING TITLE:

EXTERIOR ELEVATIONS

LEGAL DESCRIPTION:

Mt Minarets
Stage 9
Wanaka

NOTES:

- Subject to council approval
- All measurements to be confirmed on site by
the contractor prior to the commencement of work

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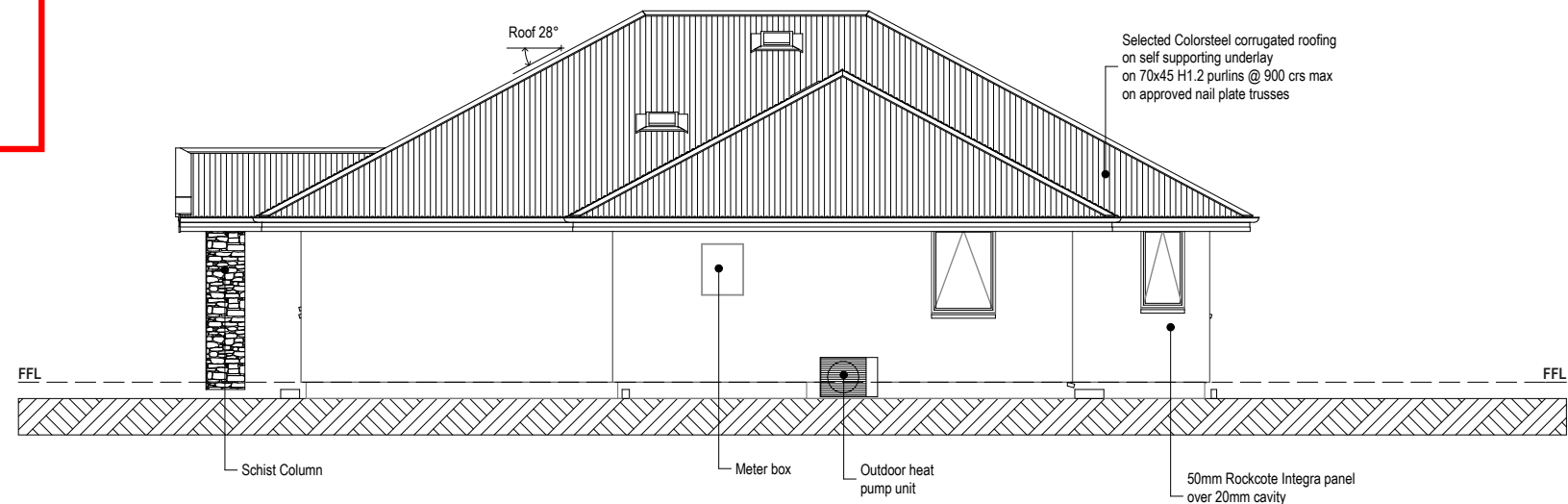
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OF: 8

