

Expression of Interest for Special Housing Area

ADDENDUM TO FLINT'S PARK SHA

FLINT'S PARK MIXED USE PRECINCT SHA, LADIES MILE,
QUEENSTOWN



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Introduction

The Flint's Park Mixed Use Precinct is an addendum to the Flint's Park Special Housing Area (SHA) Expression of Interest (EOI), which is being promoted by Glenpanel LP in response to the serious shortage of affordable housing options in the Queenstown area.

The Flint's Park Mixed Use Precinct addendum is to be read in conjunction with the Flint's Park SHA application.

The Proposal

The Proposal involves the establishment of a comprehensively designed mixed use neighbourhood that is guided by the QLDC masterplan for the development of the Ladies Mile area.

Overall the proposal involves the creation of 96 new residential sites, commercial / retail activities and provision for a school site and/or open space.

A mixture of residential typologies is proposed including stand alone housing, terrace housing and walk up apartments. All housing will be located within an easy 1 -2 minute walk of the proposed village centre.

The village centre is strategically positioned in a central location to service the wider Ladies Mile area, including direct access to Lakes Hayes estate and Shotover Country via Howards Drive. It is anticipated that local shops and services serving the wider area will be located in the centre including; a superette, cafes, convenience retail and childcare. These facilities will provide local convenience to residents and be easily accessed by walking, cycle, bus and private car, reducing the need to travel further afield.





- Site Location – Flint's Park SHA
- Proposed Mixed Use Centre for wider Ladies Mile Community
- State Highway 6
- Shotover Primary School
- Existing Oak tree Driveway
- Entry opportunities and linkages to Shotover Country and Lakes Hayes Estates
- Proposed NZTA roundabout at Howards Drive

The Flint's Park Mixed Use Precinct subject to this SHA is approximately 7.87ha and is located in a central position on the north side of Ladies Mile. Opposite the site is Howard's Drive.

SH6 is a limited access road with a high speed environment of 100kph in the Howards Drive vicinity, although the QLDC masterplan envisages the speed dropping to 80kph along the whole of Ladies Mile.

Access to the site will come from the proposed new roundabout under design at Howards Drive.

The site is generally flat and sits between Ladies Mile and Slope Hill. The corner property (Lot 1 DP12822 and Lot 16 DP 12921) fronting Ladies Mile is currently being used as a pet lodge, while the remainder of the proposed Mixed Use Precinct to be included in the SHA is being used for pastoral use.

Detailed pictures of the site and locality can be found on the following page 4.

Legal Description:

The Legal Description of the Flint's Park Mixed use Precinct is:

Lot 1 DP12822, Lot 16 DP12921; Section 51, Part Section 45-46 and Part Section 50 Block III Shotover Survey District.

The area of the site is 7.87ha

A full copy of the Record of Titles is included in Appendix D1.

