



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

Applicant:	Willowridge Developments Limited
RM reference:	RM230576
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) a thirteen (13) lot residential subdivision, with the remaining land to be a balance lot. Application under Section 221 of the Resource Management Act 1991 (RMA) to cancel Consent Notice 1114257.13 and 12079418.6.
Location:	Swan Street, Lake Hawea
Legal Description:	Lot 996 Deposited Plan 372972 and Lot 995 Deposited Plan 553766 held in Record of Title 984251
Zoning:	ODP: Rural Residential Zone PDP: Lower Density Suburban Residential
Activity Status:	Non-complying
Decision Date:	30 August 2023

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Tim Anderson, Senior Planner on 30 August 2023 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Tim Anderson, Senior Planner under delegated authority pursuant to Section 34A of the RMA.
3. Pursuant to section 221 (3)(a) of the RMA, consent is **GRANTED** to cancel Consent Notice 1114257.13 and 12079418.6, as outlined in Section 7.1 of this decision.
4. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Tim Anderson, Senior Planner under delegated authority pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to undertake a thirteen (13) lot subdivision within the residential subdivision of Timsfield, with the remaining land to be a balance lot.

The applicant has provided a description of the proposal, the site and locality and the relevant site history in Sections 2 Background and Site Description and 3 Description of Activity of the report entitled "Assessment of Effects on the Environment", prepared by Alison Devlin of Willowridge Developments Ltd, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2).

2. ACTIVITY STATUS

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

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

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

2.1 OPERATIVE DISTRICT PLAN

There are no relevant rules under the ODP as the relevant rules of 8 Rural Living Areas is treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

2.2 PROPOSED DISTRICT PLAN

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

Rules that are treated as operative under s86F:

- A **restricted discretionary** activity pursuant to Rule 27.5.7 in regard to all urban subdivisions within the Large Lot Residential Zone. Council's discretion is restricted to the following:
 - a) subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions
 - b) internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions
 - c) property access and roading
 - d) esplanade provision
 - e) the adequacy of measures to address the risk of natural hazards
 - f) firefighting water supply
 - g) water supply
 - h) stormwater design and disposal
 - i) sewage treatment and disposal
 - j) energy supply and telecommunications, including adverse effects on energy supply and telecommunications networks
 - k) open space and recreation
 - l) ecological and natural values
 - m) historic heritage
 - n) easements.
- A **non-complying** activity pursuant to Rule 7.5.21 Flood Risk – Hāwea only Buildings with a gross floor area greater than 20m² shall have a ground floor level not less than RL 349.2 masl (449.2

Otago Datum) at Hāwea. Future residential units located within the subdivision will not comply with this rule.

2.3 RESOURCE MANAGEMENT ACT 1991

- A **discretionary** activity pursuant to Section 87B in accordance with Section 221 of the RMA which specifies a change to a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel Consent Notice 1114257.13 and 12079418.6 in its entirety (s221(3)(a)).

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

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

2.5 ACTIVITY STATUS SUMMARY

As per the above, the application is therefore being processed and considered as a **non-complying** activity.

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

3. SECTION 95A – PUBLIC NOTIFICATION

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

3.1 Step 1 – Mandatory public notification

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

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

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

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

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

The proposal is not:

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

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

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

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

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

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

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

Effects that must be disregarded:

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

Effects that may be disregarded:

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

3.3.2 Permitted Baseline (s95D(b))

All subdivision requires resource consent, therefore no relevant permitted baseline applies.

3.3.3 Assessment: Effects On The Environment

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

The Assessment of Effects provided at section 7 of the Applicant's AEE is considered adequate. It is therefore adopted for the purpose of this report, with the following additional assessment:

Councils Senior Land Development Mr Cameron Jones has assessed the proposal and provided a written report which is accepted for the purposes of the below assessment and is included in Appendix 3.

Lot Layout and Size

It is proposed to subdivide Lot 995 into thirteen (13) allotments with the balance allotment to remain bare land. Each lot is proposed to be over 700m², therefore can comply with the zone requirements for lot size and dimensions. As each lot is suitably sized residential development will appropriate and will be a continuation of the residential development of Timsfield. Each lot will be provided with road frontage onto either Timsfield Drive or Swan Street, which is encouraged for urban subdivisions in urban environments.

As each of the resultant lots are able to comply with the minimum lot size required in the LDSR zone and can contain suitable residential development, the adverse environmental effects of the subdivision layout will have less than minor effects on the environment.

Access and Servicing

Each of the resultant thirteen (13) lots that are to be utilized for residential development will be appropriately serviced, with the remaining land being a unserviced balance land. As each of the lots that are to be created will be appropriately serviced, with the balance land to able to be serviced at time of further development the effects of the proposed services will be less than minor.

Each of the lots will have road frontage and at time of residential development in which compliant vehicle crossings can be provided.

Mr Jones has assessed the proposal and is satisfied the development will be appropriately serviced. Overall, the subdivision provides appropriate servicing and access to each lot, therefore the adverse effects of the proposed subdivision on the environment will be less than minor.

Earthworks

As the majority of the earthworks proposed is to backfill the sediment pond, the effects will be isolated to the pond area. An EMP has been provided to mitigate the effects of the backfilling process, and as the site is relatively flat the proposal is considered 'low risk'. Mr Jones has assessed the proposed earthworks and is satisfied that the earthworks are feasible, and the fill can be certified prior to s224c.

Overall, the proposed earthworks have a larger volume, however taking into the matters discussed above the adverse effects on the environment will be less than minor.

