



**REPORT ON AN APPLICATION FOR RESOURCE CONSENT FOR A QUALIFYING DEVELOPMENT UNDER SECTION 25 OF THE HOUSING ACCORDS AND SPECIAL HOUSING AREAS ACT 2013 (HASHAA)**

<b>Applicant:</b>	<b>Arrowtown Lifestyle Retirement Village (ARLV) Joint Venture Partnership</b>
<b>Application Reference:</b>	<b>SH160141</b>
<b>Application:</b>	<p>Application under section 25 of <i>the Housing Accords and Special Housing Areas Act 2013</i> (HASHAA) for:</p> <p>A two lot subdivision of Lot 5 DP 26714 to create the SHA retirement village site (Lot 4- 12.12ha) and a balance site (Lot 3- 7.29ha) without the provision of a building platform; and Land use to construct and operate a retirement village, and undertake associated infrastructure and earthworks</p> <p>Application under NES-Soil for subdivision and earthworks on a HAIL site</p>
<b>Location:</b>	McDonnell Road, Arrowtown
<b>Legal Description:</b>	Lot 5 Deposited Plan 26714 contained in Computer Freehold Register OT18D/341
<b>Zoning:</b>	<p>Rural General (Operative Plan) Rural (Proposed District Plan)</p> <p>Arrowtown Retirement Village – Schedule 1 of Housing Accords and Special Housing Areas (Queenstown- New June 2016 Areas) Order 2016</p>
<b>Activity Status:</b>	<b>Non-complying</b>
<b>Limited Notification Date:</b>	5 September 2016
<b>Closing Date for Submissions:</b>	3 October 2016
<b>Submissions:</b>	None received
<b>Decision Date:</b>	<b>14 November 2016</b>
<b>Reissue Date:</b>	<b>16 November 2016</b>

### **SUMMARY OF DECISIONS**

1. Pursuant to sections 29 of the HASHAA the application will be processed on a **non-notified** basis. This decision is made by Jo Fyfe, Team Leader Resource Consents, on 14 November 2016 under delegated authority.
2. Pursuant to Section 36 of the HASHAA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Jo Fyfe, Team Leader Resource Consents, as delegate for the Council.
3. Pursuant to section 56 of the HASHAA (133A of the RMA) this consent is being reissued due to minor error in regard to the wording of Condition 4 and Condition 29(c) to clarify timing and responsibility associated with these two conditions, which had been agreed to prior to issue. This is considered a minor mistake or defect and therefore consent can be re-issued pursuant to section 56 of the HASHAA. The decision was made and the reissue authorised by Jo Fyfe, Team Leader Resource Consents, as delegate for Council on 16 November 2016. This reissue was made 2 days after the granting of consent.

## 1. PROPOSAL AND SITE HISTORY

Consent is sought to construct and operate a retirement village consisting of:

- 120 Villas
- 75 Apartments
- 100 Bed Care Home
- Community Centre
- Associated facilities and amenities

Works associated with the development include earthworks, landscaping and provision of infrastructure services.

A description of the proposed development is set out in Section 5 of the report entitled 'Resource Consent Application to Construct and Operate a Retirement Village and Subdivision', prepared by Tim Williams of Southern Planning Group ("applicant's AEE"), included in *Appendix 2*. This is considered accurate and is adopted for the purpose of this report. With the addition of the following:

The applicant has confirmed that they will remediate the cadmium hotspot located within the site.

Subsequent to the application being received resource consent RM150660 has been approved for the creation of six allotments with four building platforms on Lot 1 and 2 DP 533997, the Lamont properties located to the south of the subject site.

## 2. QUALIFYING DEVELOPMENT & ACTIVITY STATUS

### 2.1 QUALIFYING DEVELOPMENT CRITERIA

The qualifying development criteria specific to the ARLV SHA are contained in Section 5 of the Order in Council. It states the following:

- a) *maximum of 3 storeys*
- b) *maximum height of 11 metres*
- c) *minimum of 4 dwellings*

It is noted that the Order did not prescribe affordability criteria for the SHA.

The application for resource consent meets the requirements of a Qualifying Development under section 14 of the HASHAA. The ARLV proposal is in accordance with these criteria as consent is being sought for:

- a) *Maximum of 3 storeys*
- b) *Maximum height of 11 metres*
- c) *120 villas and 75 apartments*

As such the Council may consider this application for resource consent under the HASHAA rather than under the RMA, and the applicant has requested this under section 20 of the HASHAA.

### 2.2 HOUSING ACCORDS AND SPECIAL HOUSING AREAS ACT 2013

The proposed activity requires resource consent in terms of section 25(2)(a)(v) as a **non-complying** activity.

## 2.3 THE DISTRICT PLAN

The proposal requires resource consent as a **non-complying** activity under the Queenstown Lakes District Plan for the following reason:

### Operative District Plan (ODP):

#### *Land use*

- A **restricted discretionary** activity in terms of Rule 22.3.2.3 as the proposal breaches;
  - Site Standard 22.3.3(i) for volume of earthworks as 70,400m<sup>3</sup> are proposed where a total of 1000m<sup>3</sup> (Tier 6) is provided for within the Rural General zone.
  - Site Standard 22.3.3(ii)(a)(iii) for height of fill to be a maximum of 2.7 metres where a maximum of 2 metres is provided for.

Council's discretion is in regards to these matters

- A **restricted discretionary** activity in terms of Rule 5.3.5.1(iii) as the community and aged care facilities would exceed 100m<sup>2</sup>.
- A **discretionary** activity in terms of Rule 22.3.2.4 for bulk earthworks with a volume exceeding 50,000m<sup>3</sup>. A total volume of earthworks of 70,400 m<sup>3</sup> are proposed.
- A **discretionary** activity in terms of Rule 5.3.3.3(i) for the construction of the buildings.
- A **non-complying** activity in terms of Rule 5.3.3.4(vi) as the proposal breaches Zone Standard 5.3.5.2(i) which provides for a maximum building height of 8m. A maximum building height of 11m metres is proposed.
- A **non-complying** activity in terms of Rule 5.3.3.4(vi) as the proposal breaches Zone Standard 5.3.5.2(ii) which requires a minimum road setback of 20m. Residential units along the McDonnell Road frontage would be located 14 metres from the road boundary.

#### *Subdivision*

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for a rural subdivision.
- A **non-complying** activity resource consent pursuant to Rule 15.2.3.4(i) as the proposal breaches Zone Standard 15.2.6.3(iii)(b) as a building platform is not being created within each lot.

### Proposed District Plan (PDP):

There are no rules for with immediate legal effect under the Proposed District Plan relevant to this application

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

The National Environmental Standard for Assessing and Managing Soil to Protect Human Health Regulations 2011 apply. The activity includes earthworks which are an activity covered by Regulation 4(a) for disturbance of soil and Regulation 5(5) for subdivision. The land is covered under Regulation 5(7)(b) as the subject site has had an airstrip and bulk fertiliser storage and therefore is considered a HAIL site. In addition the proposed land use and subdivision would cause the piece of land to cease being production land. The land is therefore covered in terms of Regulation 5(8)(c) and (d).



A Detailed Site Investigation (DSI) has been received with the application. This identifies that the site includes cadmium at concentrations that exceed the guideline.

- A **restricted discretionary** activity in terms of Regulation 10(2) as a detailed site investigation exists that identifies the site contains contamination above background levels.

The matters over which discretion is restricted are as follows:

- (a) the adequacy of the detailed site investigation, including—
  - (i) site sampling:
  - (ii) laboratory analysis:
  - (iii) risk assessment:
- (b) the suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination:
- (c) the approach to the remediation or ongoing management of the piece of land, including—
  - (i) the remediation or management methods to address the risk posed by the contaminants to human health:
  - (ii) the timing of the remediation:
  - (iii) the standard of the remediation on completion:
  - (iv) the mitigation methods to address the risk posed by the contaminants to human health:
  - (v) the mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants:
- (d) the adequacy of the site management plan or the site validation report or both, as applicable:
- (e) the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:
- (f) the requirement for and conditions of a financial bond:
- (g) the timing and nature of the review of the conditions in the resource consent:
- (h) the duration of the resource consent.

### **3. SECTION 29 HASHAA NOTIFICATION**

A decision was made on 5 September 2016 under section 29 to limit notify the application to AM Lamont, CM Lamont and GF Ruck, as owners of Lots 1-2 DP 435914, an adjoining property. Submissions closed 3 October 2016. No submission was received from this party.

### **4. SECTION 69 HASHAA HEARING**

Under section 69(1) of HASHAA the Council's obligation to hold a hearing is if a person who submitted on the application has indicated that they wish to be heard. No submission or request to be heard has been received. On this basis Council are considering the application under delegated authority without a hearing.

As no hearing is being held the decision is being made within 40 working days of notification of the application on the 5 September 2016 as set out by section 41.

### **5. ASSESSMENT**

Sections 34 and 35 of the HASHAA provide the statutory framework for consideration of any application for a qualifying development within a Special Housing Area.

## 5.1 STATUTORY CONSIDERATIONS

Section 34(1) of the HASHAA details the matters the council must have regard to when considering applications for resource consent. The section identifies a clear order for weighting (in descending priority) as follows:

- (a) The purpose of HASHAA;
- (b) Part 2 of the RMA;
- (c) The Proposed District Plan;
- (d) Section 104 of the RMA;
- (e) The "Urban Design Protocol".

The following assessment summarises and evaluates the potential effects of the development and then weighs the various components described above.

## 5.2 INTERNAL REPORTS

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

Report on:	Prepared by:	Report Name and Date	Type of Report	Appendix
Landscape	Michelle Snodgrass, Landscape Architect	<i>Landscape Assessment Report for QLDC dated 22 September 2016</i>	Peer Review	3
Engineering	Mike Wardill, QLDC Land Development Engineer	<i>Engineering Report 10 October 2016</i>	Memo	4
Traffic	Kylie Huard of MWH	<i>Assessment of the proposed Arrowtown Retirement Village dated 15 August 2016</i>	Technical Note (local road network)	5
		<i>Response to further information supplied by Carriageway Consulting dated 22 September 2016</i>	Addendum	6
NES- Soil	Paul Heveldt of MWH	<i>Review of Contamination Assessment for the Establishment of the Arrowtown Lifestyle Retirement Village</i>	Peer Review	7
Infrastructure	Sarah Duncan of Holmes Consulting Group LP	<i>Assessment Peer Review prepared for Queenstown Lakes District Council 114562.01 Rev 3 dated 19 September 2016</i>	Assessment Peer Review	8
Urban Design	Garth Falconer of Reset Urban Design	Urban Design Review dated 5 September 2016	Peer Review	9

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

### 5.3 EFFECTS ON THE ENVIRONMENT

An assessment of effects has been provided in section 7 of the applicant's AEE. This is considered accurate and is adopted for the purposes of this report with the addition of the following:

#### *Landscape and Visual Amenity*

The classification of the site as a Visual Amenity Landscape (VAL) is agreed. Under the proposed District Plan the landscape classification is proposed to be 'Other Rural Landscape'.

The landform of the site somewhat supports the development by limiting views. The hawthorn hedge provides important screening along McDonnell Road.

The key landscape issue that Ms Snodgrass identifies is that the density of the proposal would contrast to the character of the surrounding landscape. There will be some mitigation through the hawthorne hedge and landscaping, but the density would not be absorbed within the context of the surrounding landscape character. For this reason Ms Snodgrass concludes that the proposal has substantial landscape effects that would change the character of the landscape.

The proposal would be at odds with the landscape character. Notwithstanding this the proposal would have a level of visual amenity. There would be some reduction in visual amenity associated with the density of the development, but the proposed landscaping would positively contribute to the Arcadian character of the Arrow valley. Ms Snodgrass concludes that these effects would be moderate.

Overall, the proposal would have more than minor landscape effect and minor visual amenity effects.

#### *Reverse sensitivity*

The introduction of residential development has the potential to result in reverse sensitivity effects on existing rural activities. Reverse sensitivity effects would be limited to close proximity of the subject site. The area surrounding the site has limited productive use with the exception of the Lamont property to the south. The recent subdivision authorised on this site would introduce an additional four residential lots to this site. The proposed development is set out in a way that the higher intensity of residential units is located away from this property and would be screened by the topography. Any reverse sensitivity effects are considered to be less than minor.

#### *Building Height and Setback*

The 11 metre height of the apartments would be set against the terrace and this would assist in ensuring that the height of these buildings did not appear dominant. This would exceed what is anticipated within the surrounding zone but within the height set out by HASHAA. The balance of the site would contain single storey built form in keeping with the character established within Arrowtown and the surrounding area.

The setback of the buildings would be adequately mitigated by the Hawthorne hedge, and in the context of the developed site, the shortfall of 6m setback would be indiscernible. Ms Snodgrass recommends that the hedge be retained.

Overall it is considered that adverse effects of the additional height of the buildings and set back from the front boundary would be no more than minor.

#### *Earthworks*

A geotechnical report has been submitted with the application. Recommendations are made in relation to slope stability and areas of fill. Mr Wardill recommends the imposition of conditions that require the implementation of these recommendations. Subject to these conditions any adverse effects in terms of stability would be less than minor.

The effects on landform from the earthworks are considered to be less than minor. The proposal would not significantly alter the topography of the site and the extent of earthworks are in keeping with the scale of development.

Adverse effects could be expected from dust and noise. With the imposition of conditions as to hours of operation and methods of dust control it is considered that any adverse effects can be mitigated such that they would be minor and limited in duration.

#### *Infrastructure*

Relocation of existing water, power and telecommunication easements would be required prior to any construction of the proposed buildings.

Conditions of consent are recommended to ensure that the water, power and telecommunication easements are relocated prior to any development establishing.

Infrastructure for the proposal has been detailed in the Fluent Solution report that has been subsequently reviewed for Council by Holmes Consulting. Mr Wardill recommends conditions that include detailed review of engineering design.

New water and waste water infrastructure is required to service the proposal. Given the location of the fire hydrants on private roads conditions are recommended to ensure the fire service are provided access. Mr Wardill confirms that it is considered that on-site stormwater disposal is feasible.

Power and telecommunication providers have confirmed that there is capacity to service the proposal.

The storage of gas on site would require certification under the Hazardous Substances and New Organisms Act (HSNO) that would ensure safe storage. The location of the gas storage area is considered appropriate as it is separated from the residential dwellings on the site and the approved building platforms on the adjoining site. Landscaping would ensure that any effects in terms of the visual effects of the storage area were appropriately mitigated.

Subject to the recommended conditions it is considered that the proposal would have effects that are less than minor in terms of the provision of infrastructure and internal servicing of the site.

#### *Traffic Generation and Vehicle Movements*

Mr Wardill has confirmed that the access to the site and internal roading layout is considered appropriate based on the assessments of the applicant's and Council's traffic engineers. Conditions of consent are recommended to ensure appropriate construction of road and road naming occurs. Subject to the recommended conditions any adverse effects would be less than minor.

The proposal would result in additional traffic generation that would be greater than expected for a rural site. The use of a single access point would restrict the effects of the additional traffic to this point. The main entrance of the site is located to the north of the subject site. Any effects in terms of traffic generation would be most noticeable for those sites that are adjacent to the northern aspect of the subject site. Written approval has been provided by these parties.

The access road at the southern end of the subject site on McDonnell Road is intended as a service entrance and would not form a main entrance to the site. The access would result in limited additional traffic associated with the development. Any adverse effects associated with the additional traffic would be no more than minor.

Given the engineering assessment in terms of road layout it is considered any other effects associated with increase in traffic would be readily absorbed by the roading network and acceptable within the wider environment.

Overall any adverse effects in terms of the increase in traffic generation are considered to be no more than minor.

#### *Pedestrian Connections- Footpath*

The MWH Traffic assessment has recommended the formation of a sealed footpath along McDonnell Road. The footpath would be linked to gravel footpaths in the surrounding area. Currently there is a gravel path located at the front of the site. Mr Wardill has recommended the gradient of the path be addressed where the access to the site is being formed and to ensure visibility for pedestrians. This is accepted.

The formation of a sealed footpath would be incongruous with the Arcadian character of the surrounding area, identified in the District Plan objectives and policies. Whilst it is recognised that there could be mobility issues with some residents of the development, a fully formed and sealed footpath at the front of the site would not address wider connectivity. Given the distance of the development from Arrowtown and the slope that would need to be navigated from McDonnell Road up to Arrowtown township, it is considered that these factors would already establish limitations for any resident with challenges to mobility. The cost of installation along with the effects on the character and landscape of the area are considered to outweigh the benefits that some may experience by having the level of connection that a sealed footpath would offer.

The proposal includes the ability to connect to Arrowtown via an existing gravel footpath. Conditions of detailed engineering design would ensure that the access points do not adversely affect pedestrian safety. Subject to these conditions it is considered that any adverse effects in terms of pedestrian connections would be no more than minor.

#### *Natural Hazards*

The geotechnical report submitted with the application considers the site to be subject to a very low risk of liquefaction. Mr Wardill recommends conditions of consent in line with the Geotechnical recommendations that all excavations are inspected. Subject to the recommended conditions of consent any adverse effects in terms of natural hazards could be suitably mitigated or avoided and would be less than minor.

#### *NES*

The site contains an area of contamination. Conditions of consent are recommended to ensure appropriate management of the contaminated soil. Subject to such conditions any adverse effects associated with soil contamination would be less than minor.

#### *Nuisance Effect - Construction*

Any potential adverse effects associated with construction would be in close proximity to the site and limited to potential traffic and noise effects.

Any construction is required to meet noise standards. A condition of consent that requires the Site Management Plan to address how noise is to be managed would ensure any adverse effects were appropriately avoided.

Earthworks would generate approximately 3,500 truck loads (at 6m<sup>3</sup>/truck). Given the scale and duration of construction a traffic management plan would be required to ensure that any potential adverse effects are appropriately avoided or mitigated. A condition that requires a detailed traffic management plan is considered appropriate.

#### *Culture*

The subject site is not known to contain any area of cultural importance. Regardless, conditions are recommended to ensure that any accidental discovery is appropriately dealt with.

#### *Positive Effects*

The proposal would provide for the community through the provision of a substantial number of residential units. The construction and operation of the aged care facilities would also provide for the health of the community.

#### *Summary*

Overall it is considered that the proposal, with the imposition of recommended conditions would be no more than minor, with the exception of the adverse effects associated with landscape effects which would be more than minor; however the proposal would include some positive effects.

Adverse effects in terms of reverse sensitivity, infrastructure, natural hazards and culture are considered to be less than minor. Any adverse effects associated with the building height, earthworks, traffic, pedestrian connections and nuisance are considered to be no more than minor.

For the purposes of assessment as required by s34(1) of the Act it is considered appropriate that points of contention are identified. In terms of the effects of the development the points of contention are the adverse effects on the landscape character through the introduction of urban style development in a rural area. The following provides assessment in terms of s34(1) focusing on this point of contention.

#### **5.4 PURPOSE OF THE HASHAA**

The purpose of the HASHAA is *to enhance housing affordability by facilitating an increase in land and housing supply in certain regions or districts, identified as having housing supply and affordability issues.*

In this instance, the proposal provides an increase of housing supply for 195 households (being 120 Villas and 75 Apartments). As a retirement village this would not increase land supply in terms of free hold land ownership, however, leases would be created within the site through the Retirement Village Act 2003.

The provision of housing would not likely occur within the site under the zoning of the site in the ODP or PDP.

The proposal increases housing supply and therefore is considered to meet the purpose of the HASHAA.

#### **5.5 PART 2 OF THE RMA**

Part 2 sets out the purpose and principles of the Resource Management Act 1991.

Section 5 of the RMA sets out the purpose of the Act as being to promote the sustainable management of natural and physical resources.

The proposal would provide social and economic wellbeing. The proposal provides specifically for the retired community and includes health care facilities. The provision of these services would also benefit future generations by ensuring that the elder community are able to remain in the area and be part of the wider community. The proposal would also provide employment opportunities.

The proposal would appropriately mitigate adverse effects in terms of built form, infrastructure, earthworks, contaminated soil and hazards.

Section 6 lists matters which are recognised and provided for as matters of national importance in achieving the purpose of the Act. There are no section 6 matters considered relevant to this proposal.

Section 7 lists that matters for which particular regard is to be given in achieving the purpose of the Act. It is considered that matters relevant to this proposal are:

- (b) the efficient use and development of natural and physical resources*
- (c) maintenance and enhancement of amenity values*
- (f) maintenance and enhancement of the quality of the environment*

Ms Snodgrass has considered section 7 amenity values in section 6.1 of her report. This is accepted. The proposal has positive amenity effects in terms of contributing an Arcadian character, however there would be adverse effects on the rural character.

Section 8 requires the principles of the Treaty of Waitangi. It is considered that there are no specific treaty matters arising from this proposal.

Overall it is considered that the proposal meets the purpose and principles of the Act.

#### **5.6 PROPOSED DISTRICT PLAN (PDP)**

The relevant provisions of the PDP are contained in Chapter 3 Strategic Directions, Chapter 4: Urban Development, Chapter 6: Landscapes, Chapter 21: Rural, Chapter 27: Subdivision and Development.

The subject site would remain as rural zoned land under the PDP.

An assessment against the relevant provisions of the PDP is provided in section 8.3 of the Applicant's AEE. This is considered accurate and is adopted for the purposes of this report with the addition of the following:

With regards to the assessment provided by Ms Snodgrass she considers that the proposal can meet some of the objectives and policies in relation to visual amenity, however, in relation to landscape effects it does not meet the relevant policies and objectives due to the urban character of the development. The applicant has also identified a tension between the urban form of the development and how this sits with the objectives and policies in terms of landscape effects.

The main issues of the development in terms of alignment with relevant objectives and policies are in relation to the landscape provisions within Chapter 6.

Objective 6.3.1 seeks protection of landscapes from inappropriate development. Policy 6.3.1.5 specifically seeks to avoid urban development in the rural zone. The proposal is at odds with this policy as it the urban style development within a rural area is not avoided. Objective 6.3.5 seeks to ensure development does not degrade landscape character and diminish visual amenity values. The extent that the proposal does not meet this objective is in relation to landscape character as visual amenity effects are considered to be less than minor.

Overall, the proposal would be generally consistent with the objectives and policies in terms of the quality and servicing of the proposed development. There is some tension between relevant objectives and policies in that the urban style development is not located within an urban growth boundary but at the same time the separation provided would ensure that the proposal would not directly impact the Arrowtown UGB. In relation to the rural objectives and policies the proposal is at odds with these. The main objective of relevance directs that consideration of development in relation to the district wide provisions, including strategic direction and landscape. As outlined above the proposal is not consistent in terms of the landscape objectives that directly relate to landscape character.

## **5.7 SECTION 104 OF THE RMA**

In terms of section 104(1)(a) the actual and potential effects have been outlined in section 5.3 above, which concluded the effects would be no more than minor, subject to recommended conditions with the exception of landscape effects which are considered to be more than minor.

The specific provisions of relevance to the proposal in terms of section 104(1)(b) are considered to be;

- (i) a national environmental standard
  - National Environmental Standard- Contaminants in Soil
- (v) a regional policy statement or proposed regional policy statement
  - Otago Regional Policy Statement
  - Proposed Regional Policy Statement
- (vi) a plan or proposed Plan
  - Queenstown Lakes Operative District Plan
  - Queenstown Lake Proposed District Plan

Under section 104(3)(a)(ii) regard must not be given to;

- (i) trade competition or the effects of trade completion, or
- (ii) effects on a person where written approval has been provided.

The following is the persons who have provided written approval:

Owner	Address /legal description (location in relation to subject site)	Written approval provided by:
Willowburn Arrowtown Limited	Pt lot 1 DP 12644 (east of site on the opposite side of McDonnell Road)	AW Green (Director) and PJ McClean (Director) on behalf of Willowburn Arrowtown Limited (owner)
RM Hill, AC Hall and Veritas Hill Ltd	Lot 2 DP 392663 (directly north of subject site)	RM Hill, AC Hall and Veritas Hill Ltd
The Hills Limited	Lot 4 DP 392663 (north and west of subject site)	The Hills Limited

The proposal is for a non-complying activity and the proposal should be determined under section 104B and section 104D. Section 104B provides for consent to be granted or refused and if granted for conditions to be imposed under section 108.

Section 104D requires that Council must be satisfied that adverse effects will be minor, or that the activity will not be contrary to the objectives and policies of the Operative and Proposed District Plan.

#### *5.7.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*

The cadmium hotspot requires remediation to ensure that the subject site is suitable for the proposed residential activities. Given the conclusions reached in the MWH review of the applicant's DSI prepared by Davis Consulting it is considered that conditions of consent that ensure removal, testing and appropriate disposal of the contaminated soil would ensure that adverse effects are less than minor.

It is considered there are no other relevant National Environmental Standards to this proposal.

#### *5.7.2 Operative Otago Regional Policy Statement*

The relevant policies are found in Section 5 *Land* and Section 9 *Built Environment*.

Objective 5.4.3 seeks to protect the landscape from inappropriate subdivision, use and development. Given the extent that the landscaping proposed would contribute to amenity and the overall quality of the proposal, it is considered that the proposal does not represent inappropriate development given the specific aspects of the site that would provide screening and mitigation to the visual effects of the development.

Policy 9.5.4 seeks to minimise the adverse effects of urban development, in particular the visual intrusion or reduction in landscape qualities. The proposal results in more than minor landscape effects on the landscape quality but has only minor visual effects. The provision of dwellings and facilities specifically for retirees provides for the community and the inclusion of the aged care facilities provides for the health of the older community. The proposal would be supported by Policy 9.5.5 which seeks to maintain quality of life for people and community within the built environment.

The proposal is generally considered to be consistent with the broad policies and objective of the Operative Otago Regional Policy Statement.