Site and Locality - Images



1



2



3



4



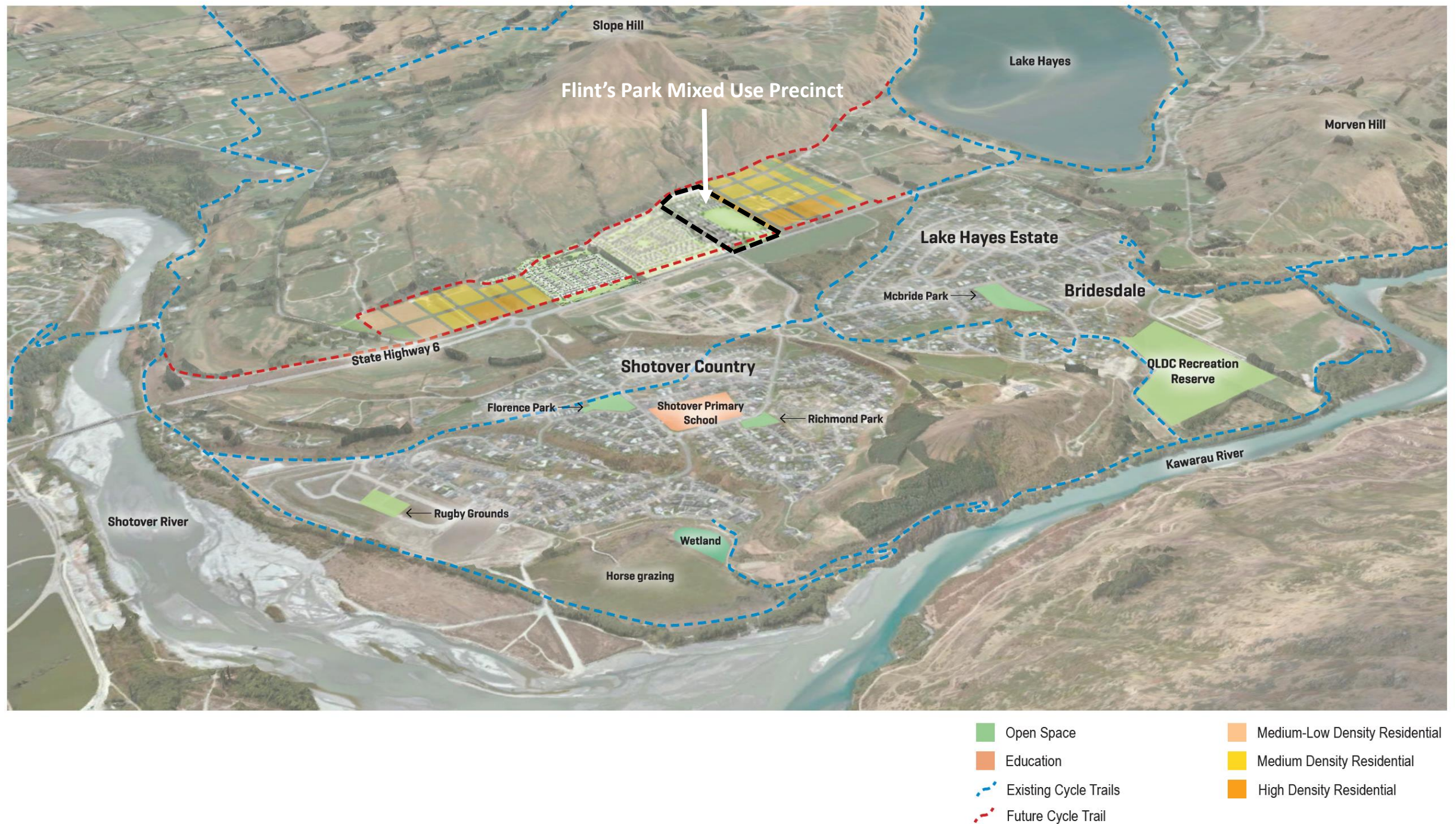
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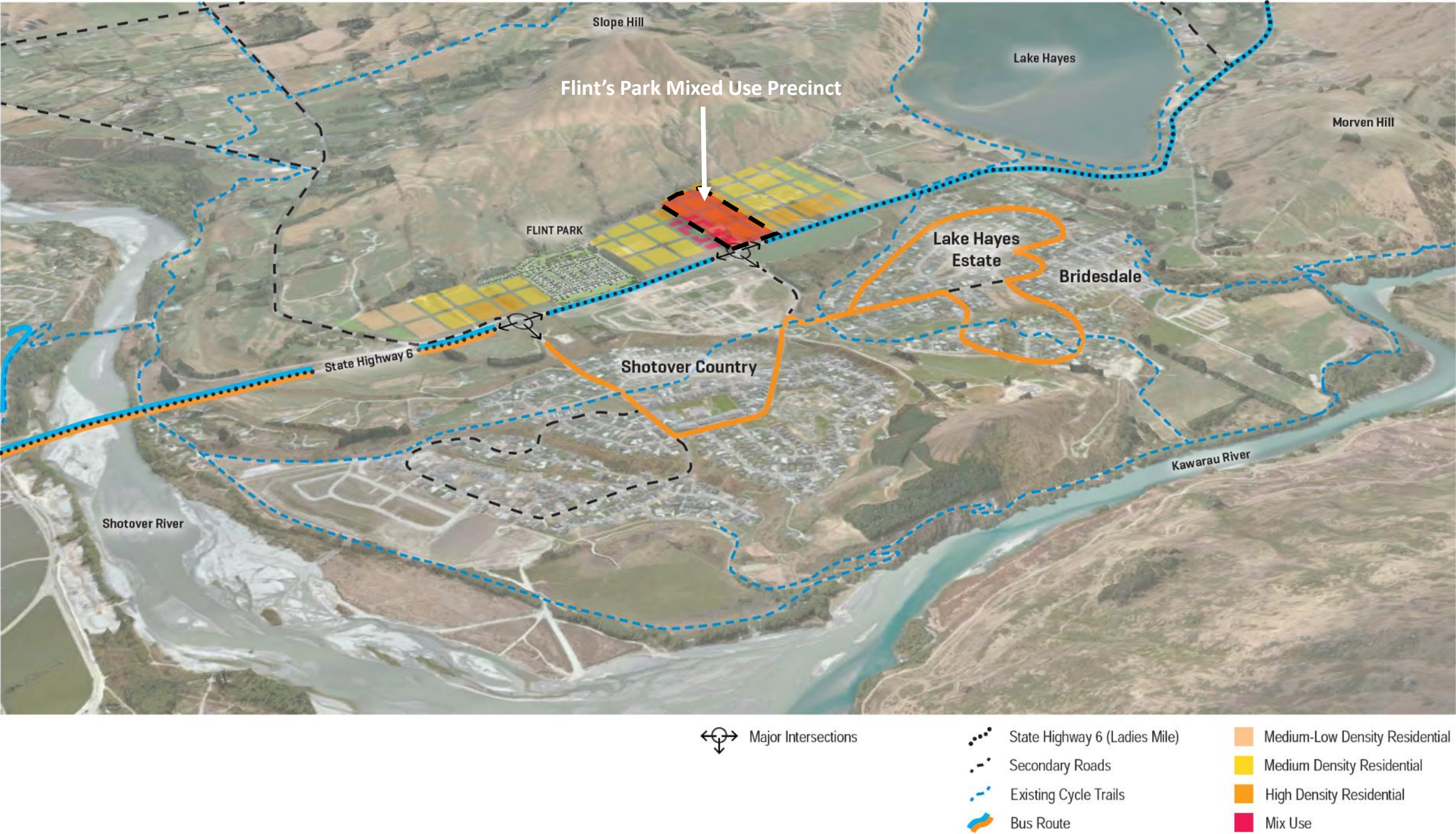
6

1. Ladies Mile, west of the Precinct looking east towards Howards Drive intersection
2. Ladies Mile in front of Precinct looking east
3. Looking east towards Morven Hill from near the centre of the Precinct
4. From Slope Hill looking east
5. Howards Drive Looking North to the Precinct
6. Looking over Shotover Country towards the Precinct

Site and Locality - Existing Open Space Connections (Overlaid the QLDC Ladies Mile Indicative Masterplan)



Site and Locality - Existing Transit and Cycling Connections
(Overlaid the QLDC Ladies Mile Indicative Masterplan)





Proposed Dwelling Mix

Stand alone	14
Terrace Houses	64
Apartments	18
Total Households	96



Artists Impression: View looking north up the north-south street adjacent to the school site.