Consent Notice Removal

The applicant has applied to cancel the consent notices as it will not relate to the new titles, and new consent notices will be listed on the relevant titles. Mr Jones is satisfied that the cancellation of the consent notices will be appropriate.

When taking into consideration the above, the effects on the environment of cancelling the consent notice will be less than minor.

Natural Hazards

Rule 7.5.21 requires buildings with a gross floor area of more than 20m² to have a ground floor area of not less than RL 349.2 masl. Mr Jones has assessed the letter supplied from the Otago Regional Council, which confirms that the site *“is protected from flooding to the 1:500 Annual Exceedance Probability Flood. This is conditional to the structural stability of Hawea Lake Dam structure.”* No other known hazards are associated with the site, therefore the environmental effects of the associated rule breach will be less than minor.

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

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

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

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

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

Determination under s95B(2)

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

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

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

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

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

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

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

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval.

Any other activity

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

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

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

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

The proposed subdivision is a continuation of Timsfield development, with no direct neighbours. Each of the proposed lots are compliant with the zone and comparable to what is existing. The proposed earthworks will be limited to pond site, with appropriate EMP measures put in place therefore the adverse effects of the earthworks will be less than minor.

As the proposed subdivision will a continuation of what is existing with all existing neighbours located on the opposite side of the road, the adverse effects on persons will be less than minor.

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

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

Therefore, limited notification is not required under Step 3.

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

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

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

Prepared by



Erica Walker
PLANNER

Decision made by



Tim Anderson
SENIOR PLANNER

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S104 ASSESSMENT

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

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

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

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

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

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

Operative District Plan

The relevant operative objectives and policies are contained within Parts 4 District Wide Issues, 8 Rural Living and 15 Subdivision, Development and Financial Contributions of the ODP. As the provisions within the PDP are considered mostly operative, the objectives and policies contained in the PDP hold more weight. As the proposal is providing subdivision design that is keeping with the surrounding area and can be appropriately serviced the proposal is consistent with the provisions in the ODP.

Proposed District Plan

The relevant operative objectives and policies are contained within Chapters 3 Strategic Direction, 4 Urban Development, 7 Lower Density Suburban Residential 9 High Density Residential, and 27 subdivision and Development of the PDP.

Chapter 3, Strategic Direction

Objective 3.2.2 seeks to manage Urban growth in a strategic and integrated manner:

Urban development occurs in a logical manner so as to:

- a) promote a compact, well designed and integrated urban form;
- b) build on historical urban settlement patterns;

- c) achieve a built environment that provides desirable, healthy and safe places to live, work and play;
- d) minimise the natural hazard risk, taking into account the predicted effects of climate change;
- e) protect the District's rural landscapes from sporadic and sprawling urban development;
- f) ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
- g) contain a high-quality network of open spaces and community facilities; and
- h) be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure

The Lower Density Suburban Residential zoning is for traditional and modern subdivision density located within the urban growth boundary. Therefore, this objective is relevant to the proposal. The proposal is in accordance with this objective. The proposal is able to meet the required lot size and dimensions and is able to be appropriately serviced. The proposed lots will gain access from the Swan Street and Timsfield Drive. The proposal is consistent with this policy.

Strategic Policy 3.3.13 directs Council to apply Urban Growth Boundaries (UGBs) around the urban areas in Wanaka. The proposal falls within the UGB of Hawea and would enable the realisation of thirteen (13) additional residential opportunities within the UGB. Overall, it is considered the proposal is consistent with this objective and policy.

Chapter 4, Urban Development

The proposed development is located within the UGB of Hawea and is considered consistent with the objectives and policies within this chapter.

Chapter 7, Lower Density Suburban Residential

The proposed subdivision will allow further development within the Lower Density Suburban Residential zone, with the bulk lot able to be further subdivided in the future to provide for further residential use. Overall the proposal is consistent with the Objectives and Policies outlined in this Chapter.

Chapter 27, Subdivision and Development

Chapter 27 Subdivision and Development generally provides for well designed, appropriately serviced subdivisions which avoid, remedies and mitigates adverse effects on persons and the environment.

27.2.1 Objective - Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.

Policies

27.2.1.2 Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.

The proposed subdivision allows for all lots to gain road frontage and is in general accordance with the QLDC Subdivision Design Guidelines 2015, therefore is in accordance with the above objective.

27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.

27.2.1.4 Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:

- a. desirable urban design outcomes;
- b. greater efficiency in the development and use of the land resource;
- c. affordable or community housing.

27.2.1.5 Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.

Each of the proposed Lots will be adequately serviced and future development could occur with associated service connections. Each lot will be able to meet the minimum lot size and dimensions and will provide for adequate allotments, that will be able to be used for further residential development.

Overall, it is considered that the proposal is consistent with the above objectives and policies.

27.2.2 Objective - Subdivision design achieves benefits for the subdivider, future residents and the community.

Policies

27.2.2.1 Ensure subdivision design in urban areas provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.

27.2.2.2 Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.

27.2.2.4 Urban subdivision shall seek to provide for good and integrated connections and accessibility to:

- a. existing and planned areas of employment;
- b. community facilities;
- c. services;
- d. trails;
- e. public transport; and
- f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.

27.2.2.5 Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.

27.2.2.6 Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.

27.2.2.7 Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.

The subdivision is located in an area that is close to the Hawea Township and existing trails within the area. Each proposed allotment will have road frontage that will provide for a high amenity for future residents. The proposal is in accordance with the above objective and policies.

27.2.5 Objective - Infrastructure and services are provided to new subdivision and development.

Policies:

Transport, Access and Roads

27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.