QUEENSTOWN LAKES DISTRICT COUNCIL

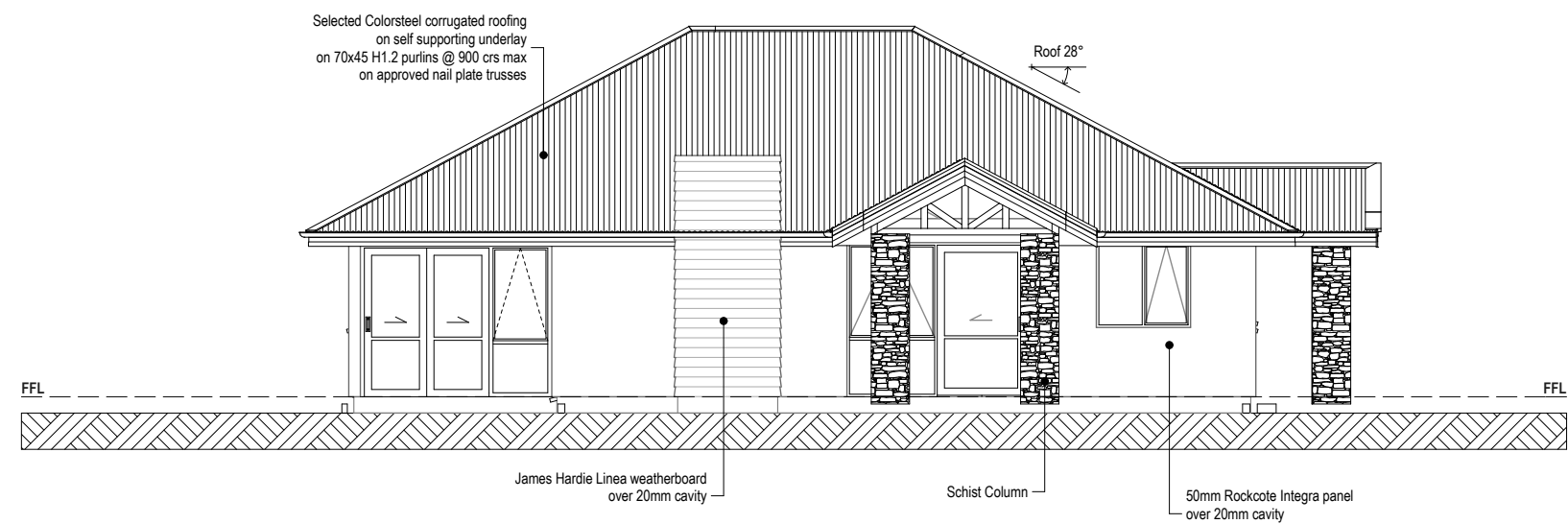
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WEST ELEVATION

1:100



EAST ELEVATION

1:100

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Wanaka 9305
WEB: www.mikegreerhomes.co.nz

JOB TITLE:

Aspiring Retirement
Village

DRAWING TITLE:

EXTERIOR ELEVATIONS

LEGAL DESCRIPTION:

Mt Minarets
Stage 9
Wanaka

NOTES:

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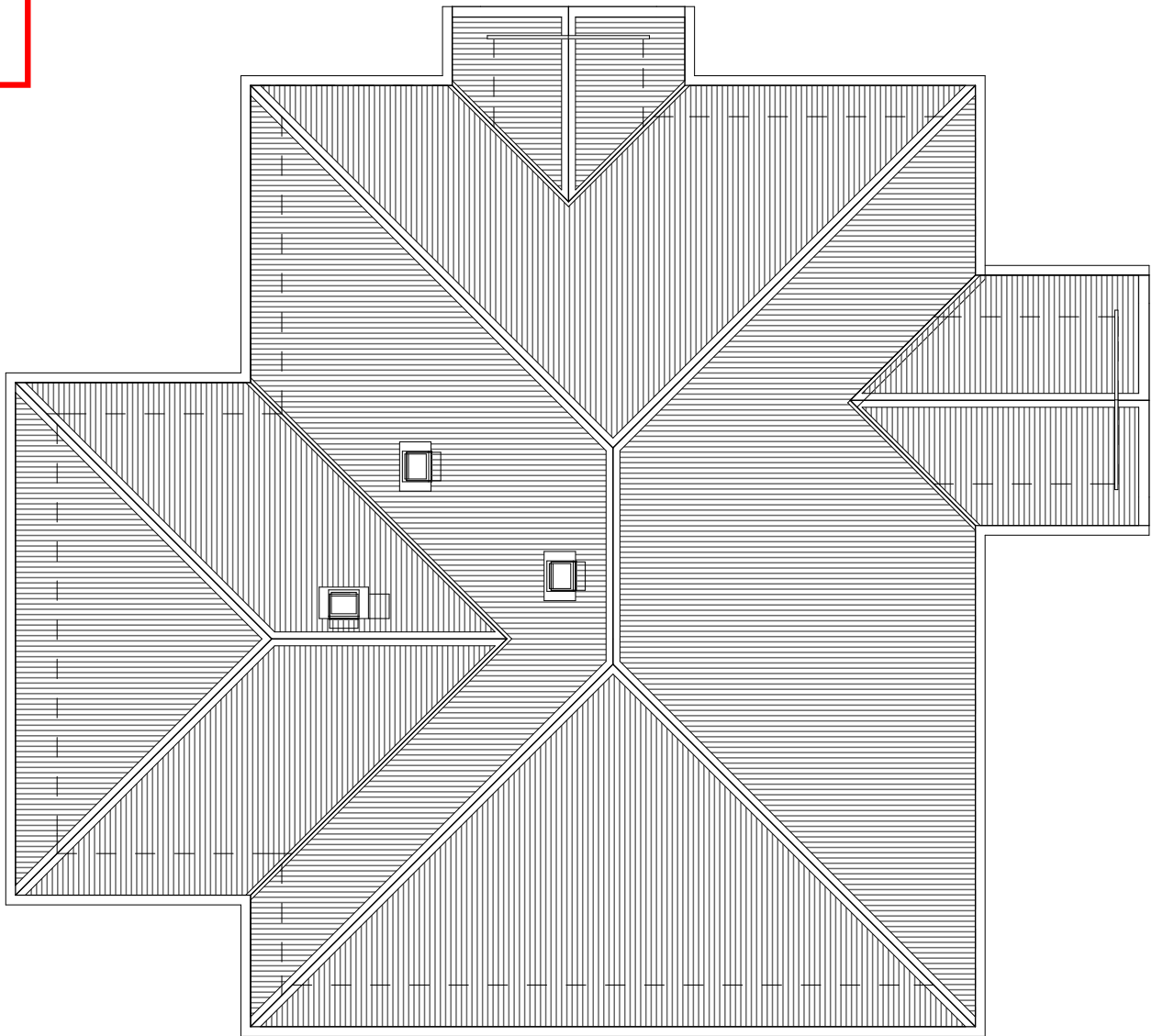
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OF: 8