The Flint's Park Mixed Use Precinct will include commercial/retail activities with higher density residential activities both integrated into the central village area but also within an easy walk of the centre.

The vision is to create attractive streets that promote a walking and cycle friendly environment. The buildings are human scale, which combined with the coherent use of materials as indicated in the Built Form Design principles will ensure that the emerging character is reflective of the unique location and landscape.



Image Location

Attachment C



Landscape - Reference : PA18274 IS02

FLINT'S PARK MIXED-USE PRECINCT
Site Character
20 March 2019

Attachment B



Landscape - Reference : PA18274 IS02



FLINT'S PARK MIXED-USE PRECINCT
ONF Line
20 March 2019

A comprehensive Landscape and Visual Assessment has been undertaken by Patch Landscape and is included in Appendix C1 to this addendum to the Flint's Park EOI.

The landscape assessment has provided a detailed description of the landscape and proposal and undertaken an assessment of the landscape and visual amenity effects.

The Flint's Park Mixed-Use Precinct SHA seeks to establish a comprehensively designed urban development across the site's flatlands which will largely be consistent with the Ladies Mile Masterplan. The approval and development of the Queenstown Country Club has extended urban development to the upper Ladies Mile terrace and the once rural character of this terrace and its role as an open, green corridor before the Queenstown gateway has been diminished. The landscape is in a state of change and it is likely this change will continue to supplant the ruralness of Ladies Mile with remnant rural elements which will frame urban development.

Overall, the site will be visible from SH6 immediately adjacent to it and from near the intersection of Howards Drive. From these locations and from the few more distant viewpoints on Hawthorne Road and the Remarkables Road the proposal will be seen in the context of the existing urban development. It will not screen any views of the Slope Hill ONF and will result in low adverse visual effects.

Overall it is considered the proposal will form an integral and important part of the intended rural / urban interface of the Ladies Mile and the gateway experience to Queenstown while enhancing visual access to the Slope Hill ONF.