27.2.5.5 Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:

- a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;
- b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;
- c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;

Access can be provided from existing roads, and as the proposal will not be changing the proposed roading layout the proposal is consistent with the above objective and associated policies

Water supply, stormwater, wastewater:

27.2.5.6 All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.

Easements

27.2.5.17 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.

27.2.5.18 Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

The proposed subdivision will be adequately serviced, in accordance with the standards in the subdivision Code of Practice. The proposed subdivision can be considered in line with the above policies.

Weighting between Operative District Plan and Proposed District Plan

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

6.3 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (s104(D))

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which is more than minor.

With respect to the second gateway test under section 104D(1)(b), the application is not contrary to the relevant policies and objectives of the Operative District Plan or the Proposed District Plan.

Accordingly, as the application has passed of the gateway tests in s104D, consent can be granted for this non-complying activity.

6.4 SECTION 106 FOR SUBDIVISIONS

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that 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 the resultant allotments will have legal and physical access.

The applicant has indicated that no specific hazards are present within the subject site. It is anticipated that the effects from natural hazards are no more than minor.

6.5 PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources. This proposal does not affect the sustainable potential of resources to meet the foreseeable needs of future generations (s5(a)), it does not affect the life-supporting capacity of air, water, soil or ecosystems (s5(b)) and as assessed does not have significant adverse effects on the environment (s5(c)).

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

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

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

7.0 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

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

7.2 Consent is **granted** for the application by Willowridge Developments Ltd to cancel Consent Notice 1114257.13 and 12079418.6.

Prepared by



Erica Walker
PLANNER

Decision made by



Tim Anderson
SENIOR PLANNER

8.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

Local Government Act 2002: Development Contributions

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to any application for certification pursuant to section 224(c) of the RMA.

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

9.0 APPENDICES LIST

APPENDIX 1 – Consent Conditions

APPENDIX 2 – Applicant's AEE

APPENDIX 3 – Engineering Report

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Willowridge Developments Ltd, Timsfield Stage 9a Lake Hawea. Scheme Plan Lots 348-360 and Lot 995 Being Subdivision of Lot 995 DP 553766 dated 25/07/2023 sheet 101'
 - 'Willowridge Developments Ltd Timsfield Stage 9a Lake Hawea, Proposed Earthworks Plan Lots 348-360 and Lot 995 Being Subdivision of Lot 995 DP 553766, dated 25/07/2023'

stamped as approved on 30th August 2023

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:
<https://www.qldc.govt.nz>

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

4. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "*Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management*". The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
6. Prior to commencing works on the site, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and

Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:

- a) The provision of a water supply to Lots 348 – 360 in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated June 2017. The costs of the connections shall be borne by the consent holder.
 - b) The provision of a foul sewer connection from Lots 348 – 360 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder.
 - c) The provision of a sealed footpath with a minimum width of 1.5m on the east side of Swan Street.
 - d) The removal of the existing dropped kerb along the Swan Street frontage of the site and replacement with standard mountable kerb commensurate with the surrounded road network.
 - e) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include, but not limited to, all Roads, Water, Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
7. At least 7 days prior to commencing earthworks, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise the fill procedure, ensure compliance with NZS 4431:2022, and provide fill certification in accordance with Condition (18f). This engineer shall continually assess the condition of the fill procedure.

To be monitored throughout earthworks

8. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Geotago Limited (*'Willowridge Developments Limited. Timsfield Stage 9, Lake Hawea. Geotechnical Assessment for the Proposed 203 Lot Residential Subdivision.'* Geotago ref GL21-019.1, dated 26 July 2021).
9. 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.
10. No earthworks that are not authorised by this consent, temporary or permanent, are to breach the boundaries of the site.

Environmental Management

11. Prior to commencing ground-disturbing activities on site, the consent holder must update and finalise the Environmental Management Plan. The Consent Holder must nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the [Queenstown Lakes District Council's Guidelines for Environmental Management Plans](#).
12. Prior to commencing ground-disturbing activities on site and at all times during works, the consent holder must implement environmental management measures in accordance with the finalised

Environmental Management Plan [added into Condition 1] and carried out in accordance with this document.

13. Prior to commencing ground disturbing activities, the Consent Holder must ensure all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the [Queenstown Lakes District Council's Guidelines for Environmental Management Plans](#).
14. At least one copy of the finalised EMP shall be accessible on site at all times during work under this consent.
15. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.

To be completed before Council approval of the Survey Plan

16. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council's Land Development Engineer prior to Council signing the Survey Plan and prior to obtaining 'Engineering Review and Acceptance' for design of infrastructure.
 - b) Consent notices 11514257.13 and 12079419.6 shall not be applied to the new titles created under this subdivision.

Amalgamation Condition

17. The following shall be registered with Land Information New Zealand (CSN **1870091**):
 - That Lot 995 hereon and Lot 996 DP 372972 are to be amalgamated and be held together in the same Record of Title.

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

18. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including rights of way and access lots), Water and Wastewater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all works detailed in Condition (6) above.
 - c) An Elster PSM V100 or Sensus 620 water meter shall be installed on to the Acuflo manifold for Lots 348 – 360 as per condition (6a) above.
 - d) 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 boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met and/or the provision of adequate written evidence of existing electricity connection to the existing residential unit(s) on the lot(s).