#### *5.7.3 Proposed Regional Policy Statement for Otago*

The Otago Regional Council decisions on the Proposed Regional Policy Statement (PRPS) were released on 1 October 2016. The PRPS could still be subject to appeal, so cannot be considered operative at the time of this report.

The objectives and policies of specific relevance to the proposal are found in Part B: Chapter 4 and 5 of the PRPS.



Objective 4.5 specifically addresses urban growth and seeks development that is well designed, reflects local character and integrates effectively with adjoining urban and rural environments. The proposal would provide for well designed development that has a character of built form similar to that of Arrowtown. Appropriate provision of infrastructure can be provided. A specific policy of relevance to this is Policy 4.5.1(c) which requires development of rural land where it achieves all of the following:

- i) minimise adverse effects on rural activities and significant soils*
- ii) minimise competing demands for natural resources*
- iii) maintain or enhance significant biological diversity, landscape or natural character values*
- iv) maintain important cultural or historic heritage values*
- v) avoid land with significant risk from natural hazards*

The proposal is considered to meet all of the above. Ms Snodgrass considers that the proposal would still contribute to an Arcadian amenity. While reducing the available land for rural activities the scale is very small and the proposal in itself would not contribute adverse effects on rural activities.

Objective 5.3 seeks that sufficient land is managed and protected for economic production. As outlined above, the proposal would not result in any loss of existing production land, and any potential reverse sensitivity effects of the proposal are considered to be no more than minor.

The proposal is not considered to reach a point where it is contrary to the PRPS.

#### *5.7.4 Operative District Plan (ODP)*

Section 8.4 of the Applicant's AEE includes an assessment of Section 4 District Wide and Section 16 Subdivision, Development and Financial Contributions. This is considered accurate and is adopted for the purposes of this report, with the addition of the following.

The applicant has not considered the provisions of Chapter 5- Rural General stating that this is not considered necessary considering the inherent conflict with the zoning. Ms Snodgrass has provided an assessment in relation to the relevant objectives and policies in relation to Section 4.2 Landscape and Section 5 Rural (Appendix 3- section 6.2). This assessment is accepted and adopted for the purposes of this report.

The proposal is considered to be contrary to Objective 4.2.5 Policy 1(a) in that the proposal would degrade the landscape character of the area by introducing peri-urban style development.

#### *5.7.5 Proposed District Plan (PDP)*

The objectives and policies of the PDP have been addressed in section 4.4 above.

#### *5.7.6 Weighting of the Proposed District Plans*

When considering the application in terms of s104 it is necessary to consider the weighting to be given to the PDP. It is considered given the minimal extent to which the Proposed District Plan has been exposed to testing and independent decision-making, minimal weight will be given to these provisions at this stage. Notwithstanding this, the proposal is contrary to provisions in both the ODP and PDP.

### **5.8 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (s104(D))**

With respect to the assessment above, the first threshold test for a non-complying activity required under Section 104D has not been met in that the application is considered to create any actual or potential adverse effects which are more than minor in extent. As detailed above it is considered that the proposal has landscape character effects that would be more than minor.

With respect to the second threshold test under Section 104D it is concluded that the application cannot pass through the second gateway test given that the proposal is considered to be contrary to policies and objectives of the Proposed and Operative District Plan. It is noted that the extent that it is contrary to these provisions is around the landscape character effects from the urban style development within the rural area.

On this basis under the RMA the proposal would not be able to be granted.

## 5.9 URBAN DESIGN PROTOCOL (UDP)

The Urban Design Protocol (2005) identifies seven essential design qualities that together create quality urban design, being:

- *Context – Seeing buildings, places, and spaces as part of whole towns and cities*
- *Character – Reflecting and enhancing the distinctive character, heritage and identity of our urban environment*
- *Choice – Ensuring diversity and choice for people*
- *Connections – Enhancing how different networks link together for people*
- *Creativity – Encouraging innovative and imaginative solutions*
- *Custodianship – Ensuring design is environmentally sustainable, safe and healthy*
- *Collaboration – Communications and sharing knowledge across sectors, professions and with communities*

Mr Falconer has provided an assessment against the UDP. Mr Falconer supports the assessment made in section 8.3 of the applicant's AEE. Mr Falconer comments conclude that the proposal provides good internal urban design. This is accepted.

The proposal would create a node of development that sits separate from Arrowtown, The applicant has taken this approach as a means of protecting the UGB of Arrowtown. Mr Falconer considers that there is connectivity to Arrowtown via McDonnell Road, which includes the existing cycleway.

Overall it is considered that the proposal would provide good urban design.

## 5.10 OVERALL WEIGHTING UNDER SECTION 34(1)

The purpose of the HASHAA does not seek a quantitative achievement of houses; rather it simply seeks an increase in land and housing supply. As a result, any proposal should be balanced and appropriate weight shall be given to the other matters of assessment.

The proposal would introduce an urban style development within the rural area that would have some adverse effects on landscape. However, the proposal provides for a quality design that would include some positive effects in terms of the proposed landscaping. The proposal provides a significant number of residential units that meet the purpose of the Act and meets the purpose and principles of Part 2 of the RMA.

The main point of contention is around the effects of the urban style of development on the landscape character of the site surrounding area. This aspect of the proposal does not gain support from the Proposed District Plan, and fails the section 104D test under the RMA.

Section 34 directs the weighting be applied appropriately. the matters that the development does not gain support are tier 3 and tier 4 matters respectively. Weight should be given to these. However, given the limited scope of the issue and effects that the development does not gain support from these matters, and the support provided in terms of the Tier 1 and 2 matters that are afforded greater weighting it is considered appropriate that consent be granted subject to the recommended conditions.

## 5.11 SECTION 34(2) - INFRASTRUCTURE

Section 34(2) directs that consent must not be granted if sufficient and appropriate infrastructure is not provided to the development. As outlined in the assessment above, provision of necessary infrastructure has been confirmed as feasible and conditions of consent would ensure the development would have appropriate infrastructure installed. Therefore, there is no restriction in terms of section 34(2) of the HASHAA for granting this consent.

## 5.12 SECTION 35 – SUBDIVISION

Section 35 directs that section 106 of the RMA would apply to this application for subdivision. A consent authority may refuse to grant subdivision consent, or may grant subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made. In this case, having regard to the assessment above, it is considered that natural hazards have been adequately dealt with and that legal and physical access has been created to the lots being created. Therefore, it is considered that there is ability to grant consent for subdivision as proposed in terms of section 35 of HASHAA.

## 5.13 DECISION ON APPLICATION

For the reasons outline above, consent is **granted** subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to section 39 of HASHAA.

## 6. OTHER MATTERS

*Lapsing of Consent (section 51 of the HASHAA)*

Under section 51 of the HASHAA, this consent lapses 1 year after the date it is granted unless:

- a. The consent is given effect to; or
- b. The Council extends the period after which the consent lapses.

The applicant has sought a period of ten years.

Staging has been proposed:

- Stage 1 - 27 Villas with temporary community centre
- Stage 2 – 14 Villas
- Stage 3- 32 Villas + community facilities building
- Stage 4- 29 Villas
- Stage 5- 75 Apartments
- Stage 6- 100 bed aged care facility
- Stage 7- 17 Villas

No timeframes for individual stages have been provided.

Reason provided by applicant for timeframe are:

- Reflects the time required for the physical delivery of a development of this scale
- The proposal includes facilities of additional benefit to the community
- Unique development in that it does not involve individual sale of lots so quality delivered and maintained longer term
- Pricing and affordability better managed through the retirement village structure (rather than quick release of land to the market such as a subdivision)
- Developer is also the operator of the village and committed to delivering in a similar manner and timeframe to the Wanaka village (consent granted 2008, 110 villas near completion, hospital/hospice facility soon to open, apartments construction anticipated to start within months)

It is understood that there would be some restrictions on the physical ability to deliver a project of this scale. However, it is considered that a shorter duration could still be achieved and would better meet the intention of the HASHAA. Notwithstanding this, Stage 6 does not directly provide for residential accommodation and Stage 7 would represent additional residential units over and above what was considered as part of the initial Special Housing Area Expression of Interest. On this basis it is considered five years is appropriate to achieve Stages 1 to 5 and a further three years to achieve Stages 6 and 7.

Therefore,

Stage 1 – 5 shall lapse 14 November 2021  
 Stage 6-7 shall lapse 14 November 2024

*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.

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

*Administrative Matters*

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

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

If you have any enquiries please contact Sarah Picard on phone (03) 450 0503 or email [sarah.picard@qldc.govt.nz](mailto:sarah.picard@qldc.govt.nz).

Report prepared by

Decision made by




Sarah Picard  
**SENIOR PLANNER**

Jo Fyfe  
**TEAM LEADER, RESOURCE CONSENTS**

- APPENDIX 1** - Consent Conditions- Decision A and Decision B
- APPENDIX 2** - Applicant's AEE
- APPENDIX 3** - Landscape Assessment
- APPENDIX 4** - Engineering Report
- APPENDIX 5** - Traffic Report
- APPENDIX 6** - Traffic Report Further Response
- APPENDIX 7** - Soil Contamination Report
- APPENDIX 8** - Infrastructure Report
- APPENDIX 9** - Urban Design Report

## **APPENDIX 1 – CONSENT CONDITIONS**

### **Decision A - SUBDIVISION**

1. That the development must be undertaken/carried out in accordance with the scheme plan:
  - 'Lot 3 & 4 being a subdivision of Lot 5 DP 26714, McDonnell Road' Revision B dated 9 August 2016 prepared by Aurum Survey 4190.9R.1B

stamped as approved on 14 November 2016

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

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

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

3. Prior to the Council signing the Survey Plan pursuant to Section 45 of the HASHAA (as per s223 of the RMA), the consent holder shall complete the following:
  - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

#### ***Ongoing Conditions/Consent Notices (section 44 of the HASHAA (as per s221 of the RMA))***

4. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Computer Freehold Register by way of Consent Notice pursuant to section 44 of the HASHAA (as per s221 of the RMA).
  - a) Lot 4 is an un-serviced balance lot. At the time of further development the owner for the time being shall provide adequate services (access, power, telecommunications, water, irrigation, stormwater, sewer and firefighting) in accordance with Council standards or as otherwise approved by SH160141.

#### ***Advice Notes:***

1. *This consent triggers a requirement for Development Contributions (DCN), 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.*
-

## **Decision B - LAND USE**

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

### *Approved Plans 1 of 5 - Master Plan*

#### **Blakely Wallace Associates- Arrowtown Lifestyle Retirement Village:**

- Master Plan L01 of 6
- Landscape Concept Plan Stage 1 Rev 4 dated 5-08-2016 L02 of 6
- Staging Plan Rev 4 dated 05-08-2016 L04 of 6
- Section A Rev 4 dated 05-08-2016
- Section B Rev 1 dated 13-09-2016
- Section C Rev 1 dated 13-09-2016

### *Approved Plans 2 of 5 – Street an Intersection*

#### **Blakely Wallace Associates- Arrowtown Lifestyle Retirement Village:**

- Intersection/threshold design Rev 2 dated 17-07-2016 L01 of 3
- Intersection/threshold design Rev 2 dated 17-07-2016 L02 of 3
- Intersection and threshold design- transformer Containment L03 of 3

### *Approved Plans 3 of 5 – Road Profile*

#### **Blakely Wallace Associates- Arrowtown Lifestyle Retirement Village:**

- Road profile – primary road L01 of 3
- Road profile – secondary road L03 of 3
- Road profile – road profile lane L02 of 3

### *Approved Plans 4 of 5 – Earthworks*

#### **Aurum Survey Drawings – Arrowtown Lifestyle Retirement Village:**

- Original Contours- 4190.8R.1A dated 28-07-2016
- Design Contours – 4190.8R.2B dated 1-08-2016
- Earthworks Details – 4190.8R.3B dated 01-08-2016
- Site Sections (Longitudinal A-A and B-B) - 4190.8R.4A dated 28-07-2016
- Site Sections (Longitudinal C-C and D-D) - 4190.8R.5A dated 28-07-2016
- Site Section (Longitudinal E-E) – 4190.8R.6A dated 28-07-2016

### *Approved Plans 5 of 5 – Architectural Plans*

#### **Foley Group Architecture, Arrowtown Retirement Village dated 9-08-2016:**

- Site Location Plan RC01
- Proposed Site Plan RC02
- Proposed Stage 1 RC03
- Carehome Plan Ground RC04
- Carehome Plan: first RC05
- Carehome elevations 01-04 RC06
- 3D view of Carehome RC07
- Apartments plan - basement RC08
- Apartments plan - ground RC09
- Apartments plan - first RC10
- Apartments plan - second RC11
- Apartment elevation 01-04 RC12
- 3D of apartments RC13
- Community centre plan: ground RC14
- Community Centre plan: first RC15
- Community Centre Elevations 01-04 RC16
- 3D of community centre RC17
- 3D of community centre RC18
- Section through apartments RC19
- Two bed north entry duplex – plan RC20
- Two bed north entry duplex – elevations RC21

- Two bed north entry duplex – 3D view RC22
- Two bed north entry standalone- plan RC23
- Two bed north entry standalone – elevs RC24
- Two bed north entry standalone – 3D view RC25
- Two bed south entry standalone – plan RC26
- Two bed south entry standalone – elevs RC27
- Two bed south entry standalone – 3D view RC28
- Two bed study north entry – plan RC29
- Two bed study north entry – elevations RC30
- Two bed study north entry – 3D view RC31
- Two bed study south entry – plan RC32
- Two bed study south entry – elevations RC33
- Two bed study south entry – 3D view RC34
- Three bed study north entry – plan RC35
- Three bed study north entry – elevations RC36
- Three bed study north entry – elevations RC37
- Three bed study north entry – 3D view RC38
- Three bed study south entry – plan RC39
- Three bed study north entry – elevations RC40
- Three bed study north entry – elevations RC41
- Three bed study north entry – 3D view RC42
- Three bed luxury south entry – plan RC43
- Three bed luxury south entry – elevations RC44
- Three bed luxury south entry – elevations RC45
- Three bed luxury south entry – 3D view RC46
- Three bed luxury north entry – plan RC47
- Three bed luxury north entry – elevations RC48
- Three bed luxury north entry – elevations RC49
- Three bed luxury north entry – 3D view RC50
- Temporary community centre - plan RC51
- Sample neighbourhood aerial 01 RC52
- Sample neighbourhood aerial 02 RC53
- Sample neighbourhood – street section RC54
- Big building sections RC60

**stamped as approved on 14 November 2016**

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

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

***Landscaping***

4. The landscaping within each stage approved under Condition 1 above shall be implemented within the first planting season after construction within each stage, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.
5. All specimen trees within the site shall be species appropriate to the character of Arrowtown and the Arrow Valley.
6. No wilding species shall be planted.
7. No variegated species shall be planted.

8. The species shall be tolerant of the local climate, exhibit good seasonal colour and already form part of the established Arrowtown/Arrow valley character.
9. All specimen trees shall be a minimum of 3m tall at the time of planting, and be irrigated and maintained to ensure survival and healthy growth.
10. Any trees that die shall be replaced with the same species in the next planting season and shall be a minimum of 3m tall at the time of planting.
11. All hard landscape materials shall be those used in Arrowtown.
12. All native shrubland on the bank of the western side of the retirement village shall be a minimum PB5 grade, and be irrigated and maintained to ensure survival and healthy growth.
13. All exterior lighting shall be a maximum of 2m high and directed downwards.
14. The hawthorn hedge along McDonnell Road shall be maintained at a minimum height of 4m from the ground. Any tree that dies within the hawthorn hedge and is required to be removed shall be replaced within the next growing season with a tree of a minimum height of 1 metre. The hedge shall be irrigated as necessary and maintained to ensure survival and healthy growth.

### **Design Controls**

15. Prior to commencement of each stage the final villa plans shall be submitted to Council for certification confirming compliance with the following requirements:
  - Each villa has no more than one kitchen
  - Maximum height of 6m
  - Maximum floor area of 250m<sup>2</sup> (including conservatory and veranda)
  - Compliance with conditions 16 to 19 relating to external colours and materials.
  - Provision of two car parks per unit

Advice note: The purpose of this condition is to allow flexibility in the final villa designs such that they may not necessarily reflect the exact plans as approved in accordance with Condition 1.
16. Roofing materials shall be in the range of grey, brown and green colours and shall have an LRV of 36% or less. Cladding shall be timber (painted or unpainted), stacked local stone, solid plaster, Coloursteel or similar materials approved by the Council. Finishes shall be recessive and low reflectivity (less than 36%).
17. Gutters and spouting shall be the same colour as the roof or cladding, or darker. Joinery shall be timber, steel, or aluminium. Metal joinery shall be the same colour as the roofing and spouting colours.
18. Accessory buildings shall be clad and coloured to match the primary dwellings.
19. None of the following materials shall be incorporated into the exterior of the building:
  - Fibre cement weatherboard sidings and roofing
  - Uncoated fibre materials
  - Imitation timber, brick or masonry
  - Metal weatherboards or compressed fibre weatherboards
  - Any metal or asphalt based aggregate covered tiles and shingles
20. All new boundary fences and internal fences shall be post and rail fences, local stone, or hedges not exceeding 1.2m in height, except for post and wire deer fencing, which may exceed this height on external boundaries.
21. The site entrances shall be of a simple rural character of timber, local stone and metal and shall not exceed 1.2m in height.
22. Any water tanks must be screened by burying and/or landform and/or planting so they are not visible outside of Lot 4.



## **General**

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

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

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

24. Prior to commencing works on site the applicant shall submit to Council a computer easement plan for approval showing details of the new easements for the relocated power, telecommunications and water easements within the site that confirm that the buildings would not conflict with location of the easement.

*Note: A section 243(e) to cancel the existing easement instrument shall be signed subsequent to the completion of condition 24.*

25. Prior to commencing works on site the applicant shall provide to the Resource Consenting Manager at the Council for certification a Remediation Action Plan (RAP) that addresses the remediation and removal of the contaminated soil. The plan shall be prepared by a suitably qualified professional.
26. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for certification. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (STMS). All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
27. Prior to commencing works onsite, the consent holder shall submit to the Resource Consenting Manager at the Council for certification a Construction Environmental Management Plan (CEMP) to include the specific management sections in relation to Contamination Soil, Site Management, Noise as follows:

#### *CSMP- Contaminated Soil*

- a) Contaminated Soil Management Plan (CSMP) that shall include;
- Continuous dampening down of contaminated materials in windy conditions
  - Limitation of exposed areas of contaminated soil to mitigate potential dust effects
  - Community relations (i.e. Communicating with all parties potentially affected by the earthworks activities)
  - Stormwater and soil management
  - Noise and odour control
  - Dust control (including vehicle wheel wash)
  - Contingency plans to respond to site incidents to obviate effects on the surrounding environment and community
  - Proposed long-term site management
  - Occupation safety and health issues and measures

The plan shall be prepared in accordance with 'Contaminated Land Guidelines No.1' and undertaken by a Suitably Qualified Environmental Practitioner.

*SMP- Site Management Plan (General)*

- b) The detailed site management plan and construction methodology to be prepared in conjunction with the earthworks contractor to the Principal Resource Management Engineer at Council for review and certification. This plan shall include but not be limited to:
- Erosion and sedimentation controls and on-going management techniques including necessary calculations and documentation to demonstrate adequate storage and ensure removal of sediment, contaminants or debris prior to discharge;
  - Dust suppression techniques;
  - Procedures during and after either high rainfall or high wind events;
  - Procedures for ensuring debris is not deposited on surrounding roads or land;
  - Identification of any stockpile areas and management of those stockpiles both short term and long;
  - Temporary cut or fill slope parameters;
  - Hours of activity;
  - Topsoiling, regrassing or alternative stabilisation of earth-worked areas;
  - Communication with neighbouring land owners;
  - Construction methodology.
28. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
29. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and certification, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (23), to detail the following engineering works required:
- a) The provision of a water supply to the Arrowtown Lifestyle Retirement Village (ALRV) site in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include a bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the boundary of the site (Lot 4) and McDonnell Road reserve boundary. The costs of the connection shall be borne by the consent holder.
  - b) The provision of an irrigation supply to the ALRV western boundary including details of all lots serviced by the scheme with respective allocations. The irrigation supply shall be maintained separate from Council reticulation. Details shall demonstrate adequate depth exists to prevent damage to the water main where passing beneath the right of way located along the northern site boundary.
  - c) The provision of a foul sewer connection from the ALRV to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area of the ALRV. This shall include the provision of a new onsite sewer pump station and upgrades to both the McDonnell Road and Norfolk Street sewer pump stations, that are necessary to deal with the extra flow from the proposed development (full potential development) of the ALRV site in accordance with Council Standards. The costs of the connections shall be borne by the consent holder.

*Advice Note: for clarity, the costs referred to above do not include the following:*

- i) Works to bring the McDonnell Road pump station up to its original design capacity;

- ii) Works addressing the existing emergency storage shortfalls at the McDonnell Road and Norfolk Street sewerage pump stations;

*and only relate to the additional capacity required by the ALRV development. The extent and scope of these upgrades to be agreed between QLDC and the Developer, prior to the works being carried out.*

- d) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection, 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 the ALRV site to a private onsite stormwater disposal system. The system shall be designed to provide gravity drainage or pump for the entire lot area and shall incorporate the results of onsite soil soakage tests: and
  - ii) Where soak pit locations are in close proximity to buildings (most notably soak pits 1 & 2 as shown on Fluent Solutions 'Stormwater Layout Plan' 5.2), the consent holder shall either provide geotechnical signoff confirming there will be no negative effects to adjacent foundations and infrastructure or, the consent holder shall provide mitigating details from a geotechnical engineer to the satisfaction of Council.
  - iii) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the ALRV site, and no increase in run-off onto land beyond the site from the pre-development situation.
- e) The provision of fire hydrants with adequate pressure and flow to service the development and the extended reticulation along McDonnell Road in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008(or superseding standard). The detailed design shall confirm necessary onsite provisions for water buffering tanks, if any. 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 formation of all intersections, for the three access points with McDonnell Road, in accordance with Council standards. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder. The designs shall include:
- i) The main site entrance (central access) shall be designed to comply with Diagram 4 (QLDC District Plan, Appendix 7) and encompass adequate widening to cater for traffic utilising the northern access point. For clarity the northern access is also known as the Monk subdivision access.
  - ii) The northern access and associated landscaping shall be designed to maintain a minimum of 45m sight distance by pedestrians to vehicles using the northern access.
  - iii) All three crossing points/intersections shall be sealed to the McDonnell Road reserve boundary from the McDonnell Road carriageway
  - iv) The southern access shall be designed to permit only left-in and left-out access and be designed with 9m radii from McDonnell Road. The design shall include widenings to the western McDonnell Road edge only in compliance with Diagram 3 requirements (QLDC District Plan, Appendix 7).
- g) The provision of intersection road lighting on both McDonnell Road and road lighting within the development in accordance with Council's road lighting policies and standards, including the Southern Light lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
- h) The formation of all internal roads and pedestrian provisions in accordance with Council's standards and Blakely Wallace Cross Sections (approved by Condition 1) and in general accordance with the Blakely Wallace Street and Intersection Plans. The main access queuing distance from McDonnell Road may be as proposed in the consent application and transport assessment from Carriageway Consulting dated 06-08-2016.
- i) Upgrade of the bridal path along the McDonnell Road site frontage with a minimum width of 1.8m in a gravel finish in accordance with Council standards (CoP). The footpath shall be

constructed to ensure vehicle and pedestrians are both provided with safe sight distances in each direction of the site vehicle access points.

- j) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. Parking and loading spaces shall be clearly and permanently marked out. Provision shall be made for stormwater disposal.
  - k) The provision of Design Certificates for all engineering works associated with this 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 QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
  - l) The provision of a Design Certificate(s) submitted by a suitably qualified design professional for the Wastewater Pump Station works. The certificate(s) shall be in the format of IPENZ Producer Statement PS1 and include all works to existing pump stations and the new pump station to vest in Council.
30. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site.
31. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. 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.
32. Any works near power lines shall be undertaken in accordance with any requirements of the Network Provider, the Electricity Act and the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001.
33. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Geosolve Limited report titled: *Geotechnical Report, Lot 5 DP26714, McDonnell Road, Arrowtown, Reference 160298*, and who shall supervise the excavation procedures and ensure compliance with the recommendations of this report.

***To be monitored throughout earthworks***

34. The earthworks, batter slopes, retaining and drainage measures shall be undertaken in accordance with the recommendations of the Geosolve Limited report titled: *Geotechnical Report, Lot 5 DP26714, McDonnell Road, Arrowtown, Reference 160298*. This shall include the removal of uncontrolled fill areas beneath buildings and the inspection and control of any seepage or spring flows encountered during construction.
35. 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.
36. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
37. Hours of operation for earthworks, shall be:
- Monday to Saturday (inclusive): 7.30am to 6.30pm
  - Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall operate earlier than 7.30am. All activity on the site is to cease by 6.30pm.

38. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with the site management plan that has been certified under Condition 27(b) (above). All site management measures shall be implemented at the time of 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.

***Accidental discovery***

39. If the consent holder:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
- (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
  - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
- (i) stop work within the immediate vicinity of the discovery or disturbance and;
  - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
  - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

***On completion of earthworks and prior to construction of the building***

40. On completion of earthworks within the building footprint and prior to the construction of the building, the consent holder shall ensure that either:
- a) Certification from a suitably qualified engineer experienced in soils investigations is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill 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.
  - c) The consent holder shall provide to Council a report prepared by a suitably qualified person that confirms that the areas where contaminants were identified as being above background levels have been suitably remediated such that levels are at or below background levels.