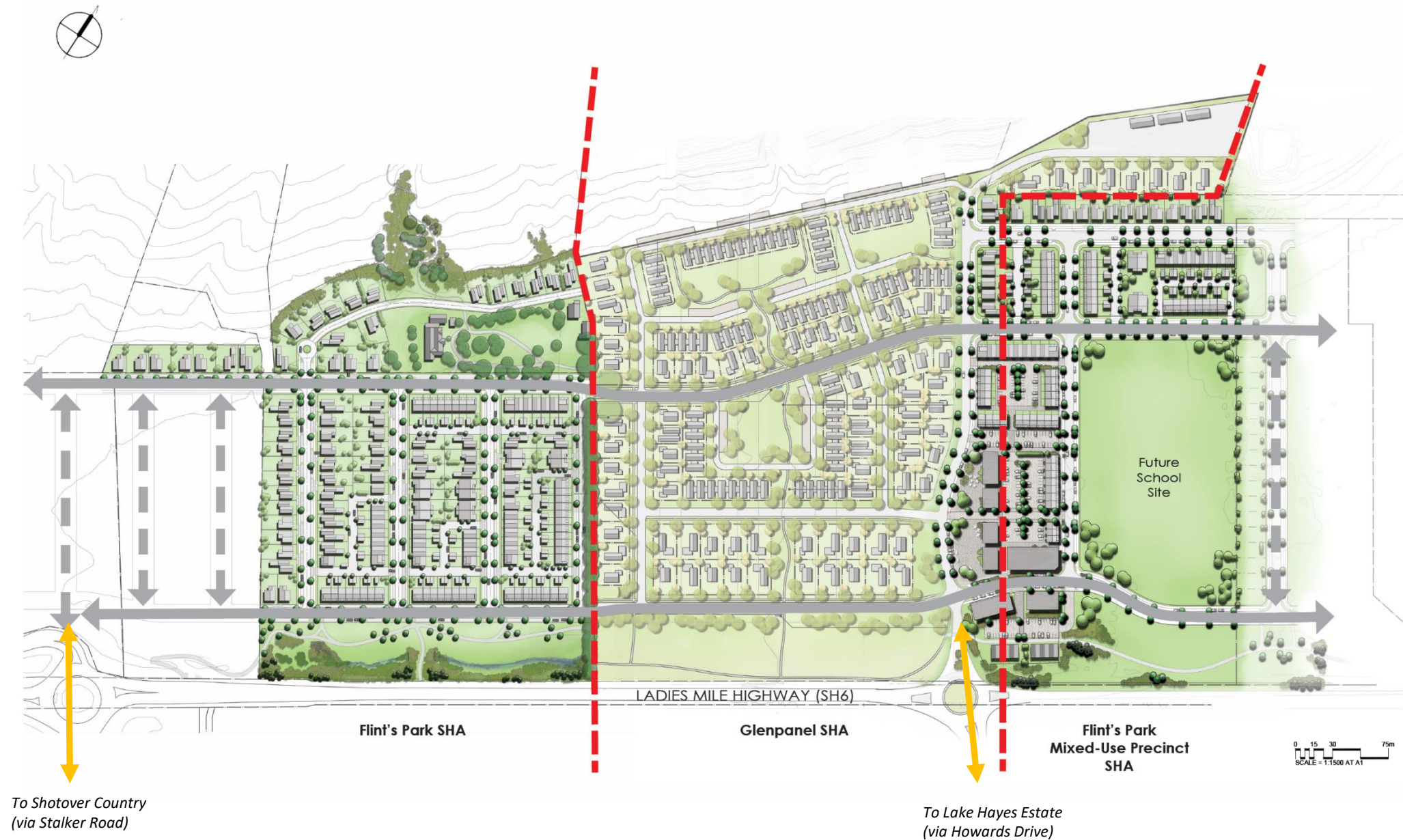


The open space strategy has been considered in the context of proposed open space on the Glenpanel and Flint's Park SHA applications, which given their close proximity does not necessarily require a local park in the Flint's Park Mixed Use Precinct.

In particular, as per the QLDC Ladies Mile Masterplan there is a landscape strip proposed alongside the highway. This landscape strip is generally consistent with the Ladies Mile masterplan and will incorporate a shared pedestrian and cycle path plus integration of stormwater management and general landscaping. The generous setback area combined with comprehensive landscaping will provide an attractive buffer area from the state highway.

As per the QLDC masterplan the mixed use precinct comes closer to Ladies Mile near the entrance to the Precinct (ie near the proposed Howards Drive roundabout).

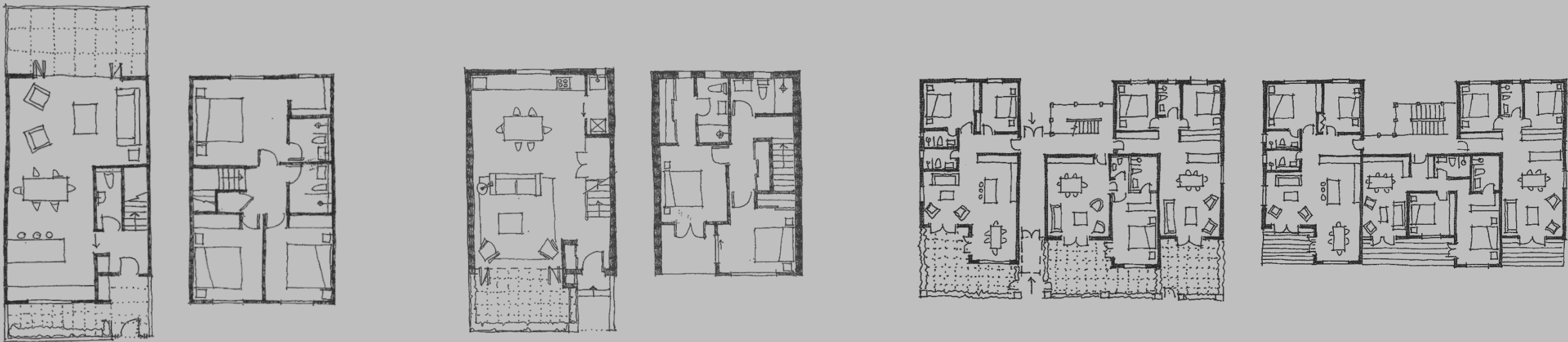
The village square is envisaged as an important element of the public realm that can be used for community gatherings and events.



The Flint's Park Mixed Use Precinct is designed to connect into the two east-west roads that provide connect across the Glenpanel and the Flint's Park SHA's. Both of these east-west roads have potential to be bus routes and provide for a high level of connectivity between all neighbourhoods on the north side of Ladies Mile.

The Mixed Use Precinct will have direct access to the Queenstown Country Club, Lakes Hayes Estate and Shotover Country via Howards Drive and the new roundabout proposed, making the proposed commercial/retail centre a highly accessible community hub for the wider area.

Cycle trails are proposed along the Ladies Mile set back area and at the rear of site utilising paper roads which will ultimately connect into the wider Queenstown Trail network.



6.2m terrace house
courtyard carparking



apartment unit
shared carparking



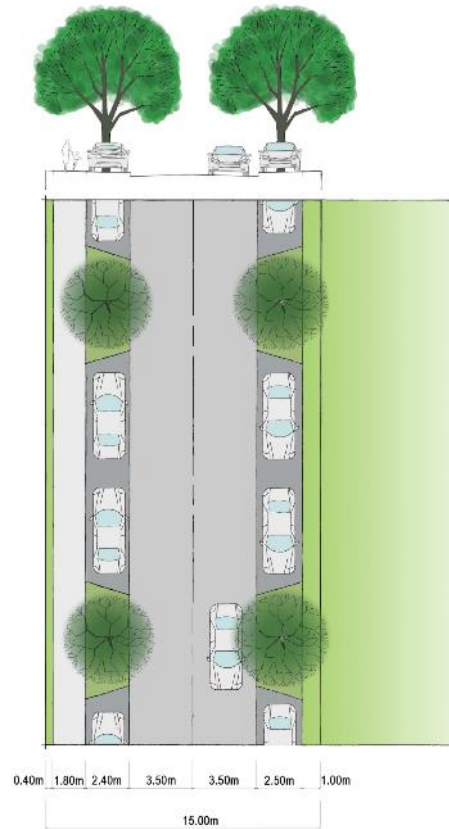
3 level walk up apartment
shared carparking

In addition to the housing typologies included in the Flint's Park SHA application, the above typologies are also proposed in the Flint's Park Mixed Use precinct. The Flint's Park Mixed Use precinct typically provides for a higher density than the rest of the Ladies Mile as required by the QLDC Ladies Mile Masterplan.