- e) 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 boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met and/or the provision of adequate written evidence of existing telecommunications connection to the existing residential unit(s) on the lot(s).
- f) The provision of certification from a suitably qualified geo-professional experienced in soils investigations, in accordance with NZS 4431:2022, for all areas of fill within Lots 358 and 359.
- g) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (6) for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include, but not be limited to, all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- h) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Ongoing Conditions/Consent Notices

19. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
- a) At the time a building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site for the critical 5% AEP storm event. The proposed stormwater system shall be subject to the review of Council prior to implementation and shall be installed prior to occupation of the residential unit. This shall include:
 - (i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the *'Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water'*.
 - (ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to Council for acceptance prior to installation of the individual soak pit infrastructure
 - (iii) The lot owner for the time being shall be responsible for the ongoing monitoring and maintenance of the stormwater disposal system to ensure the soak pits continue to provide adequate soakage and do not become blocked or damaged.
 - b) At the time a residential unit is constructed the owner for the time being shall construct a sealed vehicle crossing to the site to Council's standards. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application', unless otherwise approved under resource consent. The approval shall be obtained, and construction of the crossing approved by a Council Inspector prior to occupation of the residential unit. The maintenance of the vehicle crossing shall be the lot owner's responsibility.
 - c) Lot 995 and Lot 996 DP 372972 are balance allotments intended for further development and has not been serviced in accordance with Council's standards and no development contributions have been paid. At the time of any future development of Lot 995 and Lot 996 DP 372972, all necessary services shall be provided to the lot (and any additional lots) in

accordance with Council's standards and connection policy as they apply at the time of the future development. For the purposes of this condition the term "necessary services" includes wastewater disposal, water supply, stormwater disposal, telecommunications and electricity supply. The costs of providing services and making any connections shall be borne by the owner of the lot for the time being and they shall also pay to the Queenstown Lakes District Council any applicable development contributions at that time.

- d) In the event that all necessary services are provided to Lot 995 and Lot 996 DP 372972 and development contributions are paid as per Condition 19(c) above, this consent notice condition shall be deemed to have expired and may be removed from the Record of Title for Lot 995 and Lot 996 DP 372972.
 - e) For lots 348-360, Site Standard 7.5.21 in relation to flood risk shall not apply, accordingly, dwellings on these lots may be constructed as a permitted activity, subject to all other site and zone standards of the District Plan being met.
20. In the event that the Engineering Acceptance issued under Condition (6) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Officer and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

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

Advice Note:

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

For Your Information**Monitoring**

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

Environmental Management Plan

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

Engineering Acceptance

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

Development Contribution

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

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

APPENDIX 2 – APPLICANT’S AEE

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Timsfield, Lake Hawea

Stage 9a

July 2023

WILLOWRIDGE
DEVELOPMENTS LTD

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Attachments

Attachment 1: Assessment of Objectives and Policies

Appendices

Appendix A: Certificate of Title, Consent Notices

Appendix B: Scheme Plans

Appendix C: Infrastructure Report

Appendix D: Environmental Management Plan

Appendix E: ORC Letter

1.0 INTRODUCTION

- 1.1 This assessment of effects on the environment accompanies an application by Willowridge Developments Limited (Willowridge) for resource consent for a 13 residential lot subdivision, earthworks and removal of a consent notice and is prepared in accordance with section 88 and Schedule 4 of the Resource Management Act 1991.

2.0 BACKGROUND AND SITE DESCRIPTION

- 2.1 The application site is within a parcel of land approximately 17.81ha in area legally described as Lot 995 DP553766 owned by Willowridge. A copy of the certificate of title and relevant consent notices and covenants are contained at **Appendix A**.
- 2.2 The application site is comprises approximately 1ha of the larger land parcel, located at the western side of the property and is bounded to the west by Swan Street. The site ends in line with Little Maude Drive to the south with Cemetery Road running along the southern boundary of the property. The site is bounded to the north by Timsfield Drive.
- 2.2 The site is within the residential subdivision of Timsfield. Previous stages of Timsfield to the west and north are already well established with residential properties. The site itself is generally bare, flat, grassed land currently used for grazing horses and donkeys on a casual basis. There is a redundant sediment pond located at the north west corner of the site. This will be filled as part of the development.
- 2.3 Access to the site will be via the existing, formed Swan Street.

3.0 DESCRIPTION OF ACTIVITY

- 3.1 The application proposes the subdivision of land to create 13 residential lots and a balance lot and includes earthworks to fill a former stormwater pond that exists on the site. A scheme plan of the proposed subdivision is contained at **Appendix B**. An Infrastructure Report at **Appendix C** details the proposed infrastructure and servicing.

Access

- 3.3 Access to the proposed lots will be from the already formed Swan Street and Timsfield Drive. The frontages of the proposed lots are all greater than 11m so no vehicle crossings are proposed.

Stormwater

- 3.4 Development in Timsfield has been designed with the primary stormwater system being soakage. Geotech investigation confirms that onsite soakage is feasible (**Appendix C**). A consent notice requiring stormwater to be disposed of on-site is requested.

Wastewater

- 3.5 There is an existing 150mm diameter wastewater main line that runs within the carriageway of Swan Street. There are two existing 150mm diameter side connections from the 150mm diameter mainline to the western boundary of the site.
- 3.6 It is proposed to install new 150mm wastewater mains in the road berm of Swan Street, joining the existing connections with laterals to service the new lots. Each lateral will be able to service the entire buildable area with gravity drainage.
- 3.7 A new 150mm foul sewer main will be installed along the southern boundary of lots 358 and 359 to service Lot 360. This line will be private with easements created as necessary.

Water Supply

- 3.8 There is existing water supply reticulation in Timsfield Drive, Little Maude Drive and Swan Street. This will be extended to service the proposed lots in accordance with Council standards.