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
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Wanaka 9305
WEB: www.mikegreerhomes.co.nz

JOB TITLE:

Aspiring Retirement
Village

DRAWING TITLE:

ROOF PLAN

LEGAL DESCRIPTION:

Mt Minarets
Stage 9
Wanaka

NOTES:

- Subject to council approval
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VERSION:

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SCALE:

JOB #

WN309

SHEET:

SK-07

OF: 8

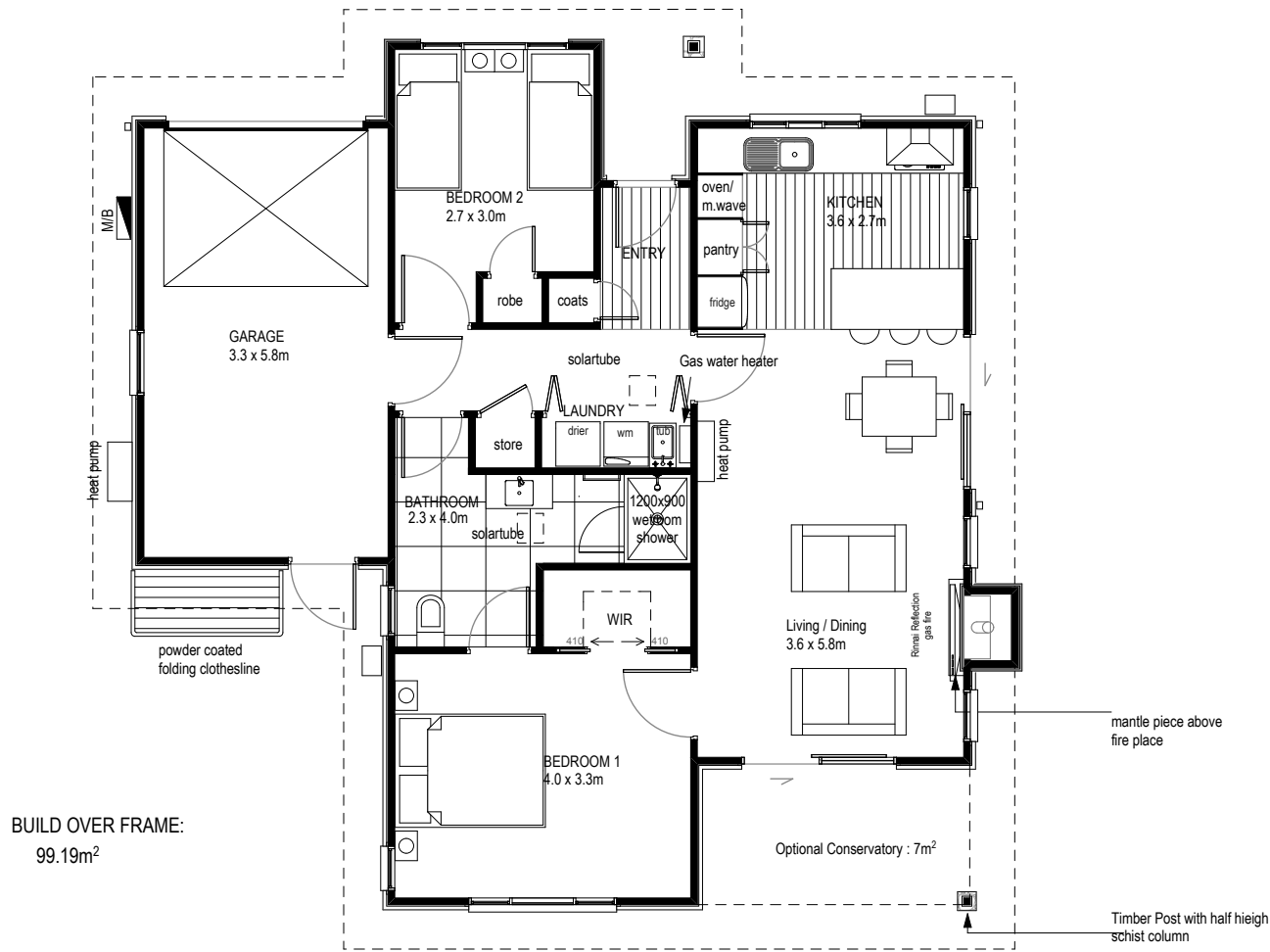
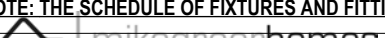