***To be completed when works finish and before occupation of the buildings***

41. Prior to the occupation of the buildings, the consent holder shall complete the following:
- a) Prior to occupation under any stage the subdivision approved under SH160141- Decision A shall be completed.
  - b) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with the 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).
  - c) The completion and implementation of all certified works detailed in Condition (29) above.
  - d) The consent holder shall provide the NZ Fire Services at all times with a valid entry card/key for the electronic access gates, or, alternative access arrangements shall be made with the NZ Fire Service with a written copy of the agreement provided to the Principal Resource Management Engineer.
  - e) Each building/unit in the Arrowtown Lifestyle Retirement Village shall be serviced with a sealed vehicle crossing from the internal roading network in accordance with Council standards.
  - f) The construction and sealing of all vehicle manoeuvring and car parking areas to Council standards. Provision shall be made for stormwater disposal.
  - g) Any power supply and/or telecommunications connections to the building shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
  - h) 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 development (for clarification this shall include, but not limited to, all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
  - i) The submission of Completion Certificates from both the Approved Contractor and Approved Certifier for the Wastewater Pump Station/s. The certificates shall be in the format of IPENZ Producer Statement PS3 and PS4.
  - j) All newly constructed foul sewer mains to be vested to Council shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
  - k) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this development.
  - l) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
  - m) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
  - n) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

- o) A computer easement plan shall be submitted to Council for approval showing details of any easements to legalise any necessary services associated with the development. Once approved by Council the easements shall be registered for the site, prior to operation of the development.

### **Ongoing Conditions/Covenants**

- 42. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Computer Freehold Register for Lot 4 of SH160141 (Decision A) providing for the performance of the following condition on an ongoing basis:
  - a) A covenant shall be registered on the title advising that the easements created pursuant to Condition (3), (24) and (41) above shall not be cancelled or varied without prior written approval from Council.
  - b) The hawthorn hedge along McDonnell Road shall be maintained in perpetuity at a minimum height of 4m from the ground. Any tree that dies within the hawthorn hedge and is required to be removed shall be replaced within the next growing season with a tree of a minimum height of 1 metre. The hedge shall be irrigated and maintained to ensure survival and healthy growth.

### **Advice Notes:**

1. *This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.*
2. *The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.*
3. *Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This shall include the use of a backflow prevention device to prevent contamination of Council's potable water supply.*
4. *The consent holder is advised to obtain any necessary consents from the Otago Regional Council.*
5. *The applicant is advised to obtain all necessary approvals from network providers for the proposed relocation of power and telecommunication services affected by the ALRV development. The services should not otherwise be relocated.*
6. *The proposal amends aspects of the site which would frustrate giving effect to RM090439, unless an amendment was sought and granted. The current application has not considered this matter and cannot be taken as approving such an amendment as it is required to be considered under the Resource Management Act 1991 and is outside of the area for a qualifying development as set out in the Order to Council under the HASHAA legislation.*



**APPENDIX 2 - APPLICANT'S AEE**



# **RESOURCE CONSENT APPLICATION TO CONSTRUCT AND OPERATE A RETIREMENT VILLAGE AND SUBDIVISION**

**Arrowtown Lifestyle Retirement Village Joint Venture**

McDonnell Road, Arrowtown



RESOURCE MANAGEMENT CONSULTANTS

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## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>Site Address:</b>	McDonnell Road, Arrowtown
<b>Applicants Name:</b>	Arrowtown Lifestyle Retirement Village Joint Venture
<b>Address for Service</b>	Arrowtown Lifestyle Retirement Village Joint Venture C/- Southern Planning Group Attn: tim@southernplanning.co.nz
<b>Site Legal Description:</b>	Lot 5 DP 26714 contained in Computer Freehold Register OT18D/341
<b>Site Area:</b>	20.04 ha
<b>SHA Area:</b>	12.12ha
<b>District Plan (Proposed &amp; Operative) Zoning:</b>	Rural General
<b>Brief Description of Proposal:</b>	Consent is sought under the Housing Accords and Special Housing Areas Act 2013 to construct and operate a retirement village and subdivide the SHA land containing the retirement village from the balance title. Two lots would be created.
<b>Summary of Reasons for Consent:</b>	Non- Complying Activity

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

**List of Information Attached:**

Appendix [A]	Computer Freehold Register
Appendix [B]	RM090439
Appendix [C]	Subdivision Plan
Appendix [D]	ALRV Report
Appendix [E]	Master Plan Set
Appendix [F]	Landscape Assessment
Appendix [G]	Street & Intersection Plans
Appendix [H]	Traffic Assessment
Appendix [I]	Architectural Plan Set
Appendix [J]	Earthworks Plans
Appendix [K]	Servicing and Infrastructure Report
Appendix [L]	Geo Technical Report
Appendix [M]	NES Report



.....  
**Tim Williams**

August 2016

## 2.0 INTRODUCTION

In accordance with the HASHAA 2013 (or “the Act”) *Housing Accords and Special Housing Areas (Queenstown – New June 2016 Areas) Order 2016 Schedule 1 Arrowsdown Retirement Village special housing area* a 12.12 hectare area of Lot 5 DP 26714 has been declared a Special Housing Area “**SHA Land**”.

The Criteria for qualifying development within this SHA as specified in Clause 5 are:

- a) Maximum of 3 stories
- b) Maximum height of 11 metres
- c) A minimum of four dwellings to be built within the SHA

The proposal (described in further detail below) is considered to meet the requirements of a Qualifying Development under s. 14 of the Act therefore it is requested in accordance with s.20 of the Act that the application for resource consent be considered under HASHAA.

In summary, subdivision consent is sought to subdivide off the area of land declared an SHA and land use consent is sought to construct and operate a retirement village on the SHA Land.

## 3.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT

The subject site is legally described as Lot 5 DP 26714. A copy of the certificate of title is contained in **Appendix [A]**. The site currently contains an airstrip, associated hanger building, cattle yards, mature pine plantation and landscaping and some services in accordance with RM090439.

The SHA Land relates to the terraced portion of the subject site accessed from and having frontage to McDonnell Road. The boundaries of the SHA Land follow the existing title boundaries of the subject site on the north, east (McDonnell Road boundary) and southern side whilst it traverses the terrace face of the subject site on its western boundary. Figure 1 below shows the extent of the subject site, SHA Land (Lot 4) and platforms approved in accordance with RM090439.





Figure 1: Subject Site

### 3.2 Receiving Environment

The surrounding receiving environment comprises a mixture of rural living and golf course development.

## 4.0 RESOURCE MANAGEMENT BACKGROUND

Resource Consent RM090439 approved the subdivision of the subject site into three lots and identification of a building platform on each. RM090439.01 provided a time extension such that the consent lapses on 12 July 2020. The consent is currently being implemented with landscaping undertaken some services installed and engineering approval having been given for the access from McDonnell Road. Titles for the subdivision have not been issued yet with the SHA Land relating to a portion of Lot 3.

A copy of RM090439 is attached, **Appendix [B]**.

RM160664 is currently being considered by QLDC and seeks to vary RM090439 to remove a pastoral/subdivision restriction.

It is noted that if this proposal is approved as sought two minor changes to RM090439 will be required:

1. The access to the lots is proposed to be moved slightly to accommodate the access to the village, and
2. The hanger and planting required to screen the hanger located on Lot 3 would no longer remain (the village is proposed on a portion of Lot 3)

A variation would be sought to RM090439 to accommodate these changes once the form and layout of the village is confirmed.

## 5.0 DESCRIPTION OF THE PROPOSED ACTIVITY

### Subdivision

Subdivision consent is sought to subdivide the SHA Land from the subject site/Lot 3 (RM090439).

The subdivision will result in the following lots:

Lot 4 (SHA Land): 12.12 ha

Lot 3: 6.3ha

Lots 1 and 2 of RM090439 will remain unchanged.

Lot 3 will continue to contain a building platform in accordance with RM090439.

Access will be retained to the approved building platforms on Lots 1 -3 RM090439 via the access approved in accordance with RM090439, an easement securing this right over proposed Lot 4 (SHA Land) will be provided. It is noted the vehicle crossing position for this access onto McDonnell Road is proposed to be repositioned to accommodate the access to the Retirement Village.

The boundaries of Lot 4 will follow the boundaries of the SHA land as identified in Schedule 1 of *Housing Accords and Special Housing Areas (Queenstown – New June 2016 Areas) Order 2016*.

Accordingly, the subdivision effectively subdivides off the SHA Land and therefore the retirement village from the remainder of the site.

All necessary service and access will be provided to Lot 4 and are discussed in further detail below as part of the development of the retirement village.

A scheme plan confirming the proposed subdivision is contained in **Appendix [C]**.

### Landuse Consent/Retirement Village

#### Overview

Consent is sought to construct and operate the Arrowtown Lifestyle Retirement Village (ALRV) consisting of:

- 120 Villas
- 75 Apartments



- 100 bed Carehome
- Community Centre
- Associated facilities and amenities

All elements of the village remain in the ownership of the village, individuals have an occupancy right. Therefore, no individual titles or subdivision of aspects of the village occurs. In addition although guest can visit residents all facilities and components of the village are for village residents only as such all facilities including roading remain in private ownership.

ALRV is a joint venture partnership between the Monk Family (local landowners) and Anderson, Armstrong Families who are experienced retirement village developers/operators having developed and operated retirement villages throughout New Zealand for the past 17 years. Most recently they have developed the highly successful Aspiring Lifestyle Village in Wanaka. Contained within **Appendix [D]** is a background report on the joint venture partners, retirement village rational, demand, statistics and affordability.

### **Master Plan**

The development has been comprehensively planned and designed to draw on the existing character of the site and context of the surrounding environment especially Arrowtown and Millbrook.

A copy of the master plan set is contained in **Appendix [E]**.

Key aspects of the master plan that are discussed in further detail below are:

1. Access from McDonnell Road with a separate service access (left turn only) at the southern end of the SHA Land. Access to the three building platforms approved in accordance with RM090439 will be provided for via a separate access to McDonnell Road although repositioned to accommodate the main access to the Village from its position as approved in RM090439.
2. A roading hierarchy providing a main access into the heart of the village, Community Centre, Carehome and Apartments. Secondary roads and lanes providing access to villas.
3. Positioning of the built form on the site so the large buildings are located away from McDonnell Road against the foot of the terrace face to provide a backdrop and scale to these buildings. Villas positioned in front of the larger buildings to provide a transitioning of the building form toward McDonnell Road.
4. Provision of a building setback from McDonnell Road and retention of and addition to the existing Hawthorne Hedge along McDonnell Road.
5. Highly landscaped and pedestrianized environment with a variety of open spaces and amenities to cater for and foster the village community.

Further description of the design rational and philosophy along with an assessment of the developments appropriateness within its landscape context has been prepared by Blakely Wallace & Associates and is contained in **Appendix [F]**.

### Access and Street Design

As identified above two accesses to the village are proposed from McDonnell Road, one being the main access where residents and visitors would enter and a second providing access for service vehicle, deliveries etc. The service access will be provided in a left turn in only arrangement and operate with a security pin access gate to manage who has can gain access to the service area.

Details of the proposed intersections are provided in the **Appendix [E]**.

Three street types are proposed with indicative cross sections and intersection threshold treatments detailed in **Appendix [G]**.

A traffic assessment of the proposed access, street and intersection designs has been undertaken by Carriageway Consulting Ltd. A copy of this report is contained in **Appendix [H]**.

### Villas

120 single level villas are proposed as illustrated on the Master Plan. Villas will range in height from 5-6 m. Eight villa types are proposed with floor plans and elevations for each villa type contained in **Appendix [I]**. Villas have a gabled form drawing on the Arrowtown cottage vernacular with simple forms and larger forms broken into smaller volumes. A palette of materials is proposed for each villa.

Villas will range from duplex 2 bedrooms to 3 bedroom villas with the option to add a conservatory to the footprint of each villa type. All villas will have two car parks on site either in a double garage or single garage with second car park in tandem. The villa layouts has been based on providing a minimum setback between villas of 5m to create privacy and open space within the village.

An indicative mix of villas is shown on the Master Plan however flexibility is sought to provide for anyone of the eight villa designs to be developed in each indicative villa location (with the exception of Stage 1, **Appendix [E]** where the mix is set). In a similar manner flexibility is sought to allow adjustments to the external appearance of the villas prior to lodgement of building consent. Conditions of consent are sought to enable this flexibility.

### Apartments

75 apartments are proposed with up to three levels within a maximum height limit of 11m. The layout of the apartments allows for direct connection to the Community Centre and access off the main street. Car parking is proposed within the shared surface parking (75 car parking spaces) and basement car park.

The design has sought to break up the scale and form of the building through the use of pitched roof forms, façade and material articulation and steeping the form from three stories to two stories as the building gets closer to the Community Centre and further from the terrace escarpment.

A range of recessive materials and colours are proposed and are detailed on the elevations of the apartments contained in **Appendix [I]**.

### Carehome

A 100 bed carehome is proposed providing specialised care including dementia care for residents. Plans and elevations for the Carehome are contained in **Appendix [I]**. Access to the Carehome will be provided from the main street with service access provided to the rear of the building via the service access road. The Carehome will follow a similar theme to the apartments with gabled forms used to break up the scale and form of the building along with recessive colours and the use of materials to articulate the facades. The Carehome will have a two storey element and have a maximum height of 11 metres.

Parking for the Carehome is proposed via the 75 shared surface parks near the building.

### **Community Centre**

The Community Centre as the name suggestions is the hub of the village providing meeting space, reception, gym, pool and various other amenities for residents.

A temporary community centre is proposed in the initial stages of the development and illustrated on the Landscape Concept Plan Stage 1 (**Appendix [E]**). This community centre will revert to a villa when the main community centre is built. This is a similar approach to that taken in the development of the Wanaka Village and allows villas and associated facilities to develop as the village and resident numbers increase.

The main community centre is accessed off the main street and located centrally within the site providing a focal point within the village. It is also located in close proximity to the apartments to allow a direct connection. The design for the community centre like the apartments and Carehome utilises gabled forms to break up the scale of the building and changes in materials and recessive colour to further articulate and set the building into the site.

Car parking associated with the community centre is proposed to be integrated within the main street design given the multi-use nature of the facility with the 75 car parking spaces provided in the shared arrangement servicing the centre.

### **Staging**

The development is proposed to be staged to allow the logical and efficient progression of development across the site. A staging plan is contained in **Appendix [E]**. Development will commence with the construction of Villas and then move into the permanent Community Centre, Apartments and Carehome. A detailed plan for the Stage 1 villas is contained in the Master Plan Set (**Appendix [E]**) which includes the construction of 27 Villas and the temporary Community Centre. The preceding stages will allow for a logical extension of roading, services and the general amenity of the village to manage construction activity near residents. The development process proposed for the village is similar to that in Wanaka that also commenced with villas and flowed into the larger buildings.

### **Lapse Period**

A 10 year lapse period is sought to give effect to the Village in its entirety. As discussed above stage one will contain 27 Villas and would commence immediately. However given the unique

circumstance and time required to construct a retirement village, where it involves both land development and construction of buildings a period as sought provides a reasonable timeframe for delivery of a village of this size. Further explanation regarding this time period is provided in ARLV Report (**Appendix [D]**). In particular the report highlights by way of example the timeline for development of the Wanaka village which again illustrates a realistic timeframe should be adopted for a development of this nature.

### **Earthworks**

Earthworks are proposed in association with the development of the village including formation of roads, servicing and contouring to accommodate buildings. Detailed earthworks plans have been prepared by Aurum Survey Consultants and attached, **Appendix [J]**.

### **Services**

It is noted that Council at its meeting on the 30<sup>th</sup> June agreed:

*'that the water supply and wastewater service boundaries be extended to cover the proposed Arrowtown Retirement Village along McDonnell Road.'*

On the basis of this decision connection to the reticulated system in Arrowtown is proposed for water and wastewater services.

Fluent Solutions have provided a servicing and infrastructure report which confirms how the development is proposed to be serviced and connect to the reticulated system in Arrowtown. A copy of this report is contained in **Appendix [K]**.

### *Power and Telecommunications*

Power and telecommunications are proposed to the development and letters confirming supply have been provided for each and are contained in the Fluent report.

### *Water*

As noted above water supply for the development is proposed via connection to the reticulated system in Arrowtown. A connection to the existing main in McDonnell Road is proposed. To connect at this location will required extension of the 200mm pipe down McDonnell Road to the development.

The Fluent report outlines this work in greater detail along with capacity for this connection.

Water for irrigation purposes is proposed to be supplemented via use of an existing water take held by Mr Monk one of the joint venture partners. The Fluent report contains a copy of the ORC consent for this take that confirms the available supply and period for the consent.

### *Wastewater*

Disposal of wastewater is proposed via a pump station to be located at the southern end of the SHA Land as indicated on the Master Plan. From this point wastewater is proposed to be pumped up McDonnell Road to connect into the existing reticulated system via the Norfolk Street pump station.

The Fluent report outlines this work in greater detail along with capacity for this connection.

### *Stormwater*

Stormwater is proposed to be disposed of onsite via soakage fields. Permeability testing has been undertaken by Geo Solve that confirms the suitability of the soils. A copy of the testing is contained in the Geotechnical Report contained in **Appendix [L]**. Fluent Solutions have undertaken a preliminary design and feasibility for the proposed disposal and this is detailed in their report (**Appendix [K]**)

### *Gas Supply*

Gas is proposed to the village in either a reticulated system or gas bottle enclosure. A decision on the supply of gas has not been confirmed at this stage but a gas bottle enclosure has been identified on the master plan to future proof this option. Approximately 40, 45kg bottles would be stored in the enclosure.

### **Natural Hazards & NES**

A natural hazards assessment has been prepared by Geo Solve and is contained in **Appendix [L]** as part of the geo technical assessment.

An NES assessment DSI has been undertaken by Davis Consulting and is contained in **Appendix [M]**.

### **Consultation**



**Figure 2:** Adjacent Landowners

Figure 2 above identifies the landowners adjacent to the site. Consultation with these landowners has taken place and formal affected party approval packages have been provided to each party. Responses to the applicant's request for affected party approval will be provided once received.

Consultation has also taken place with the following parties:

- Otago Regional Council, &
- Queenstown Airport Corporation
- Arrowtown & Wider Wakatipu Community

A copy of the Fluent Report has been provided to ORC and once any comment has been received it will be provided to Council.

Aurum Survey Consultants have reviewed the Lake Hayes Flight path and confirmed the development does not infringe this. Copies of this information will be provided to QAC and their response provided to Council which confirms they have no issue with the proposal.

A significant period of consultation was also undertaken with the local community when the proposal was first being considered and as part of the decision to prepare and Expression of Interest. This consultation confirmed an overwhelming level of support for the development particularly within the Arrowtown Community.

## 6.0 CONSENT REQUIREMENTS

## **6.1 Queenstown Lakes District Plan**

The land is contained within the Rural General Zone under the Operative Queenstown Lakes District Plan. The following breaches are identified:

### **Subdivision**

- A **non-complying** activity resource consent pursuant to Rule 15.2.3.3(vi) 15.2.6.3 (ii) (b) as Lot 4 (the SHA Land) will not contain a residential building platform.

### **Landuse**

- A **restricted discretionary** activity resource consent pursuant to *Rule 14.2.2.3 ii* as the proposed activity will not comply with the following site standards:
  - 14.2.4.1vi Parking Area and Access Design as the proposal is based on QLDC's subdivision code not NZS4404:2004.
  - 14.2.2.4.1viii Car Space for People with Disabilities as the width of the aisle does not meet the District Plan requirement but is in accordance with AS/NZ2890.1:2004
  - 14.2.4.1xi: Queuing: A gate is provided at the main access which limits the queuing space to 18m, 30m is required by this rule.
  - 14.2.4.2i: Length of Vehicle Crossings: Because the main access to the site will have an arrangement to Diagram 4, the length of the vehicle crossing measured at the edge of the carriageway will be greater than the 6m permitted under this rule.
  - 14.2.4.2ii: Design of Vehicle Crossings: Because vehicles will only turn left into the service access.
- A **discretionary** activity resource consent pursuant to *Rule 22.3.3 Table 22.1 Tier 6* where the proposed earthworks will exceed 1000m<sup>3</sup> a total of 70,000m<sup>3</sup> of earthworks are proposed.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3 (i) Buildings to construct the proposed buildings on site.
- A **discretionary** activity resource consent pursuant to Rule 16.2.2.2 (i) (a) for the storage of LPG exceeding 250 litres. An estimated 40, 45kg bottles are proposed.
- A **non-complying** activity resource consent pursuant to *Rule (vi), Zone Standard i Building Height* because the proposed Community Centre, Carehome and Apartments will exceed 8m. The apartments will be up to 11m in height.
- A **non-complying** activity resource consent pursuant to *Rule (vi), Zone Standard ii Setbacks from Roads*, as the villas proposed along McDonnell Road will be located inside the specified 20m setback. Villas will be located up to 3m inside this setback distance with an additional 3m intrusion if a conservatory is added to an individual villa.

Overall, consent is required under the ODP as non-complying activity.

## **6.2 Proposed Queenstown Lakes District Plan**

The land is contained within the Rural Zone under the Proposed Queenstown Lakes District Plan (PDP). In accordance with Section 86B the rules in the PDP do not have legal effect in addition Subsection (3) of s.86B is not considered relevant to the consideration of this proposal

Therefore consent is not required pursuant to the rules of the PDP.

### **6.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health**

The activity is a controlled activity pursuant to Regulation 9(1) of the NES as soil is to be disturbed and a detailed site investigation has been undertaken, contained in **Appendix [M]**.

## **7.0 EFFECTS OF THE PROPOSAL ON THE ENVIRONMENT**

### Landscape and Visual Amenity

The site is classified as a Visual Amenity Landscape in the ODP and Other Rural Landscape Classification in the PDP. The relevant assessment matters in regards to landscape and visual amenity effects of the PDP and ODP have been assessed within the landscape assessment report prepared by Blakely Wallace & Associates (**Appendix [F]**). This assessment is relied upon for the purpose of considering potential landscape effects.

In summary, the development has adopted the following designs responses to mitigate landscape and visual amenity affects:

- Setting the large buildings back from McDonnell Road against the backdrop of the terrace escapement.
- Using landscaping and the villa forms to soften the overall form of development in relation to McDonnell Road.
- Adopting traditional pitched roof forms and recessives colours to manage the scale and visual prominence of the buildings.
- Providing for large areas of open space and integration of open space throughout the development to breakup building areas into pods.
- Providing reference to and drawing on the aesthetic of Arrowtown and Millbrook to ensure the development integrates with the landscape.

In addition, the position of the site and existing topography and Hawthorne hedge running along McDonnell Road will ensure the visibility of the development is managed immediately adjoining the site. From wider vantage points the master planned design for the site and specific qualities of the site itself will assist to contain the development within the wider Wakatipu Basin Landscape.

Overall, taking into account the landscape assessment provide by BWA it is considered the landscape has the ability to absorb the proposed development.

### Building Height and Setback

The maximum height of buildings is 11m/three stories associated with the apartments, the ODP has an 8m height limit for buildings. As discussed above the larger building forms have been setback



from McDonnell Road against the terrace escarpment to assist in managing the scale of these buildings.

Given the context of the site, the position of the buildings their height will not result in any adverse dominance or shading effects to neighbouring properties. In addition, gable roof forms and transitions in height from three storeys to single storey buildings forms has been adopted to further manage and integrate the larger buildings. The use of materials and colour will further assist to manage the apparent bulk and height of these buildings.

The proposed villas will be located up to 14m from the McDonnell Road boundary (if a villa proposed along this boundary is built with an optional conservatory) without a conservatory the villas would be a minimum of 17m from the McDonnell Road boundary. The approach to the villa layout along this boundary has been to stagger the villas within pods to avoid a line of buildings toward the McDonnell Road frontage. The pod arrangement will also ensure landscaping breaks up the villas, which combined with planting within the open space between the villas and McDonnell Road will mitigate any adverse effects associated with this setback infringement. The existing Hawthorne hedge and change in topography from McDonnell Road to the site will further mitigate any adverse effects. In this respect it is considered unlikely that a passer-by would perceive the difference between villas located 20m from the road boundary or 14m. A cross section contained in **Appendix [E]** assists to illustrate this relationship.

Any potential landscape and visually amenity effects of the height and proximity of buildings to McDonnell Road have also been taken into account in the BWA assessment and discussion on these issues above.

#### Effects from Earthworks

Any potential landscape and visual amenity effects have been taken into account within the BWA landscape assessment. Aside from these potential effects any nuisance effects such as dust and construction noise can be managed via conditions relating to hours of operation and site management controls. It is noted a majority of the cut and fill will be used on site, with limited excess material to be disposed of off-site proposed given the scale of the development. Given the distance to neighbouring dwellings the site is considered less sensitivity to nuisance type effects associated with earthwork activity. Therefore, any adverse effects can be mitigated.

#### Effects on Infrastructure

The Fluent Solutions servicing and infrastructure report (**Appendix [K]**) provides a detailed assessment and analysis of potential infrastructure issues relating to the development.

The assessment confirms adequate servicing can be provided to the development with minor upgrades of Council's system. Given the Arrowtown scheme boundary has now been extended to allow connection for wastewater and water supply it is considered conditions of consent can mitigate any potential adverse effects in terms of Council infrastructure. The applicant is happy to work with Council to prepare a suitable set of conditions to address servicing matters.

#### Traffic Generation and Vehicle Movements

The Carriageway Consulting traffic assessment report (**Appendix [H]**) confirms the suitability of the proposed access points from McDonnell Road and internal road network. Details of the proposed intersection, thresholds and street designs have been prepared by BWA and reviewed as part of the traffic assessment.

The traffic assessment has confirmed the adjoining road network can accommodate the additional traffic generated by the proposed village.