Firefighting

- 3.9 There are existing fire hydrants in Little Maude Drive, Timsfield Drive and Swan Street that are within 135m of each lot.

Power and Telecommunications

- 3.10 Power and telecommunications are available from existing supplies in Timsfield Drive and Swan Street. New connections will be extended into the site and installed underground.

Earthworks

- 3.11 The old sediment pond at the north east corner of the site will be filled and certified. The maximum depth of fill is 2.3m; maximum area is 900m² and volume is 980m³.

Consent Notices

- 3.12 There are two consent notices on the title which will not be relevant to the titles created through this application and consent is sought to delete these from the new titles.
- 3.13 CN1114257.13 – conditions (e) and (f) require servicing at the time of future development. Servicing is being provided through this application, so the consent notice does not need to be brought down onto the new titles.
- 3.14 CN12079418.6 – conditions (e) and (f) require servicing at the time of future development. Servicing is being provided through this application, so the consent notice does not need to be brought down onto the new titles.

Flood Risk – Hawea

- 3.15 The level of the site sits below RL 349.2 masl. The Proposed District Plan requires that all new buildings over 20m² should be above this level. As the ground levels shown in Appendix

B are below 349.2masl, land use consent is sought to allow future development of each residential lot to breach this rule.

4.0 ACTIVITY STATUS

- 4.1 The site is zoned as Low Density Suburban Residential Zone (LDSRZ) in the Proposed District Plan.
- 4.2 Section 27 of the Proposed District Plan relates to subdivision. Rule 27.5.7 provides for subdivision in the LDSRZ as a restricted discretionary activity. Rule 27.6.1 provides for a minimum lot area of 450m² in the LRSRZ. The minimum lot size to be created by the subdivision is 700m², which complies with this rule.
- 4.3 Section 27.7.33.1 sets out the standards relating to servicing and infrastructure. The proposed subdivision will provide a water, wastewater, telecom and electricity connections to each lot and therefore complies with this rule.
- 4.4 Chapter 25 relates to earthworks. The following earthworks rules apply:

Rule	Compliance	Activity Status
25.4.2 – Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.	The earthworks exceed the maximum total volume for the Zone.	RD
25.5.3 – Maximum total volume of earthworks in the LDSRZ is 300m ²	The volume of earthworks is 980m ³	RD
25.5.11 – Earthworks over a contiguous area of land shall not exceed the following areas: 2,500m ² where the slope is 10° or greater; 10,000m ² where the slope is less than 10°	The total exposed area is 900m ² . The earthworks comply with this rule.	Complies
25.5.15 – the maximum height of any cut shall not exceed 2.4 metres	No cut is proposed.	Complies
25.5.16 – the maximum height of fill shall not exceed 2m	The maximum fill is 2.3m	RD
25.5.21 – No more than 300m ² of cleanfill shall be transported by road to or from an area subject to Earthworks.	The required volume of cleanfill will be transported to site from the Red Bridge Quarry on Kane Road.	RD

- 4.7 Rule 7.5.21 relates to flood risk in Hawea and requires that buildings with a gross floor area greater than 20m² shall have a ground floor not less than RL 349.2 masl at Hawea. All lots are

below 349.2 masl any future building will breach this rule. Consent is sought to breach this rule as a Non Complying Activity.

- 4.8 The removal of the consent notices from the titles requires a variation under section 127 of the RMA, which is a **Discretionary Activity**.
- 4.9 The overall status of the application is **Non Complying**.

5.0 PART 2

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

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

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

- 5.3 The application proposes a subdivision to create 13 residential lots on residential zoned land and in an established residential area. The proposal utilises new connections to existing service infrastructure. The subdivision is therefore an efficient use of an already-zone area of land. The residential land will enable housing to provide for the social well-being of the community, generally families in this area, and the construction of the subdivision and housing will provide for the economic well-being through the creation of jobs.
- 5.4 The proposal is considered to be consistent with part 2 of the Act.

6.0 SECTION 104(1)(b)

- 6.1 Section 104(1)(b) requires the consideration of any relevant provision of a national environmental standard, other regulations, national policy statement, New Zealand coastal policy statement, regional policy statement or proposed regional policy statement and a plan or proposed plan.

- 6.2 There are no national policy statements or New Zealand coastal policy statements relevant to this application. The documents that are relevant are considered below.

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

- 6.3 The National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health applies to land that is or has been used for a hazardous activity or industry. These activities are listed on the Hazardous Activities and Industries List (HAIL).
- 6.4 No HAIL activity or industry has been undertaken on the land subject to the application. The NES therefore does not apply to this site.

Regional Policy Statements and District Plans

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

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

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

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

- 7.2 The subdivision is serviced by an existing road (Swan Street) which was designed to accommodate the proposed lots.

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

- 7.3 The subdivision has been designed in accordance with the subdivision design guidelines.

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

- 7.4 There are no landscape features or vegetation of ecological or natural value on the site.

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

- 7.5 The roading is existing.

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

- 7.6 The Timsfield Subdivision benefits from a Developers Agreement which enables Willowridge to delay the vesting of reserves land and allow it to accumulate to provide one large recreation area in a future stage of Timsfield.

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

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

Whether effects on electricity and telecommunication networks are appropriately managed.

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

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

- 7.9 The geotechnical investigation (**Appendix C**) does not identify any natural hazards affecting the site.