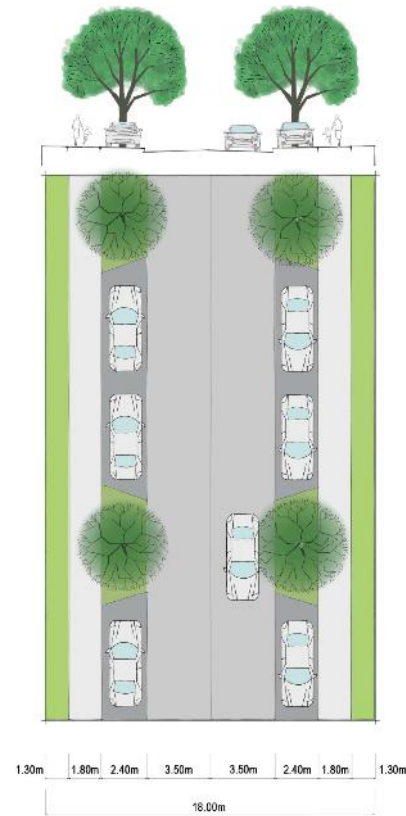
The precinct masterplan provides for a range of housing types including; standalone houses on 310m² lots, terrace housing, apartment units, and 3 level walk apartments with communal gardens. Although the final mix of houses will be determined at the qualifying development stage, the project is focussed

primarily on providing smaller more affordable sections and homes than what has typically been supplied previously in the Queenstown market.

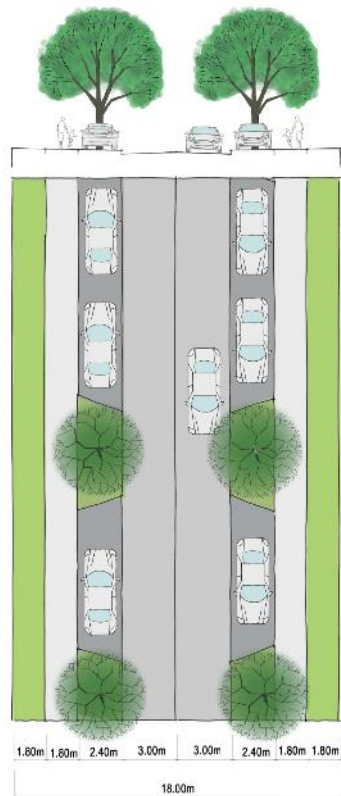
Excluding the future school site and the Ladies Mile Setback area the proposal including the commercial/retail elements achieves a density of just over 23.4hh/ha, which will contribute to a more frequent and sustainable public transport services.



Road Type 1



Road Type 2



Road Type 3



Statutory and Council Policy Considerations

A] Housing Accords and Special Housing Areas Act 2013

The Housing Accords and Special Housing Areas Act 2013 (“HASHAA”) first came into force on 16 September 2013. The purpose of the Act is to enhance housing affordability by facilitating an increase in land and housing supply in certain regions like Queenstown identified as having housing supply and affordability issues. Under the Accord, QLDC has the ability to recommend Special Housing Areas (SHA) to the Minister of Building and Housing.

In considering an application for an SHA under 16(3) of HASHAA, the Minister must not recommend the making of an Order in Council unless the Minister is satisfied that—

- (a) adequate infrastructure to service qualifying developments in the proposed special housing area either exists or is likely to exist, having regard to relevant local planning documents, strategies, and policies, and any other relevant information; and
- (b) there is evidence of demand to create qualifying developments in specific areas of the scheduled region or district; and
- (c) there will be demand for residential housing in the proposed special housing area.

Adequate Infrastructure

A summary assessment of the adequacy of infrastructure is discussed below in Part 3, with full consideration contained in the Infrastructure Assessment Report (Refer Appendix A1 of this Addendum). Overall there is existing and planned infrastructure to enable the development to progress in a timely manner.

Demand for Housing

The identification of the Queenstown Lakes District as an area coming within the Housing Accords and Special Housing Areas Act 2013 is reflective of the serious housing shortage in the District. A full discussion of the demand for housing is contained on page 26 of the Flint’s Park EOI.

B] QLDC Housing Accords and Special Housing Areas Act 2013 Implementation Policy [28 June 2018]

QLDC has adopted an updated Policy on 28 June 2018 with respect to implementing the Housing Accords and Special Housing Areas Act 2013.

The Council’s objectives in recommending the establishment of special housing areas to the Minister and considering applications for resource consent for qualifying developments are that:

1. Recommendation of special housing areas facilitates an increase in land for housing supply.
2. Special housing areas are established in appropriate locations, where there is evidence of demand for residential housing.
3. The establishment of special housing areas accords with the Council’s overall strategic direction for urban development in the District.
4. Adequate infrastructure exists or is likely to exist to service qualifying developments in special housing areas.
5. Qualifying developments within special housing areas take a proactive approach to improving housing affordability issues by providing an appropriate mix of housing options including housing for owner occupiers, first home buyers, accommodation for workers, and facilitating the provision of community housing.
6. There is community feedback as part of the establishment of proposed special housing areas.
7. The development of special housing areas will achieve high quality urban design outcomes.
8. Development of housing in special housing areas occurs as quickly as practicable.