The roading hierarchy and street design has responded to the anticipated traffic and pedestrian priority within each area of the village. A mix of footpath and shared space treatments are proposed in combination with off street paths to provide convenient and safe pedestrian movement around the village.

Integrated landscape features and thresholds are proposed to provide traffic calming and amenity to the street environment.

Overall, the roading and accesses are considered sufficient and appropriate to support the development.

#### Natural Hazards & NES

The Geo Technical Report (**Appendix [L]**) has confirmed the suitability of the ground conditions and confirmed any potential liquefaction issues are low.

The DSI (**Appendix [M]**) confirms an area of potential contamination where fertiliser was stored on the site. The report identifies that the risk to people living near the area is very low providing produce grown in the soils where concentration of contamination are elevated is not consumed. Given villas are proposed within the area where contamination has been identified it is proposed to excavate and dispose of any contaminated soil to an appropriate disposal site. Conditions of consent are considered to be able to manage this potential adverse effect.

#### Gas Supply

If gas bottles are proposed to supply the village an enclosure is proposed at the southern end of the site accessed from the service access. This location is set away from the village buildings to manage any potential risks due to the proximity of the facility to any buildings.

#### Effects of the Subdivision

The subdivision will separate off the SHA Land from the balance of the subject site. No building platform is proposed on the new lot (Lot 4) however subdivision consent is only sought to facilitate the development of the ALRV. Given the ALRV is proposed on the new lot to be created no additional adverse effects over and above those discussed above are considered to result from the subdivision process.

The proposed boundaries of Lot 4 follow exactly the boundaries of the SHA Land as declared in accordance with Schedule 1.

### Positive Effects

Positive effects are considered to result from the proposed development with a number considered unique to the retirement village proposal given the development does not just involve the provision of sections to the market. The positive effects have been outlined in the ALRV Report (**Appendix [D]**) and include:

- Significant increase in capacity of retiree housing addressing an identified shortage in this particular component of the housing market.
- Freeing up existing house stock when people move from their existing homes into the village.
- A significant contribution to the social fabric of the community through the provision of a retirement village allowing older residents of the community to stay in the community and not leave town for appropriate services.
- The owners of the village retain long term ownership therefore ensuring the quality and amenity of the development is delivered and maintained into the future.
- The Carehome will provide an important function within the healthcare sector for older residents of the district that is not currently available.
- Significant investment in the local economy with an estimated cost of \$105m to develop the village will provide direct and indirect benefits to the local economy.
- Employment opportunities during construction but also ongoing in the running and management of the Village and Carehome.

## **8.0 STATUTORY CONSIDERATIONS**

Section 34 HASHAA sets out the relevant considerations and states:

*(1) An authorised agency, when considering an application for a resource consent under this Act and any submissions received on that application, must have regard to the following matters, giving weight to them (greater to lesser) in the order listed:*

The following provides an assessment of each of those listed matters

### **8.1 SECTION 31(1)(a) the purpose of this Act**

The purpose of the act is:

*The purpose of this Act is to enhance housing affordability by facilitating an increase in land and housing supply in certain regions or districts, listed in Schedule 1, identified as having housing supply and affordability issues.*

The Queenstown Lakes District Council is listed in Schedule 1. As identified in the ALRV Report (**Appendix [D]**) and positive effects assessment above the ALRV will make a significant contribution to the facilitation of an increase in land and housing supply.

The development consists of 120 villas, 75 apartments and 100 bed Carehome which will provide for a significant increase in the supply of aged care housing supply, which is currently undersupplied in the District. It is considered the density and mix proposed in the ALRV is critical to the purpose of the Act.

The Arrowtown Housing Demand assessment prepared by Insight Economics (“Insight Report”) for the QLDC has confirmed a demand for residential housing exists in Arrowtown.<sup>1</sup>

Of note this assessment highlights the changing demographics and limited extent of housing stock currently on the market. It is considered the unique attributes of this proposal in providing retiree housing can positively contribute to both meeting demand in the retiree segment of the market but also in freeing up existing housing stock within Arrowtown. This is considered a significant benefit, unique to this proposal.

Therefore it is evident the ALRV will provide strong support to the purpose of Act.

## **8.2 PART 2 RMA91**

The following provides an assessment of the relevant provision of Part 2.

### Section 6 Matters of National Importance

The development is not located within and outstanding natural landscape or near the margin of any lake or river (s6(a) & (b)). Other matters lists in this section are not considered relevant. Therefore the proposal will not impact on any matters of national importance

### Section 7 Other Matters

In terms of s.7(b) and (g) the development given, in particular its density will represent an efficient use of a scarce resource. As the ALRV Report identifies flat north facing sites with proximity to existing communities are limited in the Wakatipu Basin and are considered important for development of retirement villages.

Assessment in accordance with the urban design protocol (below) will cover matters relevant to s.7(c) and (f) in greater detail. However in summary the ALRV is considered to represent a comprehensively planned and designed development that will positively contribute to the amenity of future residents and the Arrowtown community. The attributes of the site and its physical separation from Arrowtown will ensure any adverse landscape effects can be managed. Whilst it is acknowledged that the development will result in an urban development within the rural general zone the nature of adjoining landuses (golf courses) and pattern of settlements near Arrowtown such as Millbrook illustrates how development like ALRV can be accommodated within the landscape context of the Wakatipu Basin and Arrowtown environs.

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<sup>1</sup> Section 6: Summary and Conclusions – Arrowtown Dwelling Supply and Demand prepared by Insight Economics

Providing an option for retirees also creates the opportunity for existing housing stock within Arrowtown to be freed up without adversely affecting the existing form and character of the town. Furthermore, this proposal in providing supply in the retiree segment of the market will not place pressure on other social infrastructure in the same manner a more traditional supply of residential housing may have on Arrowtown. These specific benefits highlight how the proposal can address housing demand within the particular context of Arrowtown whilst ensuring the existing amenity values of Arrowtown are maintained and enhanced.

## Section 5

The proposal will enable the community of the Wakatipu Basin/Arrowtown to provide for their social, economic and cultural wellbeing by providing significant additional supply of housing in close proximity to the existing community of Arrowtown.

Also of significances is the form and nature of the development providing retiree housing and care facilities which will play an important role in the social fabric of the community by allowing people to age in their local community.

The ALRV Report has demonstrated the need for retiree housing with a shortage in the Wakatipu Basin therefore the ALRV will assist in providing for the reasonably foreseeable needs of future generations.

Any adverse effects of the development can be avoided, remedied and mitigated. Therefore the proposal is considered to represent sustainable management of natural and physical resources.

## **8.3 Proposed District Plan**

### Chapter 3 – Strategic Directions

Goal 3.2.2 *The strategic and integrated management of urban growth.*

*Objective 3.2.2.1 Ensure urban development occurs in a logical manner:*

- *to promote a compact, well designed and integrated urban form;*
- *to manage the cost of Council infrastructure; and*
- *to protect the District's rural landscapes from sporadic and sprawling development.*

*Policies*

**3.2.2.1.1** *Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jack's Point), Arrowtown and Wanaka.*

**3.2.2.1.2** *Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.*

**3.2.2.1.3** *Manage the form of urban development within the UGBs ensuring:*

- *Connectivity and integration with existing urban development;*
- *Sustainable provision of Council infrastructure; and*
- *Facilitation of an efficient transport network, with particular regard to integration with*

**3.2.2.1.4** *Encourage a higher density of residential development in locations close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails.*

**3.2.2.1.5** *Ensure UGBs contain sufficient suitably zoned land to provide for future growth and a diversity of housing choice.*

**3.2.2.1.6** *Ensure that zoning enables effective market competition through distribution of potential housing supply across a large number and range of ownerships, to reduce the incentive for land banking in order to address housing supply and affordability.*

**3.2.2.1.7** *That further urban development of the District's small rural settlements be located within and immediately adjoining those settlements.*

Overall, it is considered there is tension between the above stated policies whereby expansion within the UGB is encouraged but there is limited ability to achieve this within the identified UGB for Arrowtown without adversely affecting the character and amenity of the town. The proposal is contrary to *Policy 3.2.2.1.2*. However, the development is not considered sporadic or sprawling development. The development represents a contained node that will sit alongside Arrowtown in a similar way as Millbrook does. Therefore the proposal is not considered contrary to this Objective. Further discussion regarding the Arrowtown UGB is provide below in respect of Chapter 4.

*Goal 3.2.3 - A quality built environment taking into account the character of individual communities*

This goal and associated objectives and policies seek to achieve a quality built environment with a particular focus on urban design. Matters relating to the built form and urban design of the development are assessed in further detail in Section 8.5 of this report. Overall, it is consider the development will support this goal through the provision of a comprehensively planned and designed village.

*Goal 3.2.4 - The protection of our natural environment and ecosystems*

The proposed development will be serviced via reticulated systems with the exception of stormwater disposal. Expert assessment has confirmed the soils are suitable to accommodate the disposal of stormwater to ground. Therefore the proposal is considered to protect the natural environment and ecosystems and will align with relevant objectives and policies identified under this goal.

*Goal 3.2.5 - Our distinctive landscapes are protected from inappropriate development.*

The development is not proposed within an ONL and therefore will align with Objective 3.2.5.1. The site is considered to be a location with ability to absorb the change proposed and therefore aligns with Objective 3.2.5.2 and 3.2.5.3. The proposal is considered unique given the comprehensive nature of the development which will assist to manage any potential cumulative effects therefore the proposal is not considered contrary to Objective 3.2.5.4. The form and density of development is considered to recognise and efficiently utilise the finite land resource.

*Goal 3.2.6 - Enable a safe and healthy community that is strong, diverse and inclusive for all people.*

The assessment throughout this report has identified the benefits and opportunities the development will provide to support and foster the local community. The proposal is considered to

be particularly significant for contributing to a community that is inclusive for all people through provision of housing and care for older residents. The development will also contribute to housing that is more affordable through a mix of housing types and therefore supports Objective 3.2.6.1 & 3.2.6.2.

#### Chapter 4 – Strategic Directions

Objectives 4.2.1, 4.2.2 & 4.2.3 set out a framework for guiding urban development in the District seeking to coordinate development to manage impacts on infrastructures with Urban Growth Boundaries identified as a key method with development discouraged outside of identified boundaries.

Objective 4.2.5 is specific to Arrowtown and states:

*Manage the scale and location of urban growth in the Arrowtown Urban Growth Boundary.*

*Policies:*

**4.2.5.1** *Limit the spatial growth of Arrowtown so that:*

- *Adverse effects of development outside the Arrowtown Urban Growth Boundary are avoided.*
- *the character and identity of the settlement, and its setting within the landscape is preserved or enhanced.*

**4.2.5.2** *Ensure that development within the Arrowtown Urban Growth Boundary provides:*

- *an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility in accordance with the Arrowtown Design Guidelines 2006 (and any adopted updates)*
- *opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary.*
- *a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown*
- *for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource.*
- *To recognise the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural General land*

Relevant to the consideration of this proposal has been the context of 'Arrowtown' and specifically the Arrowtown Urban Growth Boundary ("AUGB"). The development is proposed outside of the AUGB.

The site is considered to be appropriately positioned to provide physical separation from Arrowtown to respond positively to AUGB matters but close enough to ensure residents can utilise the existing path to access Arrowtown and the development can form part of the Arrowtown Community in a similar manner to Millbrook. In this respect, like Millbrook the site and proposal are considered to provide a development which can positively contribute to Arrowtown without detracting from its unique qualities.

- Landscape Setting/Settlement Pattern

The proposed location avoids the issue of sprawl along roads resulting from an extension of the existing urban boundary, a particular concern in setting the urban growth boundary for Arrowtown<sup>2</sup>. In this respect the 'green belts' of Arrowtown will be retained and the settlement pattern of discreet, independent clusters of development sitting nearby but not adjoining Arrowtown is respected and re-enforced. It is considered the proposal can continue this positive settlement pattern and relationship with Arrowtown.

- Entry Experience to Arrowtown

Consideration of the points of entry into Arrowtown and how the physical extent of urban development can impact on the entry experience was another key issue in determining and defining the urban growth boundary for Arrowtown<sup>3</sup>.

The physical separation of the site from Arrowtown and retention of the 'Green belts' will ensure the proposal does not impact on the sense of arrival or change the point at which a person has 'entered' Arrowtown. An existing Hawthorne Hedge runs along the McDonnell boundary of the site and the site is elevated above the level of the road, limiting opportunities for passers-by to gain views of future development from McDonnell Road.

The development provides a landscaped setback from McDonnell Road to further separate and screen future development from the Road. These unique site attributes and design responses can ensure the development reads as a distinct cluster and does not impact on the point of entry into Arrowtown or extend the sense of 'passing by' Arrowtown, being particular issues raised in the consideration of the AUGB.

Overall, the development is contrary to the objectives seeking to avoid urban development outside of the AUGB. However given the unique characteristics of the proposed development as discussed above it is considered the intent of the AUGB is preserved where the landscape will not be significantly affected and the settlement pattern of Arrowtown will be reinforced and complemented by the proposal. It is noted the proposal found overwhelming support from the Arrowtown community.

## Chapter 6 – Landscapes

A detailed landscape assessment has been undertaken by BWA and concluded landscape effects are acceptable. The development is not contained within an ONL and the unique qualities of the site and design will ensure the ALRV does not represent sprawl. It is considered the development when viewed within the wider basin context will be viewed as landscaped node of development within a similar pattern of intensive nodes that are distributed throughout the basin landscape.

The preceding assessment has considered relevant matters in terms of the protection of landscape as sought by these objectives. Overall, the development does not sit comfortable with all objectives given the intensity of development which is not unsurprising given the nature of the SHA process and intention to enable development that might otherwise not sit comfortably with its current zoning. However, on balance the particular landscape is considered to have greater ability to absorb change and therefore is not considered contrary to the relevant objectives of Chapter 6.

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<sup>2</sup> 3.3 Effects on the landscape of maintaining or extending the boundary of Arrowtown pg19 ENV-2011-CHC-7

<sup>3</sup> 3.3 Effects on the landscape of maintaining or extending the boundary of Arrowtown pg19 ENV-2011-CHC-7



## Chapter 21 – Rural

Given the urban nature of the proposed development there is an inherent tension between the current zoning of the land and the proposal. Given this and the SHA process it is considered the higher order chapters already assessed provide appropriate guidance.

## Chapter 27 – Subdivision and Development

The proposal includes the subdivision of the SHA Land from the balance lot. The subdivision is proposed to facilitate the development. This chapter seeks to encourage lots sizes and subdivision design that are efficient and adequately serviced (Objective 27.2.1). The assessment detailed above has confirmed the development can be serviced and the lot is sufficient to accommodate the proposed development in a logical and comprehensive manner.

## Summary

Overall, although the proposal is contrary to the PDP where it seeks to avoid development outside of the AUGB when considered within the context of the intention of the AUGB, landscape and comprehensive nature and form of ALRV is considered to be an acceptable deviation from the general rule of containing development within the AUGB. In addition the PDP is still in its infancy with a number of submissions and appeals likely to see changes to the provisions. As noted above the ALRV has received overwhelming support from the Arrowtown community. Accordingly, the proposal when viewed as whole is not considered contrary to the PDP.

## **8.4 Section 104 RMA91**

### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

A DSI has been prepared by Davis Consulting Group (**Appendix [M]**). The findings of this report have been discussed above. Overall, it is considered conditions of consent can adequately address soil contamination.

### Operative Otago Regional Policy Statement

The provisions of this RPS are very general and therefore are not considered to provide any greater guidance that provided in the PDP.

### Proposed Regional Policy Statement for Otago

In a similar manner to the RPS this statement sets objectives and policies at a high level and is given effect to by the PDP which covers similar matters but in greater detail. Therefore, given the PDP provides greater direction and detail on relevant matters no further assessment of this document is considered necessary.

### Operative District Plan

The ODP follows a similar theme as the PDP covering the same areas, with a particular focus on landscape values and urban form matters. Like the PDP the provisions place a particular emphasis on managing development within ONL's which the development and site are not located within.

Relevant objectives and policies are contained in Part 4 *District Wide Issues* and Part 15 *Subdivision and Financial Contributions and are assessed below*. Given the inherent conflict between the existing zoning and development a detailed assessment of the Chapter 5 is not considered necessary.

#### **Section 4 – District Wide Issues**

##### **4.2 Landscape and Visual Amenity**

**Objective:**

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

**Policies:**

*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.*

The location of the proposed development its form, layout and design will ensure any adverse effects of the development are adequately mitigated. Taking into consideration the existing environment the site has the ability to absorb the proposed development without detracting from the landscape values of the surrounding landscape.

The proposal aligns with this objective and associated policies.

#### **6. Urban Development**

- (a) *To avoid new urban development in the outstanding natural landscapes of Wakatipu basin.*
- (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.*
- (d) *To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.*

The development will not result in sprawling subdivision or development along the roads and is not located within and ONL therefore the proposal is considered to support this policy.

### **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 proposal is considered to support this policy through providing a designed solution to a new urban development that will avoid sprawling development along the roads of the district.

### **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 landscape assessment has considered potential domestication resulting from the proposed development and its effect on the landscape. This assessment has concluded any adverse effect will be acceptable. Therefore the density of development is not considered to have increased to a point where adverse cumulative affects outweigh the benefits of the proposed planting and building. The development is considered to represent a comprehensive and sympathetic development of the rural area. The proposal therefore supports this policy.

### **17 Land Use**

*To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.*

The proposal is not likely to generate any adverse effects on the open character and visual coherence of the surrounding landscape.

The proposal aligns with this policy

## **Part 15 – Subdivision, Development and Financial Contributions**

### **Objective 1 – Servicing**

***The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments.***

### **Objective 2 - Cost of Services to be Met by Subdividers**

***The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.***

Objectives 1 & 2 and associated policies seek to ensure adequate services for future lots. Confirmation has been provided that all necessary services can be provided and site conditions are

appropriate for onsite servicing where applicable. Therefore, the proposal aligns with these objectives and associated policies.

#### **Objective 5 - Amenity Protection**

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

##### ***Policies:***

*5.1 To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the levels of open space and density of built development anticipated in each area.*

*5.2 To ensure subdivision patterns and the location, size and dimensions of lots in rural areas will not lead to a pattern of land uses, which will adversely affect landscape, visual, cultural and other amenity values.*

*5.3 To encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services.*

*5.4 To encourage the protection of significant trees or areas of vegetation, upon the subdivision of land.*

*5.5 To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.*

*5.6 To encourage the identification of archaeological sites and sites of cultural significance.*

*5.7 To minimise street lighting in the Rural Residential area at the north of Lake Hayes in order to retain the rural amenity values of the area.*

*5.8 To promote the use of stormwater management methods which involve the use of pervious surfaces such as open swales in the Rural Residential area at the north of Lake Hayes, in order to retain the rural amenity values of the area.*

*5.9 To require that subdivision within the Northlake Special Zone be consistent with the Northlake Structure Plan.*

*5.10 To ensure subdivision within the Northlake Special Zone implements the objectives and policies for the Northlake Special Zone in Part 12.33*

The subdivision design and any potential landscape effects have been carefully considered and given the context of the site the proposed lot size is considered to be appropriate to contain a well-designed retirement village. Therefore, the proposal is considered to align with these policies and therefore this objective.

Overall, the development is considered to align with relevant provision of the ODP.

#### **Section 104D Thresholds**

Overall, taking into account the preceding assessment the proposal is considered to result in adverse effects that are minor and proposal is not contrary to the objectives and policies of the PDP or ODP.

### **8.5 Urban Design Protocol**

Section 34(1)(d) of HASHAA requires an assessment of the proposal against the key urban design qualities expressed in the NZ Urban Design Protocol. The Protocol identifies Seven Cs and the proposal is considered against these matters below:

#### **Context**

The context of the site and its intended use as a retirement village have been integral to shaping and informing the Master Plan.

The landscape context of the site has been discussed in depth above and has informed and driven the general location and layout of buildings on the site along with the clustered pod approach to villa layout and design. These designs responses see the large buildings set against the terrace escarpment, distanced from the road with smaller building forms, landscaping and open scape providing a transition and buffer to the perimeter of the site.

The Master Plan also demonstrates the comprehensive nature of the design with all elements of the future retirement village considered and integrated into the Master Plan.

The joint venture partners are experienced retirement village operates and the layout and proximity of various building types within the development have been informed by their experienced and understanding of the unique needs of retirees. Therefore, the development is considered to have had particular regard to the social and cultural context of future residents and the benefits the proposal can have for the Arrowtown community.

### Character

The design has sought to draw on the surrounding landscape character and building forms and styles from Arrowtown and Millbrook which have been important design moves from the inception of the village.

Gabled roof forms are a key design theme and draw on the traditional pitch roof of cottages and older buildings in the District. This roof form has also been utilised to break up the larger buildings to ensure a more human scaled building appearance is presented by these larger buildings.

Blakely Wallace & Associates who have significant experience in the landscape and building form qualities associated with Arrowtown have led the master plan development and have provided a detailed assessment of the ways the development has responded to these key character attributes in their report (**Appendix [F]**).

The clustering of the larger buildings and Community Centre in the centre of the site with larger areas of open space will provide a focal point and 'heart' to the village assisting with its legibility and identity.

The landscape design including elements such as deciduous trees to provide autumn colour and use of stone and recessive colours are all elements that have drawn on and demonstrate how the detailed consideration of the design has expressed the qualities of the exiting urban form of Arrowtown.

The approach to the streets treatment and hierarchy has also sought to draw on the character of traditional lanes and low key street design characteristics of Arrowtown. This is illustrated in the limited use of materials with no curb and channel to express this low key aesthetic. A shared space design approach has been adopted for the secondary streets and lanes and detailed intersection threshold treatments and traffic calming have also been introduced to promote a street environment that is reflective of these qualities.

### Choice

The joint venture partners as discussed above are experienced retirement village operators and Foley Group Architects have significant experience in the design of retirement villages. The mix of activities provides a range of options for retirees from villas through to assisted care living with associated amenities providing a full spectrum of facilities and amenities anticipated within a retirement village.

The mix of housing options will ensure future residents have the ability to age within the village and choose between various housing types from traditional standalone villas to apartment living. The design of the village has also been carefully guided by the needs of future residents will careful consideration of level changes to assist with those less mobile which has been a key design requirement throughout the village design.

The staging and flexibility sought in the villa mix is considered important to allow the village to adapt and ensure it is relevant as it evolves. This is considered particularly relevant given the proposal involves both the land development and construction of all buildings and amenities rather than a traditional residential subdivision model.

In a broader sense the proximity of the village to Arrowtown and location within the Wakatipu Basin will allow people the choice to stay on in the community when currently there is little retiree housing options.

### Connections

The Master Plan demonstrates a high level of connectivity within the development having a series of paths, streets and lanes providing for a well-connected environment. The separation of service vehicles will also improve the general amenity and quality of the streets where this space doesn't need to be shared with service vehicles.

An existing bridle path provides a pedestrian and cycle connection along McDonnell Road to Arrowtown. This route will provide a fairly flat path and connection to town via Berkshire Street. This is considered a logical route to encourage convenient connection given the proximity of the village to Arrowtown.

The particular nature of the village and associated amenities will also mean that although trips to Arrowtown will be likely the village provides amenities so trips are not a necessity therefore reducing the reliance on residents having to travel day to day to Arrowtown. This relationship is considered to manage the distanced the village is from Arrowtown.

### Creativity

The Master Plan and the design process have ensured a design and layout that has responded to the various opportunities and constraints of the site. The resulting development is considered to be distinctive in providing a retirement village that is relevant to its place and will positively contribute to the identity of the village and Arrowtown long term.

### Custodianship

Given the joint venture partners not only develop the village by own and operate the village, there is a genuine desire to ensure all aspects of the design have been carefully consideration to ensure their long term sustainability. The site receives very good solar gain and stormwater will be disposed of onsite ensuring low impact design techniques are utilised.

The long term success of the village is also reliant on the up keep and success of the village as a place to live. Therefore, there is a strong commitment and principle of stewardship to the care and health of the community imbedded in the development.

### Collaboration

The development of the site and Master Plan has been undertaken in a collaborative manner with involvement of various experts and consultation with QLDC, neighbours and other groups including extensive consultation with the Arrowtown community during the development of the Expression of Interest.

## **8.6 Overall Weighting under Section 34(1)**

It is considered the development finds significant support with a majority of the matters regard must be had to under s.34. Any tension largely centres on landscape and district plan matters however given the general framework of HASHAA this is not unsurprising, an urban development is proposed on land zone Rural General. However the landscape of the subject site is not an ONL and the design has carefully considered and responded to the landscape context such that it will not represent uncontrolled sprawl along the road but rather a contained node similar to Millbrook.

The particularly nature of the development being a retirement village will positively contribute to the social fabric of the Arrowtown community and the physical separation of the site and the comprehensively planned nature of the development will ensure the proposal does not undermine the principles of the AUGB and in fact in many ways will positively contribute to the identity and sustainability of the Arrowtown community. This is supported by the overwhelming level of support for the development from the Arrowtown community.

## **8.7 Section 34(2)**

The Infrastructure and Servicing report (**Appendix [K]**) confirms servicing of the development is feasible with minor upgrades to existing water and waste water systems. It is considered conditions of consent can appropriately manage any matters relating to the servicing of the development to ensure adequate servicing exists.

## **9.0 LAPSE PERIOD**

Section 51 of the Act provides that the default lapse period for a consent granted under HASHAA is one year.

It is acknowledge HASHAA seeks to provide for the supply of land in a fairly quick timeframe. In this respect the joint venture partnership is committed to delivering the village as quickly as is feasible with stage one to commence immediately. However, it also physically takes a number of years to deliver a development of this scale.