Photo Indicative Only

FLOOR PLAN

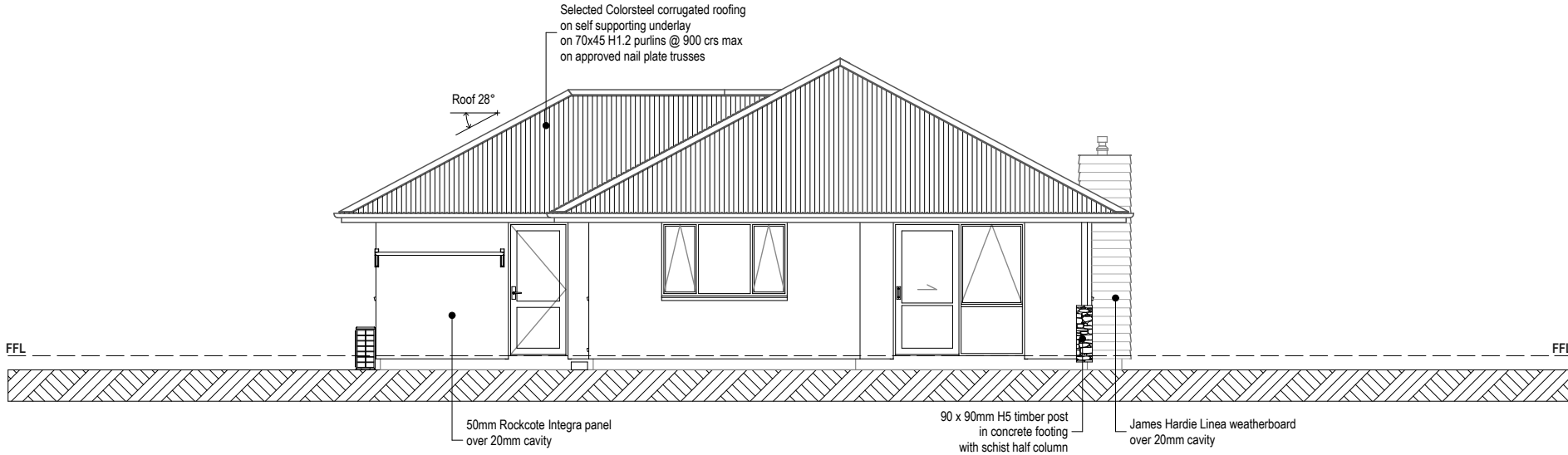
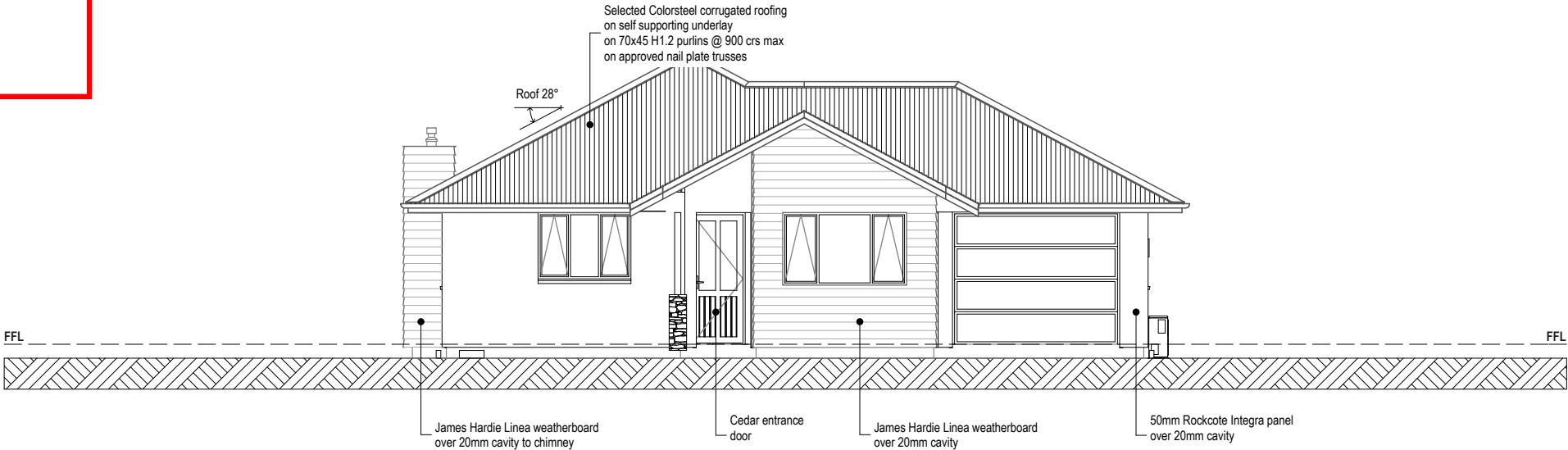
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 © Mike Greer Homes Ltd PHONE: (03) 443 2065 FAX: (03) 443 2067 ADDRESS: 58 Frye Crs, Riverside Park, Albert Town, Wanaka 9305 WEB: www.mikegreerhomes.co.nz	job title: Aspiring Retirement Village	drawing title: FLOOR PLAN	legal description: Mt Roy Stage 9 Wanaka	Notes *SUBJECT TO COUNCIL APPROVAL *ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK		Version: V01		sheet: SK-	of: 03
						Revised:			

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150197

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WEB: www.mikegreerhomes.co.nz

JOB TITLE:

Aspiring Retirement
Village

DRAWING TITLE:

EXTERIOR ELEVATIONS

LEGAL DESCRIPTION:

Mt Roy
Stage 9
Wanaka

NOTES:

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work

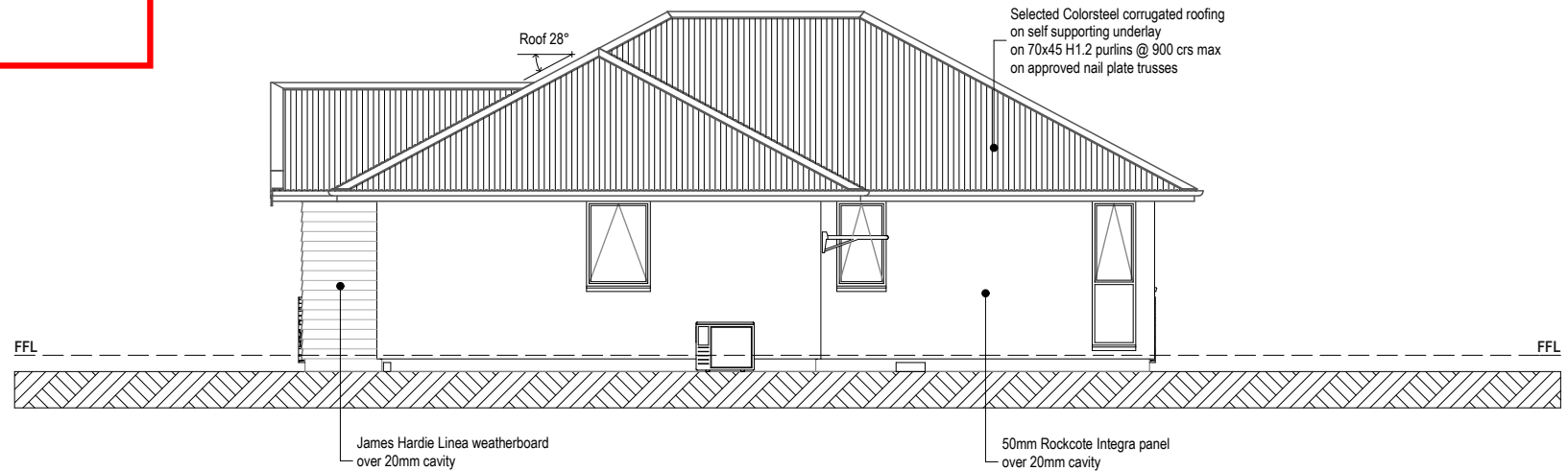
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AMENDMENT DATE:	VERSION:	JOB #	OF: 8
#Amendment Date	V01	WN309	