In addition to meeting the overall objectives, QLDC have identified in their implementation policy a number of matters that need to be assessed when considering applications for SHAs. These matters include:

- Location
- Strategic Direction
- Infrastructure includes: Stormwater, Wastewater, Water, Transport (including impact on state highways, impact on local roads, public transport, provision of public transport facilities, under passes, trails and tracks etc), Parks and Reserves, Social and Community Infrastructure, Education, Network utilities (electricity, gas and telecommunications)
- Affordability
- Affordable Housing Contribution
- Quality and Design Outcomes
- Timely Development
- Ladies Miles Indicative Masterplan, Ladies Mile Indicative Landscape Strategy and the Ladies Mile development objectives

These matters are discussed in detail on the following pages.

Statutory and Council Policy Considerations

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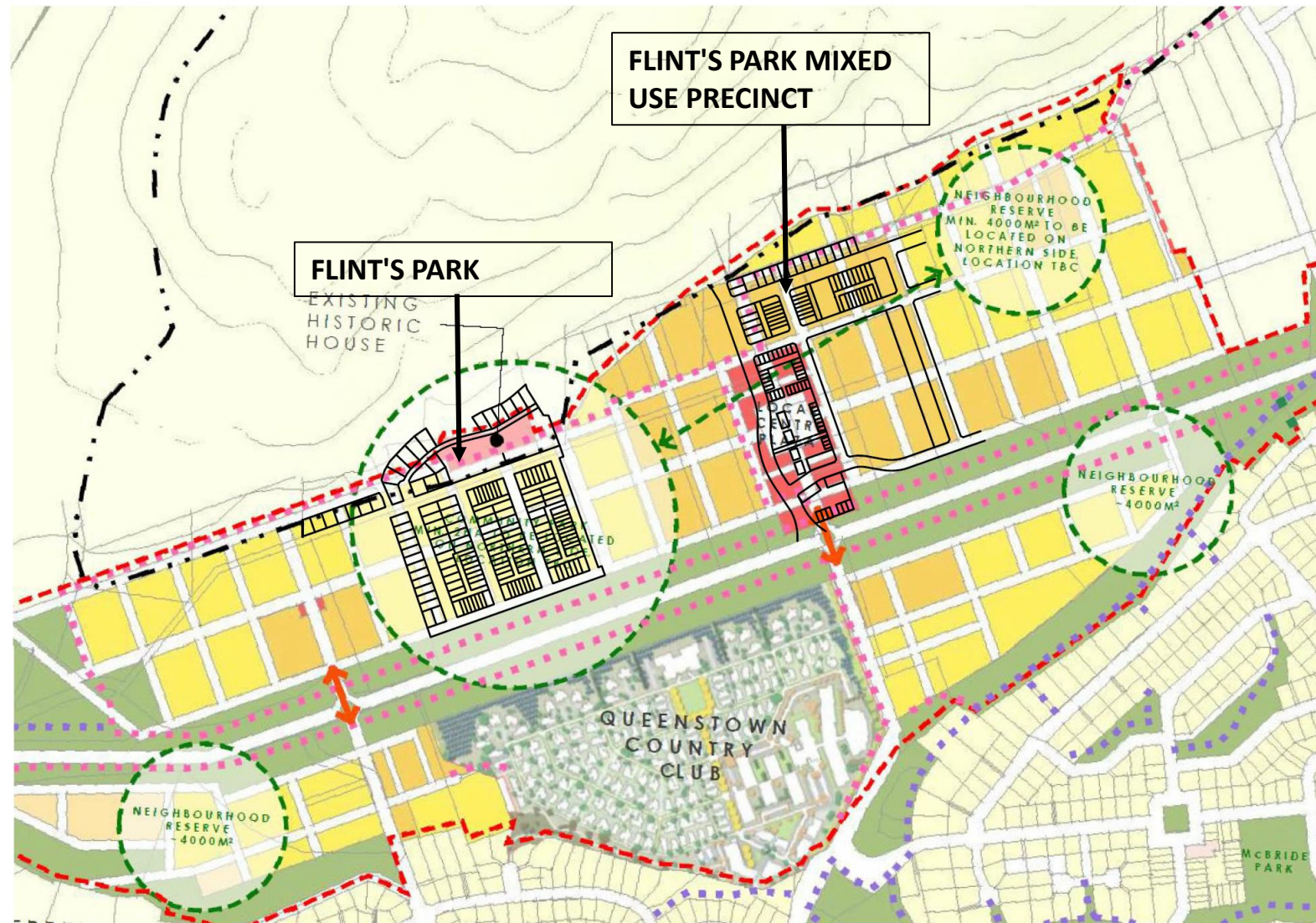
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Statutory and Council Policy Considerations



Flint's Park and Flints Park Mixed Use Precinct SHA Overlaid the Ladies Mile Indicative Masterplan

1. Location

The location of the Flint's Park Mixed Use Area is identified in Category 2 of the QLDC Lead Policy. This category includes "areas that may be suitable for establishment as special housing areas..." and includes the wider Ladies Mile area. The site is centrally located and is superimposed on the QLDC Ladies Mile Indicative Master Plan as shown on the image to the left.

In support of a Housing Infrastructure Fund (HIF) application for interest free government loans to develop key infrastructure, QLDC undertook a detailed analysis and business case of the global infrastructure required to unlock the Ladies Mile area.