Earthworks

- 7.10 Earthworks are required to fill a former stormwater pond in the north east corner of the site. The earthworks are contained to a small area, with the depth and volume being the trigger for resource consent. As the earthworks relate to filling a former pond, the dust will be largely contained within the pond area. An Environmental Management Plan is included at **Appendix D**. Earthworks will be managed in accordance with the EMP to ensure effects from dust, noise and vibration are no more than minor.

Removal of Consent Notices

- 7.11 The consent notices to be removed relate to servicing and access of balance lots. These consent notices will be redundant when the subdivision is complete. There are no adverse effects related to the removal of these consent notices.

Hawea Flood Risk

- 7.12 The flood risk managed through rule 7.5.21 relates to the flooding of Lake Hawea and consequential over-topping of the Dam infrastructure. This has been investigated through previous stages of Timsfield and **Appendix E** contains written confirmation from the Otago Regional Council that the Timsfield development is protected from flooding to the 1:500 Annual Exceedance Probability flood, conditional upon the Structural Stability of the Hawea Lake Dam structure. The letter also confirms that the overland flow path from the Gladstone Gap Emergency Spillway does not run through the proposed development site. There risk of breaching this rule is therefore considered to be low and the effects less than minor.

8.0 AFFECTED PARTIES AND CONSULTATION

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

9.0 CONCLUSION

- 9.1 The application proposes a subdivision to create 13 low density residential allotments as Stage 9a of the Timsfield subdivision. The subdivision is consistent with the lot size and density of development anticipated for the Low Density Suburban Residential Zone.
- 9.2 The proposed earthworks will result in effects on the environment which will be managed and mitigated to ensure they are no more than minor. Flooding effects related to rising levels in the lake are unlikely to affect the site.
- 9.3 The proposed subdivision achieves the purpose of the RMA by sustainably managing the land to provide housing to meet the economic and social needs of the community.
- 9.4 Overall the proposed subdivision is consistent with the relevant objectives and policies of the Regional Policy Statements and District Plans.

APPENDIX 3 – ENGINEERING REPORT



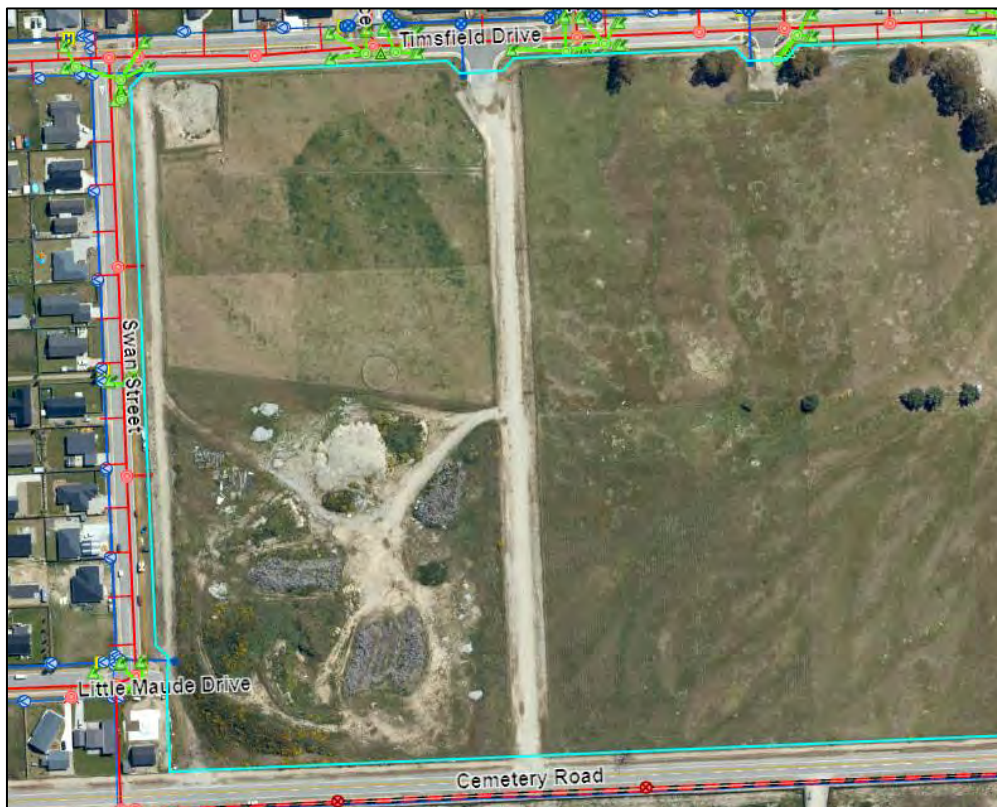
ENGINEERING REPORT

TO: Erica Walker
FROM: Cameron Jones
DATE: 23/08/2023

APPLICATION DETAILS	
REFERENCE	RM230567
APPLICANT	Willowridge Developments Limited
APPLICATION TYPE & DESCRIPTION	Subdivision consent is sought to undertake a 14-lot subdivision. 13 residential lots and a balance lot.
ADDRESS	1 Swan Street, Lake Hāwea
ZONING	Lower Density Suburban Residential
LEGAL DESCRIPTION	Lot 995 DP 553766
SITE AREA	19.654 ha
ACTIVITY STATUS	Non-complying

Applicati	Reference Documents	Documents provided with consent application.
	Previous Relevant Consents	RM161190 & RM190374 (underlying subdivisions).
	Date of site visit	10/08/2023

Location Diagram



Scheme Plan



Comments		
	Existing Use	Large allotment with a utility shed near the northeast corner.
	Neighbours	Swan Street to the west; Timsfield Drive to the north; Capell Avenue to the east; Cemetery Road to the south.
	Topography/Aspect	Relatively flat.