In this respect the development is unique and it is considered this justifies an extended lapse period because:

- The development will not only provide for supply of land but buildings and amenities with additional benefits to the community

- Does not involve the individual sale of lots so guarantees the quality of the development is delivered and maintained longer term.
- The retention of the land in the ownership of the village ensures pricing and affordability is better managed something that is not guaranteed through the quick release of land through a traditional subdivision.
- The applicants are not only the developers but the operators of the village and given the specific nature of the proposal the joint venture partners are committed to delivering the Village in a similar manner and timeframes as they have done in Wanaka.

The above benefits and contribution the proposal will make to affordability and the community are considered to be a direct result of the nature of the Village which involves not only land development but construction of the buildings, amenities and open space. Therefore, a realistic timeframe needs to be provided to support a development of this scale and nature. A lapse period of 10 years is therefore considered appropriate and justified in these circumstances.

## **10.0 CONCLUSION**

Taking into account the assessment contained in this report it is considered the development can be granted as proposed subject to conditions of consent with a 10 year lapse period.



**APPENDIX 3 - LANDSCAPE ASSESSMENT**



Michelle Snodgrass  
**LANDSCAPE ARCHITECT**

SH160141 Arrowtown Lifestyle Retirement Village Joint Partnership

Landscape assessment report for QLDC

Prepared by:

Michelle Snodgrass Landscape Architecture Ltd



# Michelle Snodgrass

## LANDSCAPE ARCHITECT

## 1.0 Introduction

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### 1.1 Executive Summary

I have been asked by QLDC to undertake a landscape assessment peer review, and to assess the proposed landscaping of the proposed lifestyle retirement village. This report assesses a proposal under the Housing Accords and Special Housing Areas Act (HASHAA), on behalf of the Queenstown Lakes District Council, for a two lot subdivision of Lots 5 DP 26714 to create the SHA retirement Village Site and a balance site, and Land Use to construct and operate a retirement village. A detailed landscape assessment has been provided as part of the proposal application.

In my opinion the landscape assessment report provided in the application is thorough, therefore for brevity I will not repeat the report apart from where, in my opinion, aspects require discussion. This report will therefore include the following:

- A summary description of the proposal
- A summary of the existing landscape and context
- Landscape effects
- Visual and amenity effects
- Operative QLDC District Plan objectives and policies
- Proposed QLDC District Plan objectives and policies
- Conclusion

Attached to this report, in the appendix, are suggested consent conditions if the application is approved, and a definition of the degrees of magnitude used in the assessment section.

## 2.0 The Proposal

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As described above, and in detail in the application and Blakely Wallace and Associates Landscape Assessment Report, the proposal is to develop a retirement village on a site to the south east of Arrowtown on McDonnell Road. The application proposes a non-complying activity to enable a retirement village of 120 low rise villas, a central common and community facility, a two to three level apartment block of 75 apartments and a two level block of assisted care with 100 beds. Extensive landscaping in the form of tree planting, gardens, lawns and an external hedge are also proposed.



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### 3.0 The Existing Landscape and Context

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The site has been thoroughly described in the Blakely Wallace Associates Landscape Assessment Report, and as described it is located on McDonnell Road, Arrowtown approximately 785m north of the intersection with Centennial Avenue, Arrowtown. It is a roughly triangular lot located on the western side of McDonnell Road on a small terrace with a low escarpment on the western and southern sides, and slopes gently towards McDonnell Road. The site is legally described as Lot 5 DP 26714 and is 20.04 ha in area. The SHA area of the site is 12.12ha. The SHA part of the site is currently used for grazing dairy cattle and includes cattle yards, an existing airstrip and hangar. The site vegetation is predominantly pastoral grass, a pine plantation predominantly in the neighbouring property, and hawthorn, elderberry and broom on the terrace face. Of particular note is a discontinuous hawthorn hedge which varies in height from 3.55m up to 6.46m<sup>1</sup> high along the McDonnell Road boundary.

The site is topographically part of the alluvial valley that runs roughly north–south from the toe of German Hill to the Kawarau River. The valley is divided by the Lake Hayes–Arrow Junction Highway. The western side of the valley is the rolling, glacial outwash surface and ice-shaped hills. The eastern side of the valley is the Crown Terrace. McDonnell Road runs approximately along the toe of the western rolling glacial outwash, while Centennial Avenue runs roughly through the middle of the valley from Arrowtown to Arrow Junction.

The cultural overlay of the landscape context described above is, as described in the Blakely Wallace report, a mixture of rural land use, rural residential development, grazed land and public and private golf courses as far as the urban boundary of Arrowtown. The immediate context of the site, is the following:

- 'The Hills' private golf course to the north
- 304 McDonnell Road – The Lamont property which includes the Mt Soho winery, two existing building platforms, and RM150660 which has been recently approved for four additional building platforms.
- 276 Hogan's Gully Road which includes a dwelling
- 219 McDonnell Road which includes an existing dwelling and has been subdivided under RM140648 into five lots with three residential building platforms.

Within a 1km radius of the site is

- 'The Hills' Golf course,
- the Arrowtown Golf Course,
- the Arrowtown South Special Zone (a total of sixteen building platforms)
- the southern end of Arrowtown village
- Rural General lifestyle development
- The Bendemeer lifestyle development

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<sup>1</sup> Information from a longitudinal survey of the hedge height by Aurum Survey



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The level of existing development has led to a landscape that is transitioning from rural and pastoral to a small scale Arcadian landscape of houses and extensive tree planting.

The western side of McDonnell Road, which includes the site, is predominantly pastoral land maintained by either grazing or mowing in the case of the Hills golf course. Paddocks are small to medium in size and are defined by the rolling, glacial outwash and tree planting. The eastern side of McDonnell Road is less pastoral and more Arcadian in character with dwellings amongst extensive tree planting and the Arrowtown Golf Course.

The built character of the valley, which includes structures such as fences, paths, sheds etc is consistent in style and of a rural vernacular specific to the Wakatipu basin.

The vegetation overlay is a mixture of grazed pastoral land and extensive predominantly exotic, deciduous, tree planting within the valley with wilding self-seeded species on terrace faces including the Crown Terrace escarpment. It is an Arcadian, well treed character that is well known for autumn colour.

The landscape context of the site as described above is mixed in terms of land use. It is consistent, however in terms of its small pastoral areas, vegetation cover and general appearance of rural details such as outbuildings, fencing and materials. In my opinion this consistency is an essential part of the valleys character and, along with the species used in the tree planting, is dominant over the mixed land use.

### 3.0 Landscape classification

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The site is zoned Rural General, and in the Blakely Wallace Associates report, was found to be within a Visual Amenity Landscape. This landscape classification was also confirmed within the Read report on landscape classification boundaries report<sup>2</sup>. I agree with this classification.

### 4.0 The landscape effects of the proposal

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The level of magnitude of the effects will be described as:

- None
- Negligible
- Slight
- Moderate

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<sup>2</sup> "Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features". Marion Read, Read Landscapes. 1<sup>st</sup> April 2014



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- Substantial
- Severe

The definitions of the above descriptions are included in the appendices to this report.

Landscape effects are those effects on the landscape as a resource, namely its landscape character and the components that make up that character, rather than visual issues.

The elements of the site and wider landscape that are potentially affected by the proposed Retirement Village is the small scale pastoral use of the site, and the pastoral landscape character of this part of the Arrow valley. As I have described previously in this report, the site is part of a transitioning VAL with a pastoral and Arcadian character. The site is small, partially enclosed by topography and is visible from a limited number of public roads and public places.

The site currently has semi-open pastoral values as viewed from public roads. The topography and existing vegetation partially encloses the site. I would note that the hawthorn hedge could be completed regardless of the use of the site and would minimise pastoral views and open space values, as could amenity tree planting, which would change the character from its current predominantly pastoral character to a more Arcadian character.

The Blakely Wallace report offers five reasons in favour of the development at the McDonnell Road site:

### *1. Urban boundary*

I agree with the Blakely Wallace report that the location of the development will maintain Arrowtowns urban boundary as it is physically separated by a distance of 770m, and by the mix of golf course and lifestyle development between the site and Arrowtown.

### *2. Topography and landform*

I agree that the site is at least partially situated within an existing landform which contains the development to the south and west. There is no topographic feature to coincide with the northern boundary of the site. The topography and landform do help to limit views, and the developments effect on the surrounding visual amenity landscape.

### *3. Historic settlements and patterns*

I do not entirely agree with the argument for the site being appropriate for urban development based on the potential for it to have been the site for an existing farmstead development, as this argument could be applied to many sites in the Wakatipu Basin. The site does not have any remnants of historic use to anchor a development on.

### *4. Visual factors*

I agree with the Blakely Wallace report that the site is reasonably well screened from public views and while an observer will be aware of the development it will not be a dominant feature of the landscape.

### *5. Existing character*



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I agree with the Blakely Wallace Landscape Assessment Report general description of the existing character of the site and surrounds. The site has the potential to absorb some development because of the partially enclosing nature of the site topography and small scale pastoral and Arcadian character of the Arrow Valley, particularly as it is experienced from McDonnell Road and Centennial Ave.

I do not agree that the layout of the retirement village and lack of boundary fences will help the villas appear in a more park-like setting, and will assist with its integration into the wider landscape. The green spaces and planting are not significant enough to break up the dominance of the built form and integrate it with the landscape. In my opinion, while an observer may see details that fit with the existing landscape character, the density of the village will contrast with the character of the surrounding landscape.

At a broader scale the proposed SHA will create a small urban development in proximity to Arrowtown village, wholly contained by a larger Rural Zone with a dominant and small scale pastoral and Arcadian character. The ability of the site to absorb development is enhanced by the layout of the retirement village, the scale of the village, setbacks from McDonnell Road, the vernacular design details and extensive tree planting. However, the proposal is an isolated urban settlement at distance from other development of a similar density and land use. The nature of the development is also not in keeping with the established character of the rural part of the Arrow valley and does not contribute as a whole positively to the landscape character and quality. I do not agree that the landscape can absorb the effects due to the density of buildings and change to urban use. While the proposed augmentation of the hedge, and proposed internal tree planting will aid in screening and softening the retirement village from public roads, there will still be an awareness of an urban development out of context with its surrounds which in turn will give a negative perception of the integrity of the landscape character. The Arrow valley is a sensitive landscape in my opinion because of the level of development that has been consented and it's transitioning towards a small scale Arcadian character. The proposed retirement village could transition it further to a peri-urban landscape which has spread the perception of urban development beyond the boundaries of Arrowtown village.

Although the development is compared to Millbrook, Millbrook is balanced by golf courses. Open space remains dominant over the scale of built form. In this case, the open space/green areas of the retirement village are not large enough to provide this balance and the built form will dominate.

While aspects of the retirement village are appropriate to the character of the site and surrounds, urban development is not characteristic of the VAL of the site and surrounds. In my opinion the landscape effects of the retirement village will be substantial in that it will form a recognisable and immediately apparent part of the scene that affects and changes its overall character.

## 5.0 The visual effects of the proposal

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Visual effects are the effects that an activity may have on specific views and the visual amenity experienced by viewers. In the case of the proposed retirement village it is the effect on views from:



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- McDonnell Road,
- Centennial Avenue,
- the Crown Range Road,
- Tobin's Track and lookout,
- Advance Terrace and Cotter Avenue, Arrowtown;
- And Feehly Hill, Arrowtown.

The visual amenity effect is on the difference between the landscape character of the proposed development and the broader landscape character in which it is set.

The information provided by the applicant, and in the Blakely Wallace Landscape Assessment report confirms that the development is unlikely to be highly visible from McDonnell Road and Centennial Avenue except at the entrance points to the site when a viewer will gain some internal views, and an awareness of the nature and scale of the development. I agree with this opinion.

Profile poles of three of the villas on the easternmost edge of the village were provided by the applicant, as were sections through the site from each end of the village. From that information, I am of the opinion that the villas will not be visible from McDonnell Road, or Centennial Avenue and it is also unlikely that that community facility building, apartments or assisted care facility will be easily visible.

The degree of visibility of the retirement village would be wholly dependent on the success and maturity of the proposed extension to the existing Hawthorn hedge along the McDonnell Road boundary, and the Cupressus leylandii shelterbelt on the Hills golf course boundary shared with the site. The screening provided by the hedge would be less effective from elevated viewpoints, particularly the Crown Range Road viewpoint where a viewer would look down into the site. The proposed landscaping, including tree planting will not screen the development from elevated viewpoints but it will soften the appearance of the built density.

I agree with the Blakely Wallace Landscape Assessment Report that even with the screening, it will become apparent to users of McDonnell Road that there is a significant development on site.

The major change to the visual amenity of the site is a reduction in the rural amenity of pastoral views across the site of paddocks, yards and stock animals which allows views of the small escarpment and out to the wider landscape. From elevated viewpoints there will be a reduction in rural amenity due to the discontinuity of the pastoral character.

There will be a positive increase in visual amenity from the proposed landscaping, in particular the tree planting if the species chosen are those predominant in the Arrow valley. The maintenance of the hawthorn hedge will also be a positive visual amenity effect in that it will maintain an element of the Arcadian character. The proposed native planting on the escarpment will increase the natural character of the glacial landform.

The visual and amenity effect will be moderate due to the positive visual amenity effect of the proposed landscaping. The landscaping including the design details such as the proposed materials and colours of buildings will enhance and add to the Arcadian character.





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## 6.0 Current Zoning and Provisions

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### 6.1 Resource Management Act

There are statutory considerations to be applied to the assessment of the landscape and visual effects of the proposed lifestyle retirement village proposal. The parts of the RMA that are relevant are:

*Part 2: Purpose and Principles,*

*Section 7 Other matters:*

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:*

*(b) the efficient use and development of natural and physical resources*

*(c) the maintenance and enhancement of amenity values*

*(f) maintenance and enhancement of the quality of the environment*

Section 7 emphasises the importance of protecting the amenity values and quality of the environment. In my opinion the proposed lifestyle retirement village partially meets Section 7 in relation to amenity values. The retention and extension of the existing hawthorn hedge and extensive tree planting proposed within the site enhances the treed character of the site and surrounding Arrow Valley, particularly if the tree species are those predominant in Arrowtown and the valley. The use of design features of local stone walls, timber railing fences etc. further adds to the strong Arcadian character.

The density of the proposed development however, does have a negative effect on the rural amenity of the site and surrounds through the loss of its pastoral character and the continuity of that character along the terrace.

### 6.1 Queenstown Lakes District Council Operative Plan

The current zoning of the site under the Operative District Plan is Rural. The accompanying landscape classification is accepted as Visual Amenity Landscape (VAL) as the site is part of the much larger visual amenity landscape of the Wakatipu Basin. The SHA site is too small at 12.12 ha to be considered a landscape unit in its own right. Its pastoral character adds to the rural and Arcadian character of the surrounding landscape.

The following goals and objectives from Section 4.2 Landscape and Visual Amenity of the District Wide Issues chapter of the Operative District Plan are relevant to this assessment:



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### 4.2.5 Objectives and Policies

#### *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.*

As discussed previously the site and surrounding Arrow valley is a transitioning landscape from small scale pastoral to a small scale Arcadian landscape with a strong treed character. This landscape is vulnerable to degradation in that development could occur at a density which would change its character to a more peri-urban landscape rather than a rural and Arcadian one, which would also have the effect of blurring the town boundary of Arrowtown. The site does have some potential to absorb change without detracting from the landscape and visual values. However, in my opinion the density of the proposed SHA will degrade that character by introducing an urban density and changing the overall character of the site and surrounds to one that is transitioning to a peri-urban rather than Arcadian character.

The proposed SHA does harmonise somewhat with the topography of the site and surrounds by using it to partially contain the development and screen it from wider areas.

The retirement village will add positively to visual amenity values via extensive tree planting, however the site does not have the capacity to absorb the density of the development without changing the landscape values.

#### *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 or enhance natural character by appropriate planting and landscaping.*



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*(c) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.*

I agree with the Blakely Wallace report that the development will be visible from a number of public roads and places to varying degrees. The landform and proposed building setback from McDonnell Road, in combination with the proposed extension to the Hawthorn hedge, and internal tree planting will mitigate visibility of the development. The location of the site is also relatively discrete and viewpoints are limited. The retirement village will not be highly visible from public roads or public places, but an observer will still be aware of the development although it will not be entirely visible.

The site has no indigenous character. The extension of the existing hawthorn hedge along the McDonnell Road boundary is discouraged under this objective, however it is a landscape feature of the site and appropriate to the character of McDonnell Road.

### 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.*

*(d) To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.*

The SHA does partially meet the above policy as it is a dense development confined to a small area. The potential visual and physical sprawl is somewhat mitigated by the size of the site, the Hills golf course on the northern boundary, and the escarpment topography to the west and south which provides a rural type buffer.

### 8. Avoiding Cumulative Degradation

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

- (a) 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 proposed development will domesticate the site and will lead to over domestication as it is an urban development. The proposed planting while having a positive effect on general visual amenity will not outweigh the adverse landscape effects of the density of the proposed development.

The proposal is comprehensive but it is not sympathetic to the rural area due to the density.

### 9. Structures



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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 the 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.*
- (b) *Visual amenity landscapes*
  - *By screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and*
- (c) *All rural landscapes by*
  - *Providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

In my opinion the proposed SHA does meet the above policies. The architectural design, details of the hard landscaping, planting and materials are all appropriate to, and enhance the existing Arcadian character. The development will be well screened by the proposed extension to the hawthorn hedge, the setback of the villas from McDonnell Road and the internal tree planting, which will also enhance the amenity.

## 6.2 Queenstown Lakes District Council Proposed Plan

The current zoning of the site under the Proposed District Plan is Rural. The landscape classification is Rural Landscape which includes Visual Amenity Landscapes and Other Rural Landscapes under the Operative District Plan.

The following landscape focussed goals and objectives from Section 3 of the Strategic Directions chapter of the Proposed District Plan are relevant to this assessment:

***Goal 1: Develop a prosperous, resilient and equitable economy.***

*Objective 3.2.1.4 Recognise the potential for rural areas to diversify their land use beyond the strong, productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights or interests.*

***Goal 5: Our distinctive landscapes are protected from inappropriate development.***

*Objective 3.2.5.2 Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.*

*Objective 3.2.5.3 To direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.*



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*Objective 3.2.5.4 Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.*

*Objective 3.2.5.5 Recognise that agricultural land use is fundamental to the character of our landscapes.*

Section 6 of the Proposed District Plan provides direction regarding landscape and amenity issues. The relevant provisions in relation to the assessment of the potential landscape and amenity effects of the proposed zone change are as follows:

*6.3.1 Objective – The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.*

*Policies:*

*6.3.1.5 Avoid urban subdivision and development in the Rural Zones*

*6.3.1.11 Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places.*

*6.3.2 Objective – Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.*

*Policies:*

*6.3.2.1 Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.*

*6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.*

*6.3.2.5 Ensure incremental changes from subdivision and development do not degrade landscape quality, character or openness as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.*

*6.3.5 Objective – Ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC).*

*Policies:*

*6.3.5.1 Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.*

*6.3.5.2 Avoid adverse effects from subdivision and development that 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.*

*6.3.5.3 Avoid planting and screening, particularly along roads and boundaries, which would degrade openness where such openness is an important part of the landscape quality or character.*



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*6.3.5.4 Encourage any landscaping to be sustainable and consistent with the established character of the area.*

*6.3.5.5 encourage development to utilise shared accesses and infrastructure, to locate within the parts of the site where they will be least visible, and have the least disruption to the landform and rural character.*

*6.3.5.6 Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.*

The above objectives and policies are partially met by the proposed retirement village in terms of not being highly visible, or visible, from public roads, and by the proposed landscaping and mitigation being consistent with the established character of the surrounding landscape, and enhancing the visual amenity.

In my opinion the retirement village does not meet the policies and objectives regarding landscape quality, despite the positive visual amenity effects as it is at an inappropriate density, and is an urban land use and character. The proposal will also adversely affect the current partially open character of the site.

To summarise, the objectives and policies of the Proposed District Plan emphasises the importance of protecting the characteristics and quality of rural land while considering rural living where the landscape can absorb change without degrading those characteristics and qualities. The proposal is not a rural living development and while it meets aspects of the objectives and policies relating to visual amenity, overall it does not meet the intent of the policies and objectives with regard to landscape effects.

## Conclusion

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To summarise, the Arrow valley is transitioning from a rural and pastoral with small, open space values to small scale Arcadian, domesticated landscape. This change has been brought about by golf course development and lifestyle development along McDonnell Road, and the existing lifestyle development, an golf course on Centennial Avenue. The proposal is an isolated urban settlement at distance from other development of a similar density and land use.

The site currently has semi-open space values as viewed from public roads. The topography and existing vegetation partially encloses it. Semi-open pastoral spaces are visible from roads and add to the small scale pastoral character of the western side of McDonnell Road.

Details of the proposal –the landscape and architectural style, adds to the Arcadian character of the surrounding landscape, however the nature of the development is not in keeping with the established character of the valley and does not contribute as a whole positively to the landscape character and quality.



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I disagree with the Blakely Wallace Landscape Assessment Report that the landscape can absorb the effects, as the density of buildings and change to an urban use is at odds with the development pattern and density of the surrounding landscape. The landform to the west and south contains the proposal but the artificial landscape line to the north does not as it is a line across the terrace where it does not change topographically.

Overall I consider that the landscape and visual effects of the proposed retirement village cannot be mitigated. There is a positive visual amenity effect in that the Arcadian character of the Arrow valley could be enhanced. There is a negative landscape effect in the introduction of an isolated urban density. The landscape and visual effect will be substantial in that the retirement village will form a significant and apparent part of the scene that affects and changes the overall character of the site and surrounding landscape.

Michelle Snodgrass Landscape Architecture 22nd September 2016





Michelle Snodgrass  
**LANDSCAPE ARCHITECT**

## Suggested Conditions

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Should the application be granted I consider the following to be appropriate conditions:

1. The design of the Arrowtown Lifestyle Retirement Village shall be in general accordance with the following Blakely Wallace Associates Plans:
  - 'Landscape Concept Plan L01 to L06' dated 5/8/16 Issue Final
  - 'McDonnell Road Intersections L01 to L04' dated 18/7/16 Issue Final
  - 'Master Plan L01 to L06' sated 5/8/06 Issue Final
  - 'Section A L01 to Lo6' dated 5/8/16 Issue Final
  - 'Staging Plan L01 to L06' dated5/8/16 Issue Final
2. The Hawthorn hedge shall be maintained at a minimum height of 4.0m from ground level.
3. All trees that die within the Hawthorn hedge and are required to be removed shall be replaced within the next growing season with a Hawthorn tree of the same species of a minimum height of 1.0m.
4. The Hawthorn hedge shall be irrigated and maintained to ensure survival and healthy growth.
5. All specimen trees within the site shall be species that are tolerant of the local climate, exhibit good seasonal colour, and already form part of the established Arrowtown/Arrow valley character.
6. Variegated species are not permitted.
7. No wilding species are permitted.
8. Specimen trees shall be a minimum of 3.0m tall at time of planting, and be irrigated and maintained to ensure survival and healthy growth.
9. Any trees that dies shall be replaced with the same species in the next planting season and shall be a minimum of 3.0m tall at the time of planting.
10. All hard landscape materials and colours shall be those that already form part of the Arrowtown character.
11. All native shrub land on the bank on the western side of the retirement village shall be a minimum of PB5 grade, and be irrigated and maintained to ensure survival and healthy growth.
12. All exterior lighting shall be a maximum of 2m high and directed downwards.





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13. Roofing materials shall be in the range of grey, brown and green colours and shall have an LRV of 36% or less. Cladding of future buildings shall be timber (painted or unpainted), stacked local stone, solid plaster, Colorsteel or similar materials approved by the Council. Finishes shall be visually recessive and or low reflectivity (less than 36%).
14. Gutters and spouting shall be the same colour as the roof or cladding, or darker. Joinery shall be in timber, steel, or aluminium. Metal joinery shall be the same as the roofing and spouting colours.
15. Accessory buildings shall be clad and coloured to match the primary dwelling.
16. None of the following materials may be incorporated into the exterior of the building:
  - Fibre cement weatherboard sidings and roofing
  - Uncoated fibre materials
  - Imitation timber, brick or masonry
  - Metal weatherboards or compressed fibre weatherboards
  - Any metal or asphalt based aggregate covered tiles and shingles
17. All boundary fences and internal fences are to be standard farming post and wire fences, post and rail fences, local stone, or hedges and shall not exceed 1.2m in height.
18. Site entrances shall be of a simple rural character utilising timber, local stone and metal and shall not exceed 1.2m in height.
19. Any water tanks (if required) must be buried and/or screened by landform and/or planting so they are not visible outside of the retirement village site.



Michelle Snodgrass  
**LANDSCAPE ARCHITECT**

## Appendix

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Definition of magnitude/Degrees of effects on visual amenity:

None:

No part of the development, or work or activity associated with it, is discernible.

Negligible:

Only a very small part of the proposal is discernible and/or they are at such a distance that they are scarcely appreciated. Consequently they have very little effect on the scene.

Slight:

The proposals constitute only a minor component of the wider view, which might be missed by the casual observer or receptor. Awareness of the proposals would not have a marked effect on the overall quality of the scene.

Moderate:

The proposals may form a visible and recognisable new element within the overall scene and may be readily noticed by the observer or receptor.

Substantial:

The proposals form a significant and immediately apparent part of the scene that affects and changes its overall character.

Severe:

The proposals become the dominant feature of the scene to which other elements become subordinate and they significantly affect and change its character.