The detailed business case identified that developers will be responsible for the funding and construction of all the internal roading and 3 waters infrastructure, with QLDC being responsible for the construction of all external transport and 3 waters infrastructure. The HIF improvements include; the Howards Drive roundabout and two pedestrian underpasses; water supply upgrades and bus stops. These HIF improvements will only proceed if the north side of Ladies Mile SHA's are approved by QLDC and the Minister of Housing.

2. Strategic Direction

The strategic location of the ladies mile area has already been discussed in the Flint's Park EOI SHA application (See Statutory and Council Policy Considerations, Part 2 Strategic Direction, page 29) .

It is reiterated however that the mixed use precinct does form an important part of the Ladies Mile masterplan as it provides the community hub and heart for the growing communities in the area and is also the location where the highest densities are proposed.

3. Infrastructure

As per the Council's Implementation Policy when considering SHA's the Council must be satisfied that either

- a) adequate infrastructure exists to service the qualifying development in the area
OR
- b) Infrastructure can and will be provided by the landowner or developer at no cost to, and without unforeseen or adverse financial or environmental costs on the Council or other relevant infrastructure providers.

An addendum to the Flints Park Infrastructure and Servicing report covering the Mixed Use Precinct is included in Appendix A1 to this report. The salient infrastructure points are summarised below:

Geotechnical

A preliminary geotechnical analysis of the site has been undertaken by Geosolve, a copy of which is included in Appendix A1 of this addendum. This report combined with investigations that they have undertaken on adjoining land has demonstrated that the site is feasible for urban development from a geotechnical perspective. No geotechnical issues have been identified which cannot be addressed by standard engineering assessment and construction practices.

Stormwater

The site is free from inundation in large storm events. The land sits well above any floodplains within the wider area and runoff from Slope Hill which sits behind the proposed development can be managed within the road corridor and in detention basins sited in the landscape setback adjacent to the Frankton-Ladies Mile Hwy.

Stormwater is able to be serviced adequately with stormwater reticulation in accordance with Queenstown Lakes District Council standards.

Wastewater

The site is able to be provided with adequate wastewater servicing in accordance with Council and standards through the construction of a new pump station and rising mains to connect the proposed development to the existing Shotover Treatment Plant. A proposed pump station on the Flint's Park Mixed Use Precinct can service the wider area Ladies Mile area including Flints Park and Glenpanel SHA's.

Additional storage may be required and can be provided if detailed design confirms that this is required. The Shotover treatment plant has been sized to deal with wastewater from the Ladies Mile area and this is confirmed within the WSP Opus HIF Scoping and Concept Report prepared for Council in June 2018.

Water Supply

Water supply can be provided in accordance with Council standards and the New Zealand Fire Service Firefighting Water Supplies Code of Practice through an upgrade of existing systems. Two new reservoirs must be constructed on Slope Hill (by QLDC as part of the HIF funding) to provide adequate pressure for the networks that will need to be constructed to service the proposed developments. The Shotover Country bore field is being upgraded and will have sufficient capacity to provide the volumes of water necessary for the Ladies Mile area. This is confirmed within the WSP Opus HIF Scoping and Concept Report prepared for Council in June 2018.

Transport

In support of a Housing Infrastructure Fund (HIF) Business Case Bid, an Integrated Transport Assessment (ITA) was carried out on behalf of QLDC. This assessed the impact of the proposed QLDC indicative masterplan for the wider Ladies Mile area (of which Flint's Park Mixed Use Precinct forms a part) and identified a package of transport measures to mitigate the impact of this scale of development. QLDC, Otago Regional Council and NZTA have since agreed a programme (Programme 3) of funding for these improvements. The detailed business case identified that developers will be responsible for the funding and construction of all the internal roading and 3 waters infrastructure, with QLDC being responsible for the construction of all external transport and 3 waters infrastructure. As such, the wider transport impacts of the Flint's Park Mixed Use Precinct development have been assessed, and the wider off-site transport mitigation measures required have been identified and agreed upon.

In terms of the internal roading in the Mixed-Use Precinct, a Transport Assessment Report has been prepared to support the SHA application and is included in Appendix B1. This report sets out the proposed internal walking/cycling/bus connectivity, the proposed internal road layout and looks at two scenarios, one with the future school site and one where the school site is developed for residential.

It is concluded that the proposed layout of the transport network for the Flint's Park Mixed Use Precinct options with and without a school complies with relevant NZS 4404:2010, QLDC District Plan and Land Development Code of Practice policy and design standards. The Flint's Park Mixed Use Precinct also generally complies with the QLDC indicative Ladies Mile masterplan.

As such, it is concluded that the Flint's Park Mixed Use Precinct is generally in accordance with the ODP, that with the proposed transport measures then any potential transport effects are minimised to a point which is acceptable and as such there are no transport reasons that would preclude the development of the Flint's Park Mixed Use Precinct as proposed.

Utilities

Utilities services are to be provided including power and phone to adequately service the proposed development. (See Appendix A1)

Infrastructure Conclusion

Overall, there is no technical impediment to providing the necessary infrastructure to serve the proposed Flint's Park Mixed use development and there are no engineering matters that prevent the land being declared an SHA.