ENGINEERING		COMMENTS	Condition
TRANSPORT	Access	<p>Access to each lot will be direct to either Swan Street or Timsfield Drive. I am satisfied that this is appropriate.</p> <p>However, I note that the subdivision will result in greater than 20 lots gaining access from Swan Street, meaning it must be formed in accordance with Figure E12 of QLDC's 'Land Development and Subdivision Code of Practice.' This requires the provision of a footpath on both sides of the road, and I therefore recommend a condition that a footpath be provided on the east side of Swan Street.</p> <p>Further, a dropped kerb was constructed across the site's Swan Street frontage, in anticipation of the provision of perpendicular parking spaces to serve a hypothetical school and commercial area. As this will no longer occur, I recommend that the dropped kerb be replaced with standard kerbing.</p>	X
	Vehicle Crossings	No vehicle crossings are proposed at this stage. I am satisfied that forming crossings which comply with all relevant District Plan requirements will be achievable. I recommend a consent notice condition in this regard.	X

ENGINEERING		COMMENTS	Condition
EARTHWORKS	Extent	<p>Minor earthworks as required to provide services to the lots.</p> <p>The applicant also proposes to fill a sediment pond in the northwest corner of the site, and I recommend a condition that this work be appropriately supervised and certified for construction in accordance with NZS 4431:2022. The geotechnical report provided with the application, prepared by Geotago (<i>'Willowridge Developments Limited. Timsfield Stage 9, Lake Hawea. Geotechnical Assessment for the Proposed 203 Lot Residential Subdivision.'</i> Geotago ref GL21-019.1, dated 26 July 2021) indicates that there are no other likely geotechnical issues with future development of the lots and I am therefore satisfied that a schedule 2A certificate and geotechnical completion report are not necessary in this instance.</p>	X
	Description		

ENGINEERING		COMMENTS	Condition	
EARTHWORKS	Extent	Description	Earthworks are required to install services, a second footpath within Swann Street and to fill in the redundant sediment pond.	
		Cut /Fill Volume (m ³)	The proposed earthworks will involve 980m ³ of fill.	
		Total Volume (m ³)	980m ³	
		Area Exposed (m ²)	900m ²	
		Max Height Cut/Fill (m)	The maximum height of fill is approximately 2.3m	
		Prox. to Boundary	I am satisfied that the proposed earthworks are contained within the property boundaries.	
		Prox. to Water	There are no water bodies located within or near the site.	
	Stability	Geotech assessment by	Geotago Ltd	
		Report reference	<i>'Willowridge Developments Limited. Timsfield Stage 9, Lake Hawea. Geotechnical Assessment for the Proposed 203 Lot Residential Subdivision.'</i> (Geotago ref GL21-019.1, dated 26 July 2021)	
		Report comment	The report presents the results of several test pits, and soakage tests on the site. The report indicates that there are no other likely geotechnical issues with future development of the lots, and I accept the expert advice and I am therefore satisfied that a schedule 2A certificate and geotechnical completion report are not necessary in this instance. An appropriate condition is recommended to ensure that the earthworks are undertaken in accordance with the report.	X
		Rock breaking	Not required.	
		Rock blasting	Not required.	
		Preconstruction survey	Not required.	
		Retaining	Not required.	
		Recommendations on cut/batter slopes	Not required.	
		Fill certification/specific foundation design required	The plans submitted with the application indicate that there will be an area of fill placed within the potential buildable area within proposed Lots 358 and 359. The applicants will need to ensure that the fill is placed in accordance with NZS 4431:2022. An appropriate condition is recommended to ensure that certification is provided prior to 224c.	X

		Engineers supervision	The fill processes will need to be supervised by a suitably qualified engineer if certification is required. An appropriate condition is recommended.	X
		Uncertified fill covenant	Not required.	
		Schedule 2a Certificate	Not required.	
		Clean fill only	Not required.	
	Site Management	Report reference	I understand the Council planner will directly assess any site management requirements against the provisions and requirements of the Council adopted Guidelines for Environmental Management Plans dated June 2019 (EMP) and provide any necessary comment and/or conditions.	X
		Specific sedimentation management		
		Specific stormwater management	An appropriate condition is recommended to ensure that the site management is undertaken in accordance with the Council's standards.	
		Neighbours	I am satisfied that the earthworks are feasible, and no adverse effects will result on neighbouring sites.	
		Traffic management	Required	X
		Construction crossing	Not required.	
Revegetation	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	X		

ENGINEERING		COMMENTS	Condition	
SERVICES	Existing Services	The site has been provided with several capped wastewater, potable water, and stormwater connections. Consultants Paterson Pitts Group (PPG) have provided a report titled " <i>Timsfield Stage 9a, Willowridge Developments Limited – Infrastructure Report -Swan Street, Lake Hawea</i> " (dated 17/07/2023, PPG Ref: W6214-1), and this report provides a break down on proposed servicing of the lots.		
	Water	Potable	The applicant proposes a new connection from Council's potable water reticulation to each Lot. As the proposed subdivision is well within the density anticipated on the site, I am satisfied that there is likely to be capacity in the existing network. I recommend a condition that the detailed design of the reticulation proposed be provided to Council for Engineering Acceptance prior to the commencement of works. I recommend a condition that the reticulation be installed in accordance with the Accepted plans prior to 224c certification.	X
	Fire-fighting	There are existing fire hydrants within Swan Street, Timsfield Drive and Little Maude Drive, and I am satisfied that these will provide adequate firefighting water as required by SNZ PAS 4509:2008. I make no recommendations in this regard.		