QUEENSTOWN LAKES DISTRICT COUNCIL

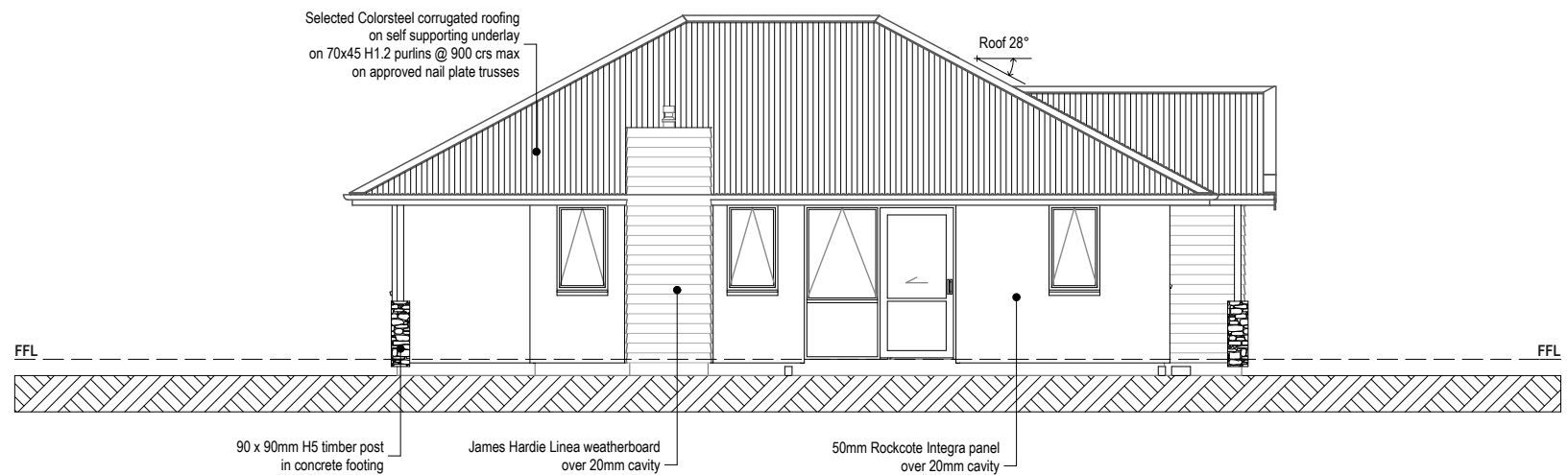
APPROVED PLAN:
RM150197

Thursday, 16 July 2015



WEST ELEVATION

1:100



EAST ELEVATION

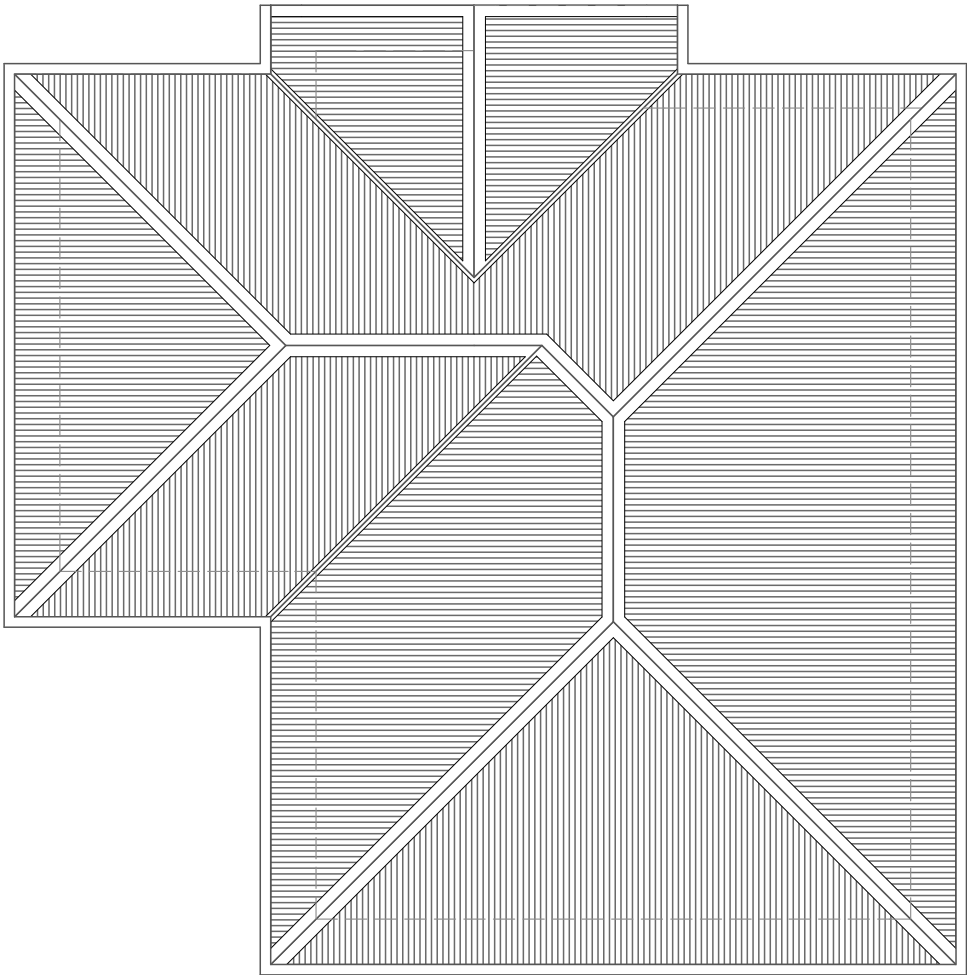
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WEB: www.mikegreerhomes.co.nz

JOB TITLE:

Aspiring Retirement Village

DRAWING TITLE:

ROOF PLAN

LEGAL DESCRIPTION:

Mt Roy
Stage 9
Wanaka

NOTES:

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AMENDMENT DATE:	VERSION:	JOB #	SK-07
#Amendment Date	V01	WN309	OF: 8