4. Affordability

The Flint's Park Mixed Use Precinct masterplan provides for a range of housing types including; a limited number of standalone houses on 310m² lots, terrace housing, apartment units, and 3 level walk apartments with communal gardens. Although the final mix of houses will be determined at the qualifying development stage, the project is focussed primarily on providing smaller more affordable attached dwellings in a walkable urban precinct. It will possible to live in this precinct without the need to own a private car given the local shops and services and public transport that will be available.

5. Affordable Housing Contribution

The developer is committed to providing the 10% Community Housing Trust contribution.

6. Quality & Design Outcomes

Integrating into the Neighbourhood

The masterplan for the Mixed Use Precinct creates strong connections to the wider area by a range of modes including private cars, public transport, walking and cycling.

These connections are generally in accordance with the QLDC Ladies Mile Indicative Master Plan. In particular, the neighbourhood centre with local convenience retail and services is proposed along with higher density residential. This centre will be within an easy 3 minute flat walk for all residents in the precinct and is easily accessible by walking and cycling for adjoining neighbourhoods. This local commercial centre will become the primary 'community hub' for the wider Ladies Mile area and is well integrated being on the main east-west cross routes as well as Howards Drive providing direct access to Lakes Hayes Estate, Shotover Country and the Queenstown Country Club. Bus services will also make the centre easily accessible.

The Ladies Mile Landscape setback area will have a high degree of visibility and accessibility from within the precinct by virtue of the adjoining east west road edge and the strong north south roading pattern.

Creating a Place

The Flint's Park Mixed Use Precinct masterplan design is predicated on a strong and legible public realm as the building block to create a strong sense of place and identity.

Primary Access to the Precinct comes off the new roundabout proposed on SH6 at Howards Drive. Soon after entering the precinct the village square will set the tone of a relaxed yet urban vibe to the local centre. The village square is envisaged as an important element of the public realm that can be used for community gatherings and events.

The proposed north-south alignments of the village square and the streets adjoining the centre will ensure that there are strong visual connections to the Remarkables to the south and Slope Hill to the north of the precinct. This visual connection to the wider landscape will help to reveal the landscape and thereby contribute to a strong sense of place.

A future school site is located adjacent to the local neighbourhood centre and will further strengthen this location as a key community hub for the wider area.

Street & Home

The streets form an important part of the public space of any settlement, and in order to create attractive streets that are not dominated by vehicle crossings, carparking and high fences, a thoughtful approach to the street layout and built form is important.

A co-ordinated approach to the landscaping of the streets is proposed throughout the Flints Park development to ensure that there is a coherent and consistent outcome that reflects the local vernacular.

It is proposed that the Design Principles relating to the built form and also the landscape and open space areas included with this EOI request will form the basis to develop more detailed guidance for the houses to be built. In particular, these design principles are intended to ensure that the public realm i.e. the streets and open spaces achieve good levels of informal surveillance and encourage residents to interact with each other rather than hide behind high fences or garaging. The design principles are also intended to ensure that the design of buildings and materiality of both the public and private realm reinforces a local Queenstown/Central Otago character. Landscaping of the laneways and allowing some studio developments above garages will ensure that these important spaces are attractive and safe.

The proposed development achieves a balance between providing for visitor parking on the streets while still maintaining quality street landscaping.

7. Environmental Responsibility

This is discussed in the Flints' Park EOI Document. (See Statutory and Council Policy Considerations - Part 7 Environmental Responsibility, page 38).

8. Timely Development

On the basis that the SHA application is approved it is intended that the developer will seek Qualifying Development Approval before the repeal of the SHA legislation. The developer is committed to completing the development within the next 5 years. The timely progression of the proposed Howards Drive roundabout by NZTA and QLDC will however be an important factor that may affect the final date with which houses could be occupied.

The HIF funding that QLDC has sought for improvements in the area will only occur if the SHA developments get approval and can be progressed in a timely manner. Key HIF improvements include; Howards Drive roundabout (including ped/cycle underpass), bus stops on Ladies Mile; improvements to water supply and wastewater pump stations.

CONCLUSION

The Flint's Park Mixed Use Precinct addendum is to be read in conjunction with the Flint's Park SHA application.

This assessment has addressed comprehensively the requirements for an SHA and demonstrates that an SHA including the Flint's Park Mixed Use Precinct can be given favourable consideration by the Council. In particular, the proposal is generally consistent with the Ladies Mile Masterplan and it has been demonstrated that with the existing and/or proposed infrastructure the SHA can be adequately serviced.

The site sits outside any Outstanding Natural Landscapes, and the visual assessment has found that the proposal is acceptable in terms of effects. The site is strategically placed on existing bus routes and is in close proximity to the Frankton commercial area. The local centre will ultimately provide for local shops and services to the growing Ladies Mile communities thereby reducing the need to travel further afield for all trips.

The developer is committed to providing sustainable transport solutions and will provide a free ebike with every house and land package as part of encouraging alternative transport behaviours.

The development will provide for a wide variety of housing choices which are currently in very limited supply, including smaller compact homes and gardens and walk up apartments which will contribute to housing supply and affordability.

APPENDICES

APPENDIX A1

Addendum to the Flints Park Infrastructure & Servicing Report -
Flint's Park Mixed Use Precinct, Infrastructure & Servicing Report

APPENDIX B1

Addendum to Flint's Park Transport Assessment Report -
Flint's Park Mixed Use Precinct, Transport Assessment Report

APPENDIX C1

Addendum to the Flint's Park Landscape & Visual Assessment
Flints Park Mixed-Use Precinct, Landscape & Visual Assessment

APPENDIX D1

Record of Titles