**APPENDIX 4 - ENGINEERING REPORT**



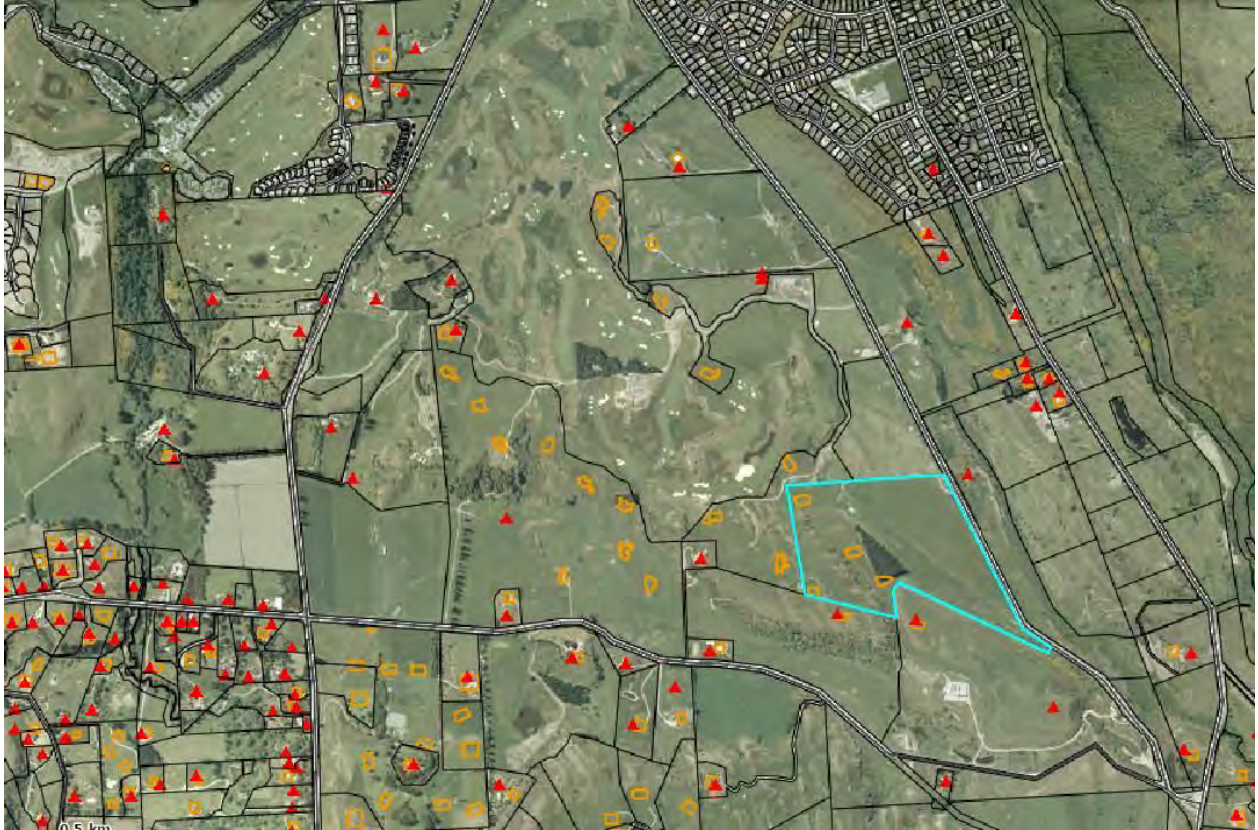
# ENGINEERING REPORT

**TO:** Sarah Picard  
**FROM:** Michael Wardill  
**DATE:** 28/10/2016

APPLICATION DETAILS	
REFERENCE	SH160141
APPLICANT	Arrowtown Lifestyle Retirement Village (ALRV) Joint Venture Partnership
APPLICATION DESCRIPTION	Application under Section 25 of HASHAA for a two lot subdivision of Lot 5 DP 26714 to create the SHA retirement village site and a balance site, and Land use to construct and operate a retirement village
ADDRESS	McDonnell Road, Arrowtown
ZONING	Rural
LEGAL DESCRIPTION	Lot 5 DP 26714 Site: 20.04 Hectares SHA Site: 12.12 Hectares

<b>Application</b>	<b>Reference Documents</b>	<ul style="list-style-type: none"> <li>• Rationale Infrastructure reviews dated Sept and Oct 2015</li> <li>• Fluent Solutions infrastructure servicing report, dated 28-7-2016</li> <li>• Email from Southern Planning dated 16-09-2016 including supplementary attachments and details from Fluent Solutions.</li> <li>• Holmes Consultancy – Infrastructure peer reviews dated 3-11-2015 and subsequent report dated 19-09-2016</li> <li>• MWH Transport Peer review, dated 15-08-16 and subsequent addendum dated 22-09-2016</li> <li>• Carriageway Consulting Transport Assessments dated 06-08-2016 and subsequent addendum dated 15-09-2016</li> </ul>
	<b>Previous Relevant Consents</b>	RM090439 Mount Soho 4 lot Subdivision
	<b>Date of site visit</b>	06-09-2016

Location Diagram



Comments	
Existing Use	The site is located in the Rural General zone approximately 1300m along McDonnell Road from Arrowtown urban zones. The site has direct frontage with McDonnell Road and includes 3 consented building platforms to the west as approved under Mt Soho Trust RM090438.
Neighbours	
Topography/Aspect	
Water Bodies	<p>'The Hills' golf course is located to the west and north. Land to the south is owned by the neighbouring 'Lamont's'. Across McDonnell Road to the east is 'Willowburn' subdivision currently being processed and created under RM140648.</p> <p>The subject site slopes gently west to east with an elevated terrace separating earlier consented platforms with the current proposal. The site rises sharply up at/over the southern boundary.</p> <p>A stream flows through the Willowburn site across McDonnell Road with road culverts permitting flows west to east.</p>

### 1.0 Subdivision

**Proposal** - The application proposes a two lot subdivision of Lot 5 DP 26714. The lot configuration is shown on Aurum Survey, *Scheme Plan, Drawing 4190.9R.1B dated 09-08-2016*.

One lot (proposed Lot 4) will contain the SHA retirement village site and be 12.12 hectares in area. The other lot (proposed Lot 3) will be 7.92 hectares and was consented for three residential building platforms, as approved under RM090439. No residential dwellings are yet constructed on these platforms.

There are no existing Consent Notices registered against the undivided title.

### **Easements**

Proposed service and access easements are provided over Lot 4 in favour of Lot 3 from McDonnell Road and these are shown on the Scheme Plan to maintain legal access and future servicing rights to the western lot.

A new sewer pump station in the southeast corner of the ALRV site (Lot 4) is proposed to be vested in Council ownership. This necessitates a requirement for the creation of access and service easements in gross in favour of the Council. The physical access and sewer pump station construction will need to be completed as part of the subdivision process and concurrently with the first stages of development.

Existing easements are shown over both proposed lots for power and telecommunications and also for the right to convey water. These easements all pass through building areas for the Retirement Village and require configuration to avoid dwellings as part of the land use consent. The easements also service external lots to the south and it is understood that approvals have been provided from the landowner on the proviso that existing services be rerouted and thereafter protected by new easements. This shall include the reconfiguration of the power, telecommunication and right to convey water easements. Council planner has provided advice that their report will directly address the inclusion of relevant easement conditions to ensure the legal rights of neighbouring lots are maintained at all times and I make no specific condition references.

I do however recommend a condition of consent that all necessary easements are granted and shown on the survey plan prior to Council approval.

### **2.0 Access**

The proposed Arrowtown Lifestyle Retirement Village is supported by traffic engineering assessment from Carriageway Consulting Limited, dated 06-08-2016 and subsequent addendum dated 15-09-2016. This recognises several breaches of Council standards and has been peer reviewed by Council traffic engineers MWH in their reports dated 15-08-16 and subsequent addendum dated 22-09-2016.

The assessments include consideration of a previously consented access, under RM090438, and propose two new intersections servicing the ALRV site from McDonnell Road. These include a Diagram 4 intersection and a partial Diagram 3 intersection, as per Appendix 7 of the District Plan, with restricted turning movements. Internally the roading will remain private and include service and access easements in gross to permit Council access to a new onsite sewer pump station, as described above.

I accept the expert conclusions that a safe traffic and pedestrian environment can be provided and recommend corresponding conditions of consent to reflect the report recommendations.

Internal roads are indicated as sealed and will all require naming. A condition of consent is recommended.

The assessments include a recommendation for a pedestrian link to Arrowtown and as a minimum MWH recommend the gravel path fronting the development be widened to 1.8m and sealed. A corresponding condition of consent is included.

*Note to planner- The footpath improvement over the site frontage may be considered impractical in isolation and should possibly be extended through to Arrowtown. It is encouraged that Council planner will consider the necessity of the footpath extension as the current proposal combined with a Coach provision meets the recommendation of the transport peer review in this respect. Dependent upon the above the provided condition should be amended and a further condition, if considered appropriate, for the provision of an onsite coach service to transport residents between Arrowtown and the ALRV site.*

### **3.0 Services**

**3.1 Relevant background** – To the west of the proposed retirement village are three residential building platforms approved under RM090439. Services were considered by Council under RM090439 and I am satisfied that services to that development can remain unaffected by the proposed subdivision and land use. The exception is the relocation of the power, telecommunications and water services that are being addressed herein.

The development has been modelled for service capacity to Council sewer and water reticulation by Council contractors, Rational Limited (Sept and Oct 2015) and Holmes Consulting Limited (03-11-2015). The modelling reviews were based on concept plans and formed part of pre-application considerations and assessments by Council's Chief Engineer. This process resulted in the confirmation of servicing feasibility for both sewer and water subject to review and acceptance of detailed engineering designs. Further comments are provided below.

**3.2 Infrastructure Proposal** – The current proposal is supported by a servicing report from Fluent Solutions titled: *Preliminary Infrastructure Assessment, Arrowtown Lifestyle Retirement Village, 28<sup>th</sup> July 2016*. The report has been peer reviewed by Council contractor Holmes Consulting and included the exchange of information from Southern Planning Group, dated 16-09-2016, plus supplementary attachments from Fluent Solutions. Holmes Consulting subsequently completed their peer review report on behalf of Council dated 19-09-2016 wherein they endorse the Fluent servicing report subject to Council review of detailed engineering designs.

Conditions of consent are recommended herein to capture the peer reviewer's comments relating to sewer, water, and stormwater to ensure a detailed review of engineering design prior to starting works.

**3.3 Water** – There are no existing Council reticulated water services near the site.

Council has formally approved an extension to Scheme boundaries in this location to permit servicing to the development that is the subject of this proposal/consent.

The application proposes to extend the existing 200mm diameter Council water main to the subject site along McDonnell Road, a distance of approximately 1,300m. A connection to Council services will be made at the road boundary and all internal reticulation to the development will therefore remain private. The connection will require an approved valve, valve box, backflow preventer and provision for water metering.

All reticulation is proposed in accordance with Council standards and subject to detailed design review.

Based on the assessments commissioned by the Council I am satisfied that servicing is feasible subject to detailed design reviews and installation. Conditions of consent are recommended in that regard.

**3.4 Firefighting** – There are no existing hydrants capable of servicing the proposed development. With the extension of the above water reticulation the applicant proposes to install hydrants throughout the development site to service the development to FW2 standards.

The application notes that *"All facilities, apart from the individual villas, will likely be serviced by a sprinkler system. This means that all properties will fall under the FW2 water supply classification ... requiring a minimum firefighting supply ... of a total of 25L/s from two hydrants, at a minimum pressure of 100kPa."*

I am satisfied that hydrant designs can be assessed at the time of detailed design in compliance with Council standard, being the *SNZ PAS 4509 - NZ Fire Service Firefighting Water Supplies Code of Practice*.

It is noted the Council accept the location of hydrants on private roads subject to access being provided to the NZFS in perpetuity. Whilst they do not require easements to legally access such locations they will require the details of any access restricting response to emergencies and to undertake routine inspections of hydrants. I recommend a condition requiring entrance details/keys to be provided to the NZFS at all times.

The extension of Council services will also require the installation of hydrants along McDonnell Road. I recommend a related condition of consent.



**3.5 Sewer** - There are no existing Council reticulated sewer services near the site.

Council has formally approved an extension to Scheme boundaries in this location to permit servicing to the development that is the subject of this proposal/consent.

The application proposes to construct a new Council pump station in the southeast corner of the site and, from there, pump through a new 70mm rising sewer main connecting to an existing pump station adjacent to McDonnell Road pump station. The existing sewer pump station serves the Arrowtown community and the pumps are proposed to be upgraded by the applicant to cater for the increased demand.

Further downstream the Norfolk Street pump station also requires improvements to cater for the increased demand resultant from the development by way of increasing emergency storage.

The onsite sewer pump station works and McDonnell Road reticulation will be vested in Council. Easements are required to provide legal access through the ARLV site and a condition is recommended in this regard.

The internal reticulation servicing the Retirement Village will remain in private ownership. It is proposed to be installed in accordance with Council standards and subject to detailed design review.

Based on the assessments commissioned by the Council I am satisfied that servicing is feasible subject to detailed designs of the proposed infrastructure. I recommend related conditions of consent.

**3.6 Stormwater** – The Fluent report proposes to dispose stormwater to ground from roads and impervious areas and not increase predevelopment flows downstream of the site. This proposal will likely require consent from the Otago Regional Council due to the amount of discharge and an advice note is recommended alerting the consent holder in this respect.

Four onsite soakage pits are proposed across the site and details are shown on Fluent Drawing 5.2 titled: "Stormwater Layout Plan" within their report reference above.

The permeability of the site is supported by a report from Geosolve Limited titled: *Geotechnical Report, Lot 5 DP26714, McDonnell Road, Arrowtown, Geosolve Reference: 160298*. Geosolve have completed an assessment of soil permeability across the ALRV site that demonstrated a variety of permeability results. Based on the testing I am satisfied that onsite disposal is feasible.

Soak Pits 1 & 2 are both long (90m & 200m respectively) narrow soakage pits and located adjacent to residential villas. Geosolve recommend that stormwater effects are considered during design to ensure there are no effects on foundations.

I recommend supporting conditions of consent including detailed design for engineering review and acceptance prior to starting works.

**3.7 Telecommunications** – Chorus has provided written confirmation of capacity to service the site with telecommunication from the Arrowtown exchange. I am satisfied servicing is feasible and recommend evidence of supply is provided prior to subdivision completion.

**3.8 Power** – Delta Utility Services has provided written confirmation of capacity to service the site with 1MVA of power from the Arrowtown network. I am satisfied servicing is feasible and recommend evidence of supply is provided prior to subdivision completion.

**3.9 Gas** – The site is proposed to be serviced by reticulated gas however no details are provided with the application whether the service will be supplied from onsite tanks or a Network operators extended reticulation. I make no recommendations in this regard.



<b>4.0 EARTHWORKS</b>		Condition		
<b>ENGINEERING</b>	<b>4.1 Extent</b>	<b>Description</b>	Earthworks are proposed to develop access and building areas for a proposed retirement village. Details are shown on Aurum Survey plan – <i>Earthworks Details, Arrowtown Lifestyle Retirement Village, Drawing 4190.8R.3B.</i>	-
		<b>Cut /Fill Volume (m<sup>3</sup>)</b>	45,700m <sup>3</sup> cut - consisting of 27,300m <sup>3</sup> topsoil cut, 16,400m <sup>3</sup> earthworks cut and 2,000m <sup>3</sup> subgrade foundation cuts to apartment block.  24,700m <sup>3</sup> fill - consisting of 6,600m <sup>3</sup> fill and 18,100m <sup>3</sup> of topsoil reuse.  Excess material to be removed from site is 21,000m <sup>3</sup> and equates to 3,500 truckloads using a 6m <sup>3</sup> truck. Whilst the application notes limited excess material I am satisfied the road network can cater for the necessary truck movements under an approved traffic management plan. I recommend a condition of consent in this regard.	<b>X</b>
		<b>Total Volume (m<sup>3</sup>)</b>	70,400m <sup>3</sup>	-
		<b>Area Exposed (m<sup>2</sup>)</b>	91,000m <sup>2</sup>	-
		<b>Max Height Cut/Fill (m)</b>	4.1m maximum cut depth to apartment basement and 2.7m maximum fill depth to southern areas.	-
		<b>Prox. to Boundary</b>	Earthworks are required within the road reserve to develop vehicular and pedestrian access. Services will be required to extend along McDonnell Road. No other earthworks are shown to breach site boundaries and I am satisfied that no condition is necessary.	-
		<b>Prox. to Water</b>	A stream to the west of McDonnell Road is the nearest water course and is no closer than 80m from the site frontage. The stream is unaffected by the earthworks.	-
	<b>4.2 Stability</b>	<b>Geotech assessment by</b>	Geosolve Limited	-
		<b>Report reference</b>	Geotechnical Report, Lot 5 DP26714, McDonnell Road, Arrowtown, Geosolve Reference:160298	<b>X</b>
		<b>Rock breaking</b>	Schist is located at depths between 0.3 – 4m depths. Due to the rural separation from the subject site to neighbouring developments I am satisfied the effects from vibration are unlikely to impact on any neighbouring properties.	-
		<b>Rock blasting</b>		
		<b>Preconstruction survey</b>	Not required	-
		<b>Retaining</b>	All retaining is shown to form part of buildings and I am satisfied will be addressed through Building Consent considerations.	-
<b>Recommendations on cut/batter slopes</b>	Temporary and permanent batters are recommended by the Geotech report. I recommend compliance with these parameters through an appropriate condition of consent.	<b>X</b>		

			Geosolve conclude “A geotechnical practitioner should inspect all excavations and additionally any seepage, spring flow or under-runners that may be encountered during construction”. I recommend a supporting condition of consent.	X
		<b>Fill certification/specific foundation design required</b>	An area of uncontrolled fill is identified by Geosolve for removal from building footprint areas. I recommend conditions to ensure compliance with the Geosolve report.	X
			Fill is proposed under many building areas to level out ground undulations and I recommend that fill is either certified or building foundations are extended to suitable bearing depth and I recommend a condition in this respect.	X
		<b>Engineers supervision</b>	Required for fill certification and compliance with recommendations of the geotechnical report. Conditions of consent are recommended in this regard.	X
		<b>Uncertified fill covenant</b>	Not required	-
	<b>Schedule 2a Certificate</b>	Not required	-	
	<b>Clean fill only</b>	Not required with large excess cut material.	-	
	<b>4.3 Site Management</b>	<b>Report reference</b>	A Guide to Earthworks in the Queenstown Lakes District brochure	X
		<b>Specific sedimentation management</b>		
		<b>Specific stormwater management</b>		
		<b>Neighbours</b>		
		<b>Traffic management</b>	Required	X
		<b>Construction crossing</b>	Required	X
		<b>Revegetation</b>	Required	X
<b>Works near power lines</b>		Required	X	
	<b>Easements</b>	RM090439 decision and engineering approvals include a condition to ensure the water line that passes beneath the access is maintained at a suitable depth to safeguard users of the service. I recommend the depth to the water line is provided prior to starting earthworks onsite and have included a condition of consent.	X	
<b>4.4 Summary</b>		In summary, earthworks for this development are feasible and in my opinion will neither result in any land instability beyond the site boundaries, nor provide significant nuisance effects to neighbours, provided the recommended conditions are applied.		

## 5.0 Hazards

The site is shown on Council Hazard mapping as potentially subject to liquefaction. This is detailed as LIC 1 (P) and is defined as probably low risk.

A geotechnical report is provided from Geosolve Limited, titled: Geotechnical Report, Lot 5 DP26714, McDonnell Road, Arrowtown, Geosolve Reference 160298. During investigations Geosolve completed the following tests across the proposed development site:

- i) 44 test pits

- ii) 11 heavy duty dynamic cone penetrometer tests
- iii) 18 stormwater soakage permeability tests
- iv) 30 scala penetrometer tests.

Geosolve conclude:

- Liquefaction risk is considered to be very low under SLS and ULS seismic loading.
- A geotechnical practitioner should inspect all excavations and additionally any seepage, spring flow or under-runners that may be encountered during construction.

I accept the expert opinion and recommend supporting conditions of consent regarding engineering inspections.

<b>PROJECT INFORMATION</b>	<b>Developers Engineering Representative</b>	Required.	<b>X</b>
	<b>Notice of commencement</b>	Not specifically required as engineering acceptance and traffic management plan approval will provide adequate notice. Connections to Council services will require coordination with Veolia.	-
	<b>Traffic Management Plan</b>	Required	<b>X</b>
	<b>Design Certificates</b>	Required	<b>X</b>
	<b>Completion Certificates</b>	Required	<b>X</b>
	<b>As built</b>	Required for all installed infrastructure.	<b>X</b>
<b>TITLE</b>	<b>Covenants/consent notices</b>	No existing or required engineering Consent Notices	-

## 1.0 RECOMMENDED SUBDIVISION CONDITIONS

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

### **General**

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

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

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

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the

works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

3. Prior to commencing works within McDonnell Road reserve, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
4. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and certification, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following engineering works required:
  - a) The provision of a water supply to Lot 4 in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include a bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the McDonnell Road reserve boundary. The costs of the connection shall be borne by the consent holder.
  - b) The provision of an irrigation supply to Lot 4 herein including details of all lots serviced by the scheme with respective allocations. The irrigation supply shall be maintained separate from Council reticulation. Details shall demonstrate adequate depth exists to prevent damage to the water main where passing beneath the right of way servicing Lot 3 herein.
  - c) The provision of a foul sewer connection from Lot 4 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area of Lot 4. This shall include the provision of a new onsite sewer pump station and improvements/upgrades to both the McDonnell Road and Norfolk Street sewer pump stations in accordance with Council standards and to meet the increased reticulation loads resultant from the full potential development of Lot 4 herein. The costs of the connections shall be borne by the consent holder.
  - d) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection, 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 Lot 4 to a private onsite stormwater disposal system. The individual connections shall be designed to provide gravity drainage for the entire lot area and system design shall incorporate the results from onsite soil soakage tests: and
    - ii) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation.
  - e) The provision of fire hydrants with adequate pressure and flow to service Lot 4 and the extended reticulation along McDonnell Road in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008(or superseding standard). The detailed design shall confirm any necessary onsite provisions for water buffering tanks, if any. 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 sealed vehicle crossings that shall be constructed to service Lots 3 & 4 to Council's standards. The seals shall extend to the road reserve boundary from the McDonnell Road carriageway.
  - g) Provision for the southern entrance to Lot 4 (providing Council access to the sewer pump station) in accordance with Council standards. The access shall be designed to permit only left-in and left-out access and be designed with 9m radii from McDonnell Road. The design shall include widenings to the western McDonnell Road edge only in compliance with Diagram 3 requirements (QLDC, District Plan, Appendix 7).

- h) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
- i) The provision of a Design Certificate submitted by a suitably qualified design professional for the Wastewater Pump Station works. The certificates shall be in the format of IPENZ Producer Statement PS1 and include all works to existing pump stations and the new pump station to vest in Council.

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

- 5. Prior to the Council signing the Survey Plan pursuant to Section 45 of the HASHAA (as per s223 of the RMA), the consent holder shall complete the following:
  - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
  - b) Easements in gross shall be provided for all Council services and access associated with the onsite southern sewer pump station being vested.
  - c) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy, if any, shall be shown on the survey plan.

*[Note: the road naming application should be submitted to Council prior to the application for Section 45 of the HASHAA (section 223 certificate)]*

***To be completed before issue of the section 46 certificate of the HASHAA (as per s224(c) of the RMA)***

- 6. Prior to certification pursuant to section 46 certificate of the HASHAA (as per s224(c) of the RMA), the consent holder shall complete the following:
  - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) The completion and implementation of all works detailed in Condition (4) above.
  - c) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
  - d) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
  - e) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (2) for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include, but not limited to, all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
  - f) The submission of Completion Certificates from both the Contractor and Approved Certifier for the Wastewater Pump Stations. The certificates shall be in the format of IPENZ Producer Statement PS3 and PS4.
  - g) 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.

- h) 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.
- i) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- j) Any earthworks required for the provision of access and services associated with this subdivision shall be carried out in accordance with the conditions of the Land Use Consent as outlined below.
- k) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

**Ongoing Conditions/Consent Notices** (section 44 of the HASHAA (as per s221 of the RMA))

- 7. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Computer Freehold Register by way of Consent Notice pursuant to section 44 of the HASHAA (as per s221 of the RMA).
  - a) With the exception of individual Villas all buildings within the Arrowtown Lifestyle Retirement Village shall be constructed and serviced by a fire sprinkler system(s).
  - b) Ongoing requirements (if any) for the protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy **Condition 4(d)(ii)** above. The final wording of the consent notice instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.

**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.
- 2. The applicant is advised to obtain all necessary approvals from network providers for the proposed relocation of power and telecommunication services affected by the ALRV development. The services should not otherwise be relocated.

**2.0 RECOMMENDED LANDUSE CONDITIONS**

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

**General**

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

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

2. This consent may be staged. The conditions of this consent shall be applied only to the extent that they are relevant to each stage providing all necessary works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage prior to occupation.

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

3. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
4. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and certification, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following engineering works required:
  - a) The provision of a water supply to the Arrowtown Lifestyle Retirement Village (ALRV) site in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include a bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the McDonnell Road reserve boundary. The costs of the connection shall be borne by the consent holder.
  - b) The provision of an irrigation supply to the ALRV site including details of all lots serviced by the scheme with respective allocations. The irrigation supply shall be maintained separate from Council reticulation. Details shall demonstrate adequate depth exists to prevent damage to the water main where passing beneath the right of way located along the northern site boundary.
  - c) The provision of a foul sewer connection from The ALRV to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area of the ALRV. This shall include the provision of a new onsite sewer pump station and improvements/upgrades to both the McDonnell Road and Norfolk Street sewer pump stations in accordance with Council standards and to meet the increased reticulation loads resultant from the full potential development of the ALRV site. The costs of the connections shall be borne by the consent holder.
  - d) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection, 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 the ALRV site to a private onsite stormwater disposal system. The system shall be designed to provide gravity drainage for the entire lot area and shall incorporate the results of onsite soil soakage tests: and
    - ii) Where soak pit locations are in close proximity to buildings (most notably soak pits 1 & 2 as shown on Fluent Solutions 'Stormwater Layout Plan' 5.2), the consent holder shall either provide geotechnical signoff confirming there will be no negative effects to adjacent

- foundations and infrastructure or, the consent holder shall provide mitigating details from a geotechnical engineer to the satisfaction of Council.
- iii) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the ALRV site, and no increase in run-off onto land beyond the site from the pre-development situation.
  - e) The provision of fire hydrants with adequate pressure and flow to service the development and the extended reticulation along McDonnell Road in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008(or superseding standard). The detailed design shall confirm necessary onsite provisions for water buffering tanks, if any. 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 formation of all intersections, for the three access points with McDonnell Road, in accordance with Council standards. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder. The designs shall include:
    - i) The main site entrance (central access) shall be designed to comply with Diagram 4 (QLDC District Plan, Appendix 7) and encompass adequate widening to cater for traffic utilising the northern access point. For clarity the northern access is also known as the Monk subdivision access.
    - ii) The northern access and associated landscaping shall be designed to maintain a minimum of 45m sight distance by pedestrians to vehicles using the northern access.
    - iii) All three crossing points/intersections shall be sealed to the McDonnell Road reserve boundary from the McDonnell Road carriageway
    - iv) The southern access shall be designed to permit only left-in and left-out access and be designed with 9m radii from McDonnell Road. The design shall include widenings to the western McDonnell Road edge only in compliance with Diagram 3 requirements (QLDC District Plan, Appendix 7).
  - g) The provision of intersection road lighting on both McDonnell Road and road lighting within the development in accordance with Council's road lighting policies and standards, including the Southern Light lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
  - h) The formation of all internal roads and pedestrian provisions in accordance with Council's standards except that the main access queuing distance from McDonnell Road may be as proposed in the consent application and transport assessment from Carriageway Consulting dated 06-08-2016.
  - i) The provision of a 1.8m wide sealed footpath along the site frontage in accordance with Council standards. The footpath shall be constructed to ensure vehicle and pedestrians are both provided with safe sight distances in each direction of the site vehicle access points.
  - j) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. Parking and loading spaces shall be clearly and permanently marked out. Provision shall be made for stormwater disposal.
  - k) The provision of Design Certificates for all engineering works associated with this 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 QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
  - l) The provision of a Design Certificate(s) submitted by a suitably qualified design professional for the Wastewater Pump Station works. The certificate(s) shall be in the format of IPENZ Producer Statement PS1 and include all works to existing pump stations and the new pump station to vest in Council.
6. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard



for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site.

7. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
8. Any works near power lines shall be undertaken in accordance with any requirements of the Network Provider, the Electricity Act and the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001.
9. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Geosolve Limited report titled: *Geotechnical Report, Lot 5 DP26714, McDonnell Road, Arrowtown, Reference 160298*, and who shall supervise the excavation procedures and ensure compliance with the recommendations of this report.

***To be monitored throughout earthworks***

10. The earthworks, batter slopes, retaining and drainage measures shall be undertaken in accordance with the recommendations of the Geosolve Limited report titled: *Geotechnical Report, Lot 5 DP26714, McDonnell Road, Arrowtown, Reference 160298*. This shall include the removal of uncontrolled fill areas beneath buildings and the inspection and control of any seepage or spring flows encountered during construction.
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. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

***On completion of earthworks and prior to construction of the building***

13. On completion of earthworks within the building footprint and prior to the construction of the building, the consent holder shall ensure that either:
  - a) Certification from a suitably qualified engineer experienced in soils investigations is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill 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 the buildings***

14. Prior to the occupation of the buildings, the consent holder shall complete the following:
  - a) Prior to occupation under any stage the subdivision approved under SH160141 shall be completed.
  - b) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with the 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).

- c) The completion and implementation of all certified works detailed in Condition (5) above.
- d) With the exception of individual Villas all buildings within the Arrowtown Lifestyle Retirement Village shall be serviced by a fire sprinkler system.
- e) The consent holder shall provide the NZ Fire Services at all times with a valid entry card/key for the electronic access gates, or, alternative access arrangements shall be made with the NZ Fire Service with a written copy of the agreement provided to the Principal Resource Management Engineer.
- f) Each building/unit in the Arrowtown Lifestyle Retirement Village shall be serviced with a sealed vehicle crossing from the internal roading network in accordance with Council standards.
- g) The construction and sealing of all vehicle manoeuvring and car parking areas to Council standards. Provision shall be made for stormwater disposal.
- h) Any power supply and/or telecommunications connections to the building 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 development (for clarification this shall include, but not limited to, all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- j) The submission of Completion Certificates from both the Approved Contractor and Approved Certifier for the Wastewater Pump Station/s. The certificates shall be in the format of IPENZ Producer Statement PS3 and PS4.
- k) All newly constructed foul sewer 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.
- l) 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 development.
- m) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- n) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- o) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

**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.
2. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.
3. Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This shall include the use of a backflow prevention device to prevent contamination of Council's potable water supply.

4. The consent holder is advised to obtain any necessary consents from the Otago Regional Council.
  5. The applicant is advised to obtain all necessary approvals from network providers for the proposed relocation of power and telecommunication services affected by the ALRV development. The services should not otherwise be relocated
- 

Prepared by:



**Michael Wardill**  
**ENGINEER**

Reviewed by:



**David Wallace**  
**PRINCIPAL: ENGINEERING**

**APPENDIX 5 - TRAFFIC REPORT**

DATE 15 August 2016  
 JOB No. \_\_\_\_\_

PROJECT Arrowtown Lifestyle Retirement Village
SUBJECT Transport Assessment Peer Review

FOR INFORMATION OF			
QLDC – M Wardill			
FOR ACTION BY			

THIS NOTE RECORDS:	<input type="checkbox"/> MEETING	<input type="checkbox"/> CLIENT	BETWEEN <u>KYLIE HUARD</u>
	<input type="checkbox"/> PHONECALL	<input type="checkbox"/> CONTRACTOR	AND <u>OLIVER BROWN</u>
	<input type="checkbox"/> THOUGHT/IDEA	<input type="checkbox"/> SUPPLIER	TIME _____
	<input checked="" type="checkbox"/> REVIEW		

**Detail:**

Queenstown Lakes District Council has received a Transport Assessment from Carriageway Consulting for the Proposed Arrowtown Lifestyle Retirement Village. This technical note provides a peer review of the transport assessment on behalf of Queenstown Lakes District Council, referencing the QLDC District Plan Traffic Design Standards (November 2012). Note this review only covers impacts on the local road network at the request of QLDC. No assessment of the internal road network has been undertaken. The peer review has been undertaken by Kylie Huard.

**Assessment of the proposed Arrowtown Lifestyle Retirement Village**

This section reviews the Transport Assessment prepared by Carriageway Consulting.

1. The main access to the site provides good sight lines in both directions. The service access provides good sight lines to the north, and minimum sight distances to the south. The applicant has indicated that the southern access will only be used by a handful of service vehicles each day, so is considered acceptable.
2. A new subdivision has recently been approved for the opposite side of McDonnell Road. The Arrowtown South Special Zone (Plan Change 39) is expected to consist of up to 215 residential units, a village and a network of public trails and footpaths. This is likely to attract residents from the Arrowtown Lifestyle Retirement Village, which will generate the need for better pedestrian access and a suitable crossing point. It should be noted that the existing Bridal trail rises above the road level north of the proposed retirement village, which should be considered when identifying a suitable crossing point. The applicant is requested to evaluate the cumulative effects of both developments and liaise with the developer of Arrowtown South Special Zone and QLDC about pedestrian linkages between the two subdivisions. The applicant also needs to confirm how their proposed accesses interact as a result of Plan Change 39 (refer to point 16 below).
3. A gravel footpath (Bridal trail) is provided between the proposed site and Arrowtown along McDonnell Road. A sealed path which could be used by mobility scooters would be more appropriate, as the retirement village is located 2.3km from the services and facilities in Arrowtown. This distance is well within the range of a mobility scooter. This improvement to the path should be discussed at the same time with QLDC and the PC39 development, with a cost sharing arrangement to provide the facility to meet the formed footpath just north of the 50km/h threshold. It is noted that the vertical geometry would need to be flattened in certain locations to make the path more user friendly for mobile scooters and aged walkers/cyclists (refer to point 15 below).

4. The distance from the retirement village site to Arrowtown town centre is an ideal distance for active residents to cycle, however many residents are unlikely to feel safe sharing the road in an 80km/h speed environment. Could the applicant discuss options with QLDC to make the existing footpath a shared path up to the 50km/h gateway treatment to permit cyclists to use this path? North of this point, cyclists could then share the road in a 50km/h speed environment, rather than continuing on the footpath across multiple driveways.
5. Of concern is the lack of public transport options in the vicinity of the development. As the residents age, some will be unable to drive, or lack confidence in driving in certain conditions (eg. evenings, snow or ice). Others may only be able to walk short distances and require bus stops in close proximity. Without access to public transport, these residents may become socially isolated and be unable to access the services to meet their daily needs. Can the applicant demonstrate how the access needs of these residents will be met? Will shuttle buses be provided to enable residents to access local services and facilities?
6. The assumptions relating to traffic flows and vehicles speeds are supported (Section 4). In light of the numerous new developments proposed for area, the area is rapidly changing from a peri-urban/rural area to a residential area. As such, the speed limits may no longer be compatible with the proposed adjacent land use. It is recommended that the applicant discuss opportunities to reduce the speed limit on McDonnell Road with QLDC, however design of the facilities still be based on the existing conditions until a changed limit is confirmed. It is also recommended that QLDC evaluate the existing speed limit in accordance with the Land Transport Rule: Setting of Speed Limits to determine if a lower limit, or extension of the existing 50km/h limit, could be warranted.
7. The traffic generation rates provided seem on the low side (Section 6.1), and no justification or supporting evidence for this rate has been provided. A retirement village in the same area has recently been assessed with the following traffic generation rates provided; 2.6 vpd for independent living and 2.5 vpd for assisted living. Could the applicant review the figures provided in the report and provide supporting information for why the lower rates should be accepted, given that there are no facilities or services in close proximity.
8. The number of parking spaces provided for this development are considered appropriate (Section 8.2). However we do have some concerns about the size of parking spaces provided (Section 8.2.3). We are concerned that the width of parking spaces provided at each residential unit is not wide enough to provide for aging residents of the proposed retirement village. Given the land use, it is recommended that wider bays are provided to accommodate mobility aids, and enable occupants to fully open vehicle doors to facilitate access.
9. We support the assumption that peak hour traffic generation will be considerably less than a similar residential development, given the proposed land use (Section 8.2.9). However it is likely that groups of older people living at the village will socialise together and travel in convoys. We are not confident that providing queuing space for only 3 vehicles will be enough for the size of this development. We are also unclear about how the farm style gate at the main entrance operates. Is it always open or will it have a security function similar to the southern service gate? If it is to remain open at all times, then queuing distance is not relevant. If the gate is to be closed, we recommend that the applicant needs to provide a larger queuing distance, or provide a turn pocket or flush median on McDonnell Road (refer to point 16). Can the applicant provide more information on the gate operation?
10. There are inconsistent traffic generation estimates provided in the report. In section 8.5.3, the applicant states that there will be 70% less traffic generated in peak hour, however in section 8.2.9.2, the report states that peak hour traffic will be at most 40% of a similar sized residential development. Can the applicant review these traffic generation rates and respond accordingly in light of this inconsistency, and the discussion in point 7 above?
11. We support the provision of an access aligned with Diagram 4 arrangement (QLDC District Plan), given the traffic volumes are more similar to a commercial access than a private residential access (Section 8.3.1.1.).
12. We do have some concerns about the design of the service access provided at southern end of the development, which aligns with Diagram 3 from the QLDC District Plan. The radius provided encourages higher speed turns, which is of concern given that there is a coded security gate set just 10m back from the boundary. Some visitors will be unaware of the arrangement and may not be able to stop in time. The QLDC District Plan states that this form of access is for frequent use by heavy vehicles (eg. milk tankers). We presume that the retirement village service access will be used by larger commercial vehicles, such as catering, linen or refuse vehicles, rather than heavy vehicles. We recommend that the applicant consider reducing the radius of the southern service access to reduce turning speed during detailed design.

13. Section 8.3.2.2 states that service vehicles will only approach from the south, and a condition of consent will be included to ensure that vehicles only turn left into the service access. Without physical barriers or separation, we do not think this clause is viable, and is unlikely to be enforced or managed. It is recommended that either a barrier is provided to physically restrict turns, or the shoulder on the eastern side is widened.
14. We have significant concerns about the geometry of the Monk subdivision entrance. While vehicle volumes using this access will be low, we are concerned about the visibility of path users on the Bridal trail crossing this access. The landscaping plans show >5m high hawthorn hedges are to be planted on the boundary of the development. Intervisibility between drivers and Bridal trail users will be obscured, and pedestrians entering the Monk subdivision are faced with a blind corner. Can the applicant review the geometry of the design and review the landscape plan in light of these concerns?
15. It also appears that a smoothing out of the vertical alignment of the Bridal trail is necessary, as some of the steep grades will not be user friendly for older people. In addition, some path users coming from the north may be travelling at speed, which is an issue given the limited intervisibility at the Monk subdivision driveway (refer to point 14). Drawing L01 shows a very steep grade north of the Monk entrance, which would need to be flattened out. Some retaining wall features may be necessary to achieve this, particularly given the presence of power poles. Even if residents do not walk (or cycle) all the way into Arrowtown, they will still use the path for. Can the applicant please confirm whether they intend to make improvements to the Bridal trail for their residents?
16. The applicant is proposing to implement localised road widening in the vicinity of the retirement village. Additional traffic lanes have been designed to allow through traffic to manoeuvre around turning traffic. It is recommended that a flush median is provided instead of the additional traffic lanes as these are significantly safer than the design proposed. Flush medians provide a refuge for vehicles waiting to turn, compared with traffic waiting and queuing in a live traffic lane as proposed. It is also recommended that the applicant liaise with the developer of the Arrowtown South Special Zone and prepare a design that incorporates access to both sites.

**APPENDIX 6 - TRAFFIC REPORT FURTHER RESPONSE**



22 September 2016

Queenstown Lakes District Council  
Private Bag 50072  
Queenstown 9348

**Attention: Michael Wardill**

Dear Mr Wardill

**Proposed Arrowtown Lifestyle Retirement Village: Response to further information supplied by Carriageway Consulting**

Further to our discussion, we have reviewed the letter from Carriageway Consulting (dated 14 September 2016) regarding the responses to our technical note for Arrowtown Lifestyle Retirement Village. We can confirm that we can accept all of the matters raised, with exception of the following:

1. Issue 3 – We consider that improvements should be made to the Bridal trail to support pedestrians and mobility scooter users. Numerous changes are proposed for the road network to accommodate road users accessing the development at considerable cost. We consider it appropriate that the developer pave the bridal path (minimum width 1.8m) for the full extent of the property boundary. This requirement should also be applied as a condition of consent to the Arrowtown South subdivision once developed, which will provide a paved surface through to Central Arrowtown.
2. Issue 5 – We commend the developer for including the provision of a shuttle bus service for residents of the retirement village. However we do not consider that that a shuttle bus service replaces the need for an upgraded footpath. The frequency, hours and days of operation, and service destinations makes the viability of the shuttle bus uncertain and does not replace the need for a footpath, which provides independent mobility.

In addition to these matters, a number of comments were focused on issues for consideration by Queenstown Lakes District Council. These were:

1. Issue 4 – This point raised the opportunity for the Bridal Path to become a shared path. This would legalise cyclists to ride on the path, rather than riding on the carriageway.
2. Issue 6 – We expressed concern about the rapidly changing peri-urban environment, and suggest that a review of speed limits are undertaken to ensure that the posted speed limit is compatible with the adjacent land use.

Should you require further discussion or clarification on the issues raised, please contact Kylie Huard, Senior Transportation Planner on 03 474 3093, or by email, [Kylie.D.Huard@mwhglobal.com](mailto:Kylie.D.Huard@mwhglobal.com)

Yours sincerely



Kylie Huard  
**Senior Transportation Planner**  
**MWH New Zealand Limited**

Reviewed By: Oliver Brown

**APPENDIX 7 - SOIL CONTAMINATION REPORT**

## Queenstown Lakes District Council

### Review of Contamination Assessment for the Establishment of the Arrowtown Lifestyle Retirement Village

*This report has been prepared for the benefit of Queenstown Lakes District Council. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other person.*

*This disclaimer shall apply notwithstanding that the report may be made available to Queenstown Lakes District Council and other persons for an application for permission or approval or to fulfil a legal requirement.*

#### Introduction

Queenstown Lakes District Council (QLDC) has requested MWH New Zealand Ltd (MWH) to conduct a review of an assessment of soil contamination carried out at a property to the south west of Arrowtown on which it is proposed to construct the Arrowtown Lifestyle Retirement Village (ALRV).

The property is a HAIL site by virtue of previous use for storage and application of agrichemicals (A6 category of the Ministry for the Environment's Hazardous Activities and Industries List (HAIL)). The project to develop the site for use as a retirement village will entail excavation of parts of the site and disturbance of the soil surface, presumably across a significant proportion of the site. As such the provisions of the NES are triggered because there will be disturbance of soil on a HAIL site. It is likely (although not confirmed) that the extent of disturbance will be in excess of the ratio for a permitted activity under the NES and thus consent will be required for a discretionary activity. Consent is also triggered under the NES by the change of use of the land from rural to rural residential.

At issue in this review by MWH is the assessment of the coverage and content of the Detailed Site Investigation (DSI) carried out by Davis Consulting Group (DCG) to assess site contamination. In turn, the review of the adequacy of the DSI has necessitated an initial review of a supporting Preliminary Site Investigation (PSI) prepared by DCG in 2015 to provide essential background information.

#### Review of DCG's Preliminary Site Investigation

The PSI notes that the land on which the retirement village is to be located is currently zoned "rural general" in QLDC's Operative District Plan and this has been confirmed by reference to the planning maps on the QLDC website.

Aerial topdressing of fertiliser was carried out from the airstrip located on the subject land. As per the traditional approach of topdressing in New Zealand it is highly probable that superphosphate would have been the primary fertiliser applied in this manner, and it also probable that pesticides for the control of pasture pests would have been applied in the same way, and quite probably concurrently with the fertiliser. Given the historical farming activities on the land it is likely that organochlorine pesticides such as DDT and related compounds will be the types of pesticides used at the property.

The PSI states that aircraft were fuelled from "small transportable drums" and that bulk fuels were not stored on the site. Presumably this finding has been used as a justification for not analysing soil samples for petroleum hydrocarbon contamination in the subsequent DSI exercise; i.e. the inference being that the use of so-called "small drums" inferred a negligible likelihood of fuels contamination of the site soils. The outcomes of a site inspection conducted as part of the PSI are recorded, inter alia, as indicating "no

chemical or fuel storage, no odours and no evidence of spills". On that basis it would have been difficult in the DSI to target soil sampling specifically at any areas where fuels may have been spilled.

Notwithstanding this however, it would have been prudent to have analysed at least some of the soil samples from around the general hangar area for petroleum hydrocarbons. It is noted that a review of the literature shows that common aerial topdressing aircraft in use in New Zealand over the past 30 years have relatively significant fuel capacities of 283 L (Cresco 08-600) and 254 L (Fletcher FU 24) respectively. This implies a significant number of drums may have been held on site for refuelling purposes at any one time. The chances of spillage during refuelling could not be considered to be negligible.

There does not appear, from the evidence within the PSI, to have been any dipping of sheep or similar application of agrichemicals to stock at the site. However it seems likely that the grazing pasture itself would have been treated with pesticides and/or fertilisers during its period of use for grazing purposes. DDT (dichloro-diphenyl-trichloroethane) became available for agricultural pest control in the 1940s. It was a relatively cheap way to rid the soil of grass grubs, porina and other insects, and farmers used it liberally, often applying it indiscriminately by aircraft and typically in association with superphosphate fertiliser application. Given the pastoral history of the site, as revealed in the PSI, it seems probable that DDT would have been applied to this land from time to time although, given the nationwide phase-out during the 1970s and 1980s and an ultimate ban on the use of DDT from 1989, it will have been at least 30 years since any application of DDT was carried out to the soils of the subject site. DDT is well known for its persistence in soils and any significant contamination of the site soils by DDT would be expected to be revealed by a sampling and analysis regime.

The regular application of superphosphate fertiliser to pastures in New Zealand carries with it a historical legacy of low level and temporally accumulating contamination by cadmium which is typically present in superphosphate sourced from Nauru (a primary supplier of phosphate rock to New Zealand). The PSI correctly notes this as a central issue to be quantified in the DSI.

While some soil sampling was carried as part of the PSI, one of the conclusions of the report was that further targeted sampling should be undertaken in and around the hangar area and at the adjacent area where fertilisers had been stored and loaded. The analytical results from the PSI's limited sampling regime showed no significantly elevated levels of analysed contaminants (heavy metals and organochlorine pesticides) in site soils.

#### *Review of Detailed Site Investigation*

While the PSI states that "bulk fertilisers were not stored on site", as a note of a personal communication from the site owner, the DSI refers to an area where bulk fertiliser was stored as a "concrete fertiliser bin" and marks this on a plan of the site. Accordingly (and correctly) soil sampling and analysis focused on this area and this is the location at which an elevated level of cadmium was recorded in one of the soil samples.

The analytical results were compared to residential soil contaminant guidelines in the DSI report and this is appropriate given the proposed change of land use to a retirement lifestyle village. The analyses of samples for organochlorine pesticide residues revealed a single instance of a DDT residue marginally above the laboratory limit of detection. This simply confirms that there has been at least some use of organochlorine pesticides on site pastures but that this has left no significant residues that have implications for use of the site for residential purposes.

The single soil sample that showed a cadmium concentration above the residential soil guideline level can legitimately be considered as a "hot spot" and, accordingly, should be managed as such (see below). The hot spot label for this contamination location is brought into focus by the results of sampling at adjacent locations, as discussed and illustrated diagrammatically in the DSI, which show concentrations of cadmium at or below background levels. These overall results thus act to delineate the hot spot quite accurately.

The DSI proposes that the most appropriate means of managing the hot spot area of cadmium contamination is “through the exclusion of produce consumption near the impacted area”. Clearly this means produce grown at this area of the site although the DSI does not specifically say so. It is not clear whether the DSI is advocating for the exclusion of produce growing in the hot spot area by voluntary observance or that a suitably worded consent condition should be proposed.

In MWH’s opinion this approach provides no certainty that the recommendation will be observed, whichever way it is provided for, particularly after the retirement village has been established for some time and future residents may not be aware of the proposed restriction on produce growing and consumption associated with the general area of the hot spot location.

#### *Management of Site Soils during Development*

The DSI does note the possibility that “excavation and offsite disposal of cadmium-impacted soil may be necessary”, with this in turn being noted to require analysis of soil to determine an acceptable route of disposal.

In fact MWH believes that limited excavation and offsite disposal of the hot spot area is the only sensible means of providing a permanent solution to the presence of the cadmium-contaminated soil hot spot at the property.

The area has already been delineated satisfactorily by DCG’s work. It is estimated that (conservatively), a 100m<sup>2</sup> area should be scraped to a depth of 10cm at the site, thus resulting in approximately 10m<sup>3</sup> of soil for disposal. The remaining soil should be tested by sampling at, say, five locations within the scraped area, with a composite sample prepared from consolidation of these sub-samples, to thus provide a single sample for verification analysis of the uncontaminated status of the remaining soil at and below 10cm depth.

The stockpiled soil resulting from the scraping exercise should be placed on a tarpaulin, with this banded to contain possible sediment runoff during rainfall and to prevent any potential contaminant migration. A consolidated sample of the stockpile should be obtained (as a composite of five sub-samples taken from different parts of the stockpile) and this should be analysed for cadmium to determine its average concentration in the soil stockpile awaiting disposal. The composite sample should also be subjected to TCLP testing (a leaching simulation procedure) which is a further parameter that is likely to be required by the receiving landfill where the soil is to be sent for disposal.

The above approach should be included within a Soil Management Plan that should be prepared for the site development work associated with the construction of the ALRV.

The area of the proposed soil scrape can be backfilled either with imported clean topsoil or by using soil excavated or scraped from other parts of the site during development works.

#### *Conclusions and Recommendations*

The DSI and the associated PSI prepared by DCG are suitable for purpose, although it would have been advisable to have carried out at least some testing of the soil samples for petroleum hydrocarbons in samples from around the hangar area. The associated risk is not especially significant, given that other indicators of possible hydrocarbon contamination were not observed on site, and that there are no suggestions of a substantial presence of large volumes of fuel having been present on any permanent basis.

The approach to management of the clearly delineated hot spot of cadmium contamination should be to scrape the general hot spot area and dispose of the resulting soil stockpile by an appropriate route based on the results of suitable testing of a consolidated sample, both in a bulk concentration test and by the

TCLP method. The exposed ground after the scraping exercise should be verified as clean by suitable validation sampling and testing.

This approach to site soil management should be incorporated in a Soil Management Plan for the development works. The requirement for an SMP should be a condition of the resource consent that will be required under the NES.

It is recommended that the ad hoc approach suggested by DCG of somehow managing the future use of the impacted area for produce growing and consumption by "excluding" the activity should not be entertained as a means of ongoing site soil management.



Paul Heveldt  
Senior Environmental Specialist  
**MWH New Zealand Ltd**

**APPENDIX 8 - INFRASTRUCTURE REPORT**



# Helmets Consulting Group



## REPORT

STRUCTURAL AND CIVIL ENGINEERS



ARROWTOWN SHA INFRASTRUCTURE  
ASSESSMENT PEER REVIEW  
PREPARED FOR  
QUEENSTOWN LAKES DISTRICT COUNCIL  
114562.01  
19 SEPTEMBER 2016



Arrowtown SHA Infrastructure Assessment Peer Review

Prepared For:  
Queenstown Lakes District Council

Date: 19 September 2016  
Project No: 114562.01  
Revision No: 3

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## REPORT ISSUE REGISTER

DATE	REV. NO.	REASON FOR ISSUE
3/11/15	1	For SHA Application
6/9/16	2	For Resource Consent Application, draft for council comment
19/09/16	3	Updated following additional information received from applicant



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## INTRODUCTION

Holmes Consulting Group LP have been engaged by Queenstown Lakes District Council to complete a peer review of the infrastructure assessments carried out by Fluent Solutions for the Arrowtown Lifestyle Retirement Village.

## SCOPE OF WORK

The scope of work for this project included the following:

1. Review existing report from Fluent Solutions and provide comment on the assessments undertaken.
2. Provide comments on feasibility and practicality of upgrades proposed.

## LIMITATIONS

Findings presented as a part of this project are for the sole use of Queenstown Lakes District Council in its evaluation of the subject properties. The findings are not intended for use by other parties, and may not contain sufficient information for the purposes of other parties or other uses.

Our assessments are based on a desk study only. Condition assessments of existing infrastructure have not been undertaken and it has been assumed that any deficiencies due to damaged or aged infrastructure will be addressed within existing renewals budgets.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

## BASIS OF ASSESSMENT

Fluent Solutions have assessed the water supply and wastewater demands generated by the proposed development, based on 388 people housed in a combination of Villas, Apartments and Aged Care units. This number has been calculated based upon data taken from the Aspiring Lifestyle Retirement Village in Wanaka and an occupancy number of 1.45 persons per dwelling. In addition Fluent has included in their calculations requirements for the day facilities, staffing and visitors. The population numbers used are therefore significantly in excess of those used in the Rationale report and are considered to be conservative.



## WASTEWATER DEMANDS

The demands on the wastewater network have been assessed by Fluent based on 388 permanent residents (includes the Villas, Apartments and Care Facility) and 146 staff and day-use facilities. The loading for the permanent residential population has been stated as 250 litres/person/day while day facilities and staff are 20 litres/person/day. Both these water demand rates are in keeping with relevant Standards and are considered to be conservative and acceptable for this stage of the development design.

A peaking flow of 2.5 has been used for all demand flows, which is considered to be appropriate for the development, however no wet weather infiltration/inflow peaking factor has been assigned. Fluent has stated that the compact nature of the development means that wet weather inflow effects will be limited. Should they occur they could easily be traced and remedied. In addition, it is stated that the well-draining soils will limit any infiltration during wet weather. We agree that this seems reasonable but note that removing this peaking factor affects the conservativeness of the wastewater demand calculations and that careful design and construction will be required to ensure that inflow is not an issue.

## WATER SUPPLY DEMANDS

The demands on the water supply network have been assessed by Fluent Solutions based on a 175 resident population in the villas with an average water demand of 400 litres/person/day, 203 in the apartments and care facilities with an average water demand of 250 litres/person/day and a non-resident day population of 146 persons at 50 litres/person/day.

It is noted that there appears to be some discrepancy with the water demand rates as set out in Table 3.1 of the Fluent report with the Lodge, apartments and care facility all being mis-labelled as having a per capita flow of 400 l/day (rather than the stated 250 l/day). However, this discrepancy is not carried through to the final demand numbers and the design daily volume (150.2 m<sup>3</sup>/day) and peak flow rate (7.5 l/s) are correct.

It is noted that these demands provide only a small amount of additional flow for non-potable uses such as irrigation. However, it is proposed by Fluent Solutions to use a part of an existing water take (ORC Water Permit Consent No. RM15.027.01) for the property to provide the majority of irrigation flows to the development. Based upon the numbers provided in the Fluent report this is deemed acceptable as the 12 Ha development will use less only around 1/3 of the allowable water take, whilst still maintaining sufficient flows to irrigate the remaining 8 Ha of property that is also named in the permit.

A diurnal peaking factor of 5.0 has been applied to the residential villas and apartments and 2.5 for the non-resident facilities where water use is likely to be more controlled. No average day to peak day factor has been applied. The use of these numbers is



deemed acceptable and conservative at this stage of the development but should be revisited during the detailed design phase, in particular the use of an average day to peak day factor for non-resident facilities, to ensure their correctness.

The resulting water demand as calculated by Fluent Solutions gives a daily demand of 150.3 m<sup>3</sup>/d and a peak flow demand of 7.5 l/s. These numbers differ from those in the Rationale report but are deemed to be acceptable and conservative based upon the calculation methodology used.

Fluent Solutions states that sprinkler systems are likely be utilised in all buildings (excepting the residential villas) as such, based upon the requirements of SNZ PAS 4509:2008, an FW2 fire supply flow will be required to the site. The Rationale report has shown that up to FW3 flows can be provided via a 200mm connection to the Arrowtown Scheme.

#### STORMWATER DEMANDS

Stormwater runoff generated by the proposed development has been assessed by Fluent Solutions using a HEC-HMS model. Although details of runoff factors and other relevant inputs were not provided in the infrastructure report, Fluent Solutions has supplied these in a follow-up email dated 13 September 2016. Based upon the information provided in this email we believe that the inputs used in the model are appropriate and that the resulting stormwater flowrates provided in Table 5.1 are therefore suitable for the site design. It is however noted that there appear to be some inconsistencies in the Table with regards to the "Total Site Surface Runoff" as the pre-development flows stated in this row are greater than the sum of flows from each of the catchment areas.

It is noted that the stated runoff from the pre-development site is "limited to the order of 70 litres per second". A check of this using the Rational Method and a run-off coefficient of 0.3 for pastured land gives a higher value. Assuming a 12 Ha site and a 20 min 20 year ARI storm the pre-development flows are calculated as follows:

$$Q = CIA/360$$

$$Q \text{ (pre-development)} = 0.3 \times 27.6 \times 12 / 360 = 0.276 \text{ m}^3/\text{s} = 276 \text{ l/s}$$

The Rational Method as calculated provides a highly conservative result as the simplistic calculation method means that it assumes all flows are occurring simultaneously at one point. In reality this is not the case. The purpose of a hydraulic model such as HEC-HMS is to more accurately calculate the flows from the site by taking in to account the variation in rainfall and the time it takes for stormwater flows



to move across the site. As such, it is felt that the differences between the modelled results and those calculated by the Rational Method are acceptable in their magnitude.

Fluent Solutions has stated that the soakpit designs have been based upon soil soakage testing carried out by Geosolve. These soakage rates were provided in their email of 13 September 2016 and are of a magnitude in keeping with the soil profile provided. We believe that this information is appropriate for use in the design of the soakage pits but would recommend that further testing be carried out during the detailed design phase to ensure that their final location and design are appropriate.

#### WASTEWATER OPTIONS

Rationale assessed five options for the discharge of wastewater from the site in their initial feasibility report. Of these five options, Fluent Solutions has stated that the preferred wastewater discharge method for the development would be via a 1.3 km, 70mm rising main connecting to the McDonnell Road pumpstation (Option 1 in the Rationale report). It is noted that this option was ruled out by Rationale based upon a significant lack of capacity at the McDonnell Road pumpstation. However, Fluent has provided evidence that this pumpstation would have capacity for increased flows based upon its original design specifications.

According to Fluent Solutions' evaluation of the system, using both SCADA data and discussion with Veolia, the Flygt pumps currently in use at the McDonnell Road pumpstation are underperforming and have significantly reduced its potential flow capacity. It is proposed by Fluent that replacement of these pumps with the originally designed ABS pumps would return the pumpstation capacity to its design rate and would provide sufficient ability to accept the flows from the development.

An assessment of the flow capacity of the Norfolk Street pumpstation has also been carried out by Fluent as part of their report. This analysis bears out the original findings of Rationale that this pumpstation has insufficient emergency storage but has sufficient flow capacity to allow for inflow from the development.

The results of the Fluent Solutions analysis of both pumpstations is agreed with and it is recommended that an upgrade to the McDonnell Road pumpstation to allow for the utilisation and improvement of an existing asset would be a preferable solution to a longer and more complex rising main as detailed in Options 3 & 4 of the Rationale report. It is further recommended that it may be beneficial to investigate a cost sharing arrangement with the developer to support the upgrade of the Norfolk Street pump station emergency storage as part of this development.





## WATER OPTIONS

The Fluent Solutions report concurs with the Rationale report in that the simplest and most cost-effective connection for the Arrowtown Living Retirement Village would be a 200mm pipe (located along McDonnell Road) connecting in to the Arrowtown Scheme. Our assessment of the water demands as provided by Fluent Solutions in their report agrees that this connection is an appropriate solution.

As noted in the Fluent Solutions report, a review of the Rationale report shows that the storage required for the development has been overstated. A follow-up email provided by Fluent Solutions on 16 September 2016 states that the likely storage requirements for the development amount to 100 m<sup>3</sup>. This required storage is considerably less than that originally stated in the Rationale report (543 m<sup>3</sup>) and there is therefore potential for on-site storage within the development as a solution to this issue. It is recommended that this be discussed further with Council and other stakeholders during the detailed design phase to provide the most appropriate location of this storage to provide the best outcome for the wider network.

## STORMWATER OPTIONS

Based upon the information provided by Fluent Solutions the use of on-site soakage to dispose of post-development flows is an acceptable solution. However, additional information will be required during the detailed design phase to appropriately inform the sizing and layout of these soakpits.

Details of the HEC-HMS model (including input factors and results for all storms) should be provided at engineering acceptance stage. Specific soakage testing within the proposed vicinities of the soakpits should be carried out to assess actual soakage rates of the soils. In addition, where soakpit locations are in close proximity to buildings (most notably Soakpit 1 as shown on Fluent Solutions layout plan), geotechnical signoff should be provided that there will be no negative effects to adjacent foundations and infrastructure.

## RECOMMENDATIONS

Based upon the above evaluation of the Fluent Solutions report, we make the following recommendations.

- Particular care should be undertaken during the detailed design and construction phases to ensure that the infiltration/inflow aspects of the system are kept to an absolute minimum.
- Discussion with Council and stakeholders should be carried out during the detailed design phase to assess the appropriateness of potential on-site or off-



site storage in order to inform the location and provision of the required 100 m<sup>3</sup> of water storage.

- Appropriate soil soakage and geotechnical investigations should be carried out during the detailed design phase to inform the design and use of on-site soakpits for the development.

## CONCLUSIONS

In general, we concur with the preliminary infrastructure assessments given by Fluent Solutions. In particular we note the potential to enter into an agreement with the developer to upgrade the McDonnell Road pumpstation to its original specifications, thus increasing resilience in the overall Arrowsmith wastewater reticulation.

The storage shortfall associated with the development's connection in to the Arrowsmith Water Supply Scheme has been shown to be considerably less than that set out in the Rationale report and may be able to be addressed by on-site storage within the proposed development. However, the possibility for upgrading of the Arrowsmith storage in conjunction with this development could potentially be investigated at the detailed design phase.

**APPENDIX 9 - URBAN DESIGN REPORT**

## Arrowtown Lifestyle Retirement Village

### Urban Design Review

5 September 2016

Reviewing the proposal to develop a Retirement Village on McDonnell Road outside of Arrowtown, from an urban design perspective I have met the clients representative and inspected the site. I have also reviewed and made comment on the draft development plans.

I have reviewed the application and have found it to be comprehensive and thorough. The Masterplan shows clearly the sites layout, The landscape and street plans depict the open spaces and the Assessment of Effects (AEE) contains a section on urban design.

In this review I am not making comment in regards to the locating the development in relation to Arrowtown's growth boundary, or on the Special Housing Area provisions or the landscape and visual assessment.

#### 1.The Proposal

This proposal is for a retirement village to be developed on a greenfields site to the south east of Arrowtown.

The developers are experienced providers of retirement villages and have recently constructed the Aspiring Village in Wanaka which is a high quality development.

The proposal is for a comprehensive development of 120 low rise villas set around the periphery of the site with a central common and community facility, to the rear of the development are two to three level apartment block of 75 apartments and a two level block of assisted care with 100 beds.

The proposal aims to provide much in demand housing for the elderly in a consolidated urban form. Under the Special Housing Accord such a development is required to fit with a maximum of three stories and not exceed 11m in height.

The proposal is consistent with a specific type of urban development that functions to provide a low maintenance environment, community and medical support to people during their retirement years.

#### 2.The Site

The site lies in a linear river valley that runs east west under the Crown range. It is approximately 1km south east from the outer edge of Arrowtown, directly adjacent to the southern boundary of the Arrowtown Golf Course and on it northern boundary to the Hills Golf Course.

It is predominantly a rural setting, there are few buildings and the bulk of the surrounding area is in farmed pasture.

The 12 hectare site is a greenfields property presently farmed for dairy production. It is long east west shape tapering to a corner at the eastern end. The site is accessed off Mc Donnell Rd which connects and generally runs parallel to the main road into Arrowtown.

The land is elevated from the road by 3 to 5m and is generally gently undulating to flatish with a ridge of about 25m elevation at the southern boundary presently planted in pines. The site is north facing and relatively sheltered.

Apart from the Hawthorn hedge of 3 to 4m height running along McDonnell Rd, there is no significant vegetation on the site and few other features other than an aircraft hangar and a cattleyards to the western end.

#### 4. Analysis of proposal.

I have reviewed the proposal as set out above and will discuss how it fits with its context, its internal connectivity and the form of layout and its character.

The AEE section on urban design assesses the proposal in terms of the Urban Design Protocol and its seven key principals (the “seven “C’s”). This analysis provided by the applicant is helpful and demonstrates that the proposal has been well thought out.

The proposal also is careful to define the building heights below the maximum allowable under the SHA.

#### **Context.**

A key challenge is for this urban development to fit discretely into the predominantly rural environment.

It does this well by retaining the existing Hawthorn hedge and setting back the low rise units back a minimum of 17m to create a wide buffer and screen to McDonnell Rd. The applicant has provided illustrations of the area modelled in three dimensions which show the design well (plans LO1- LO4)

The buildings are designed to be set in a spacious garden park environment. The site is dominated by wide lawns and extensive plantings of groundcovers, hedges and specimen trees.

The villas form the outside of the sites layout in small clusters or pods, in 5 to 6 m high detached homes or duplexes.

The taller apartment and medical buildings are set into the site against the southern boundary and the ridge. The existing topography assists this separation well. The planting of the southern ridge in native species will also be a positive feature.

The maintenance of the hedge and building set back along Mc Donnell Rd is a critical element. A single general access point will also limit the effects of the development on the surrounding area.

#### **Connectivity**

The site is connected to nearby Arrowtown by McDonnell Rd which also includes an existing cycleway. From a single access point at the Arrowtown end of the site, the internal movement

network is provided in the form of organic shaped loop road and a series of short cul de sacs, supplemented by a series of meandering footpaths and cycleways which circulate around the full extent of the site.

This is a well connected site internally though they are by nature of the type of development non vested private roads. A separate service road with its own entry to the south of the site provides access directly to the apartments, community centre and aged care facilities.

The roads are sensitively landscaped to create a pedestrian orientated or traffic calmed environment with narrow widths, low kerbs and dish channels and contained with hedges and trees. The applicant has supplied modelled illustrations of street cross sections and intersections.

### **Form.**

A key challenge has been to break down the presence of the building forms and create a sense of space. This has been achieved with a strong parklike setting that consists of a framework of tree planting, no fences and with linking gardens. Also the layout of the site around a central open space close to the entry will increase the sense of spaciousness.

The majority of the site is low villa units (detached and duplexes) of 80 to 100m<sup>2</sup> size on a section of 200m<sup>2</sup>. The proposal of 120 units, creates a medium density urban form. Arranged in small cluster like cells the villas have a generally a north south orientation favourable for good solar access.

In the middle of the site is located the community centre and the communal gardens. Adjacent the apartment and aged care buildings extend to create a spine to the back of the site.

### **Character.**

The character of the development will be largely from the form of the detached villa units which take a number of cues from nearby Arrowtown with the use of plaster, local schist stone and dark roofs. The buildings follow a traditional form: have gable roofs and the colours that are muted. There are 8 different villa types with additional elements as conservatories which will create a variety within a theme.

The community centre, apartment and aged care buildings follow the design of the villas and their form is broken up and modulated with changes in façade and materials. The result is that the larger buildings retain an intimate scale and fit well with the villas.

Planting uses a carefully selected local palette of deciduous trees, evergreen hedges, shrubs and groundcovers. Productive communal gardens are also located within the development for the use of the residents. The prolific use of exposed aggregate on driveways, gravel paths and stone walls adds to the richness of the sites texture.

## 5.Conclusions

From an urban design perspective there are no gaps or short comings in the proposal and it fits well within the provisions of the SHA, the Proposed District Plan and best practise.

Overall my assessment is that this is a high quality proposal that accepts its particular function, carefully fits it into the local setting and will develop a very liveable environment.

I find that this is a very commendable proposal.

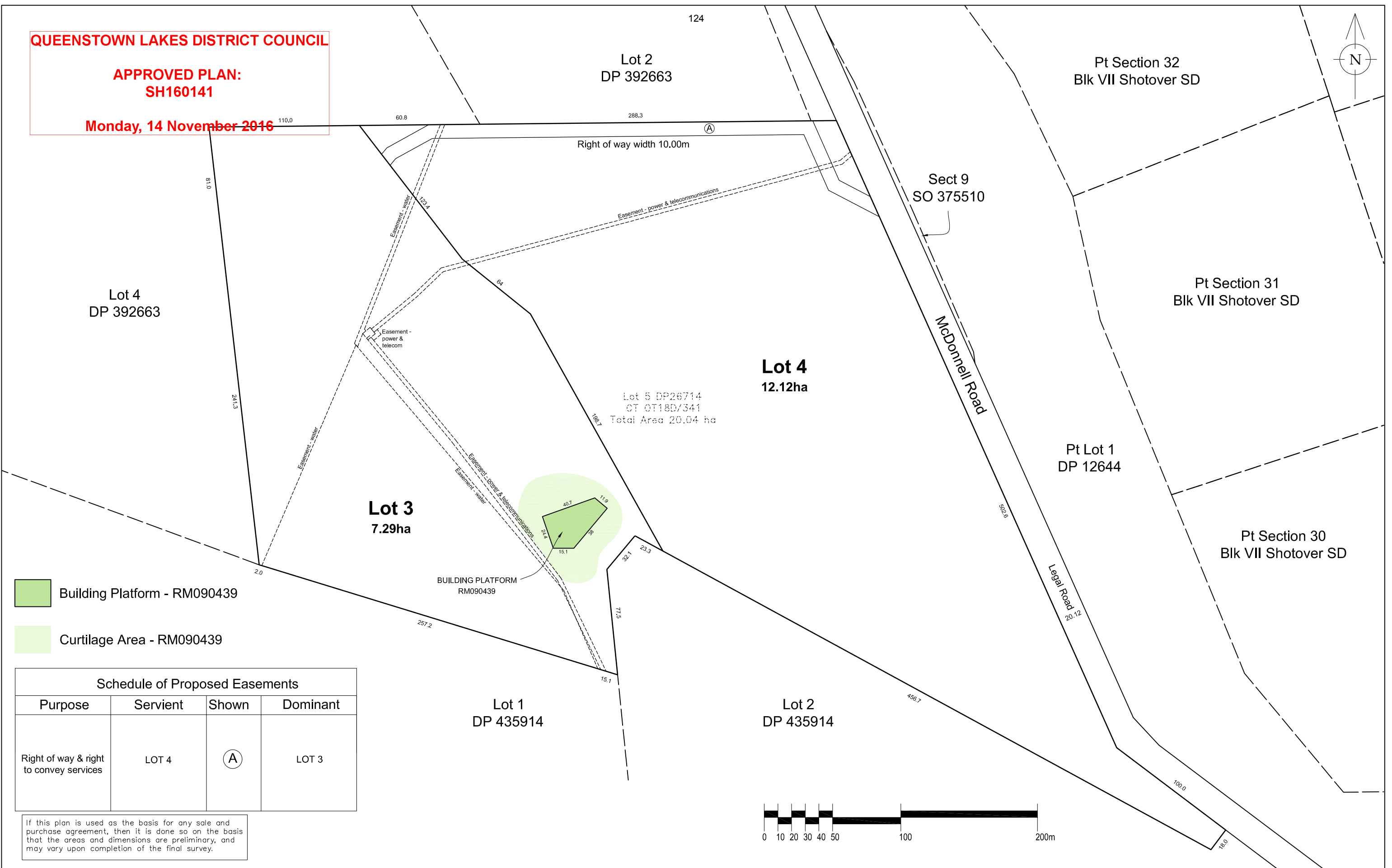
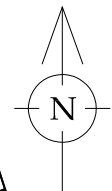
Garth Falconer

Reset Urban Design

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
SH160141**

**Monday, 14 November 2016**

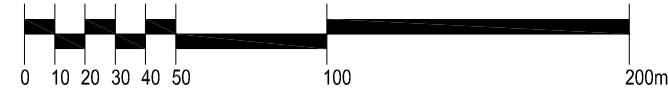


Building Platform - RM090439

Curtilage Area - RM090439

Schedule of Proposed Easements			
Purpose	Servient	Shown	Dominant
Right of way & right to convey services	LOT 4	(A)	LOT 3

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.



**NOTES:**  
 - Areas and dimensions subject to final survey.  
 - Presently held in Certificate of Title OT18D/341 - 20.04ha

REV.	DATE:	REVISION DETAILS:	BY:
B	9/8/16	Lots 1 & 2 RM090439 removed	SML
A	1/8/16	Initial Release	SML

**WARNING NOTE:**  
 This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to be read in conjunction with our terms of engagement. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

**TITLE:**  
 Lots 3, & 4 being a  
 subdivision of Lot 5 DP 26714  
 McDonnell Road

DATE: 1 Aug 2016  
 BY: AW + SL  
 Scale 1:2500  
 Original Plan A3  
 DRAWING & ISSUE No.  
 4190.9R.1B

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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:

SH160141

Monday, 14 November 2016

4  
663



4	5/8/16	Issue Final
3	4/8/16	Final Draft
2	29/7/16	Staging Plan
1	25/7/16	Draft
Mark	Date	Description
Sheet Scale 1:2000@A3		
Issue/Revision Issue Final		
Project ID 265		
CAD File Name 265-2H.vwx		
Drawn By SR		
Checked By PB		
Consultant Foley Group Architects		
Client ALRV Joint Venture		
Project Title Arrowtown Lifestyle Retirement Village		
Sheet Title Master Plan		
Drawing No. L01 of 6		

**BLAKELY WALLACE ASSOCIATES**  
Landscape Architecture and Planning  
PO Box 121, Arrowtown  
Tel : 03 442 0303 Fax : 03 442 0307  
Email : office@blakelywallace.co.nz



125

SO 37/510  
Sect 9

Small deciduous tree avenue (eg. crabapple)

Gate

Access to Monk subdivision  
Themed feature garden

Main village entrance

Pt Section  
Blk VII Shot

Vege Garden /Glasshouse

Village Green / Multipurpose space

Outdoor courtyard, Outdoor fire,  
BBQ, Seating

Outdoor fire/BBQ

Water feature

Vege Garden /Glasshouse

Internal lawn and sculpture

3 x Disabled carparks outside CC

Pt Lot 1  
DP 12644

Lot 3 - Balance  
Allotment  
6.35ha

Service vehicle  
turnaround  
Drop off/Pick up and  
turning area

Staff parking (23 space total)

Vege Garden /Glasshouse

2m wide passing bay and 1m  
high retaining wall

Pt Lot 1  
DP 26714

Native Shrubland on  
bank

Pump Station  
Loading and turning  
area  
Gas bottle enclosure

Vege Garden  
/Glasshouse

Turning circle for  
larger vehicles

Maintenance Shed with  
parking for 2 vehicles

Service entrance (10m  
queuing setback)











Themed feature garden

P  
Blk V



4	5/8/16	Issue Final
3	4/8/16	Final Draft
2	29/7/16	Staging Plan
1	29/7/16	Draft
<b>QUEENSTOWN LAKES DISTRICT COUNCIL</b>		
Mark	Date	Description
Sheet Scale	1:500@A3	<b>APPROVED PLAN:</b>
Issue/Revision	Issue Final	<b>SH160141</b>
Project ID	265	
CAD File Name	265-2H.vwx	
Drawn By	SR	<b>Monday, 14 November 2016</b>
Checked By	PB	
Consultant	Foley Group Architects	
Client	ALRV Joint Venture	
Project Title	Arrowtown Lifestyle Retirement Village	
Sheet Title	<b>Landscape Concept Plan Stage 1</b>	
Drawing No.	L02	of 6
 <p><b>BLAKELY WALLACE ASSOCIATES</b> Landscape Architecture and Planning PO Box 121, Arrowtown Tel : 03 442 0303 Fax : 03 442 0307 Email : office@blakelywallace.co.nz</p>		



- Legend**
-  Deciduous Street & Parkland Tree (Specimen grade)
  -  Occasionally mown grass
  -  Permeable paving (eg. Gobi Block)
  -  Formed vehicle access (seal)
  -  Perimeter hedge
  -  Amenity Planting
  -  Compacted Gravel footpaths
  -  Exposed aggregate concrete
  -  1.2m traditional stacked schist wall with capping
  -  Local stone rumble strip (flush with pavement)

Intersection threshold Exposed aggregate concrete

Intersection threshold Traditional schist stonewall

1.8m wide gravel footpath to bridal trail and McDonnell Rd