	Effluent Disposal	<p>The applicant proposes a new connection from each Lot to Council's wastewater reticulation. As the proposed subdivision is well within the density anticipated on the site, I am satisfied that there is likely to be capacity in the existing network.</p> <p>I recommend a condition that the detailed design of the reticulation proposed be provided to Council for Engineering Acceptance prior to the commencement of works. I recommend a condition that the reticulation be installed in accordance with the Accepted plans prior to 224c certification.</p>	X
	Stormwater	<p>The geotechnical report provided with the application (referenced above) confirms that on-site stormwater disposal will be readily achieved in the underlying soils. I accept this expert advice and I recommend an appropriate consent notice condition in this regard.</p> <p>PPG have indicated that stormwater overland flow paths and secondary stormwater run-off will be contained within the carriageway of Timsfield Drive and Swann Street.</p>	X
	Power & Telecoms	<p>The applicant has provided letters from the service providers stating that appropriate power and telecommunications connections can be made to the subdivision. I recommend a condition that these connections be made prior to 224c certification.</p>	X

ENGINEERING		COMMENTS	Condition
NATURAL HAZARDS	Hazards on or near the site	<p>Council's GIS shows that the site is within liquefaction 'domain A,' interpreted as "there is little or no likelihood of damaging liquefaction occurring." Based on this hazard category, standard foundations as required under NZS 3604:2011 for timber framed buildings are likely to be sufficient. Foundation requirements for future buildings will be addressed under the related Building Consent and no conditions are necessary.</p> <p>Rule 7.5.21 of the District Plan requires all buildings in Hāwea with a floor area greater than 20m² have a finished floor level above 349.2masl. The entire subdivision area is below this level, so it appears that the applicant is applying to breach this land use Rule. The applicant has provided a letter prepared by the Otago Regional Council, which confirms that the site "is protected from flooding to the 1:500 Annual Exceedance Probability Flood. This is conditional to the structural stability of Hāwea Lake Dam structure." Council's standards require that developments be protected from flooding up to the 1:100 AEP flood, and I am therefore satisfied that the subdivision is adequately protected from flooding.</p>	

ENGINEERING		COMMENTS	Condition
PROJECT INFORMATION	Staging	Not proposed.	
	Developers Engineering Representative	Required.	
	Notice of commencement	Not required.	
	Traffic Management Plan	Required for works affecting the road reserve.	X
	Design Certificates	Required.	X
	Completion Certificates	Required.	X

As built	Required.	X
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ENGINEERING		COMMENTS	Condition
TITLE	Covenants/consent notices	Consent notice 11514257.13 is registered on the site's Title, but is not relevant to the subject land, but the applicant has applied to cancel it regardless. In my opinion this consent notice should remain in force on Lot 996 DP 372972 as per the current arrangement. However, as Lot 996 DP 372972 will be amalgamated with Lot 995 I recommend that a similar condition is applied to a new consent notice. Consent notice 12079419.6 contains conditions related to requirement to provide services to the lot and pay development contributions at the time of further development. The applicant proposes to cancel this consent notice as it relates to the subject land. I am satisfied that this is appropriate, subject to the imposition of a similar condition on proposed Lot 995. I recommend new consent notice conditions regarding the installation of vehicle crossings at the time a residential unit is constructed and on-site stormwater disposal. These are discussed further in the relevant sections herein.	X
	Easements	A condition is recommended to ensure all necessary easements are granted or reserved.	X
	Road Names on Title Plan	Not required.	
	Building Platforms	Not applicable.	
	Amalgamation Condition	The site is currently amalgamated with Lot 996 DP 372972, and the applicant proposes to amalgamate proposed Lot 995 with Lot 996 DP 372972 to continue this arrangement. I recommend a condition in this regard.	X

RECOMMENDED CONDITIONS

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

General

- All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:
<https://www.qldc.govt.nz>

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

- The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
- The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management

Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "*Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management*". The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.

4. Prior to commencing works on the site, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
 - a) The provision of a water supply to Lots 348 – 360 in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated June 2017. The costs of the connections shall be borne by the consent holder.
 - b) The provision of a foul sewer connection from Lots 348 – 360 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder.
 - c) The provision of a sealed footpath with a minimum width of 1.5m on the east side of Swan Street.
 - d) The removal of the existing dropped kerb along the Swan Street frontage of the site and replacement with standard mountable kerb commensurate with the surrounded road network.
 - e) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include, but not limited to, all Roads, Water, Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
5. At least 7 days prior to commencing earthworks, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise the fill procedure, ensure compliance with NZS 4431:2022, and provide fill certification in accordance with Condition (11f). This engineer shall continually assess the condition of the fill procedure.

To be monitored throughout earthworks

6. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Geotago Limited (*'Willowridge Developments Limited. Timsfield Stage 9, Lake Hawea. Geotechnical Assessment for the Proposed 203 Lot Residential Subdivision.'* Geotago ref GL21-019.1, dated 26 July 2021).
7. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

8. No earthworks that are not authorised by this consent, temporary or permanent, are to breach the boundaries of the site.

To be completed before Council approval of the Survey Plan

9. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
- a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council's Land Development Engineer prior to Council signing the Survey Plan and prior to obtaining 'Engineering Review and Acceptance' for design of infrastructure.
 - b) Consent notices 11514257.13 and 12079419.6 shall not be applied to the new titles created under this subdivision.

Amalgamation Condition

10. The following shall be registered with Land Information New Zealand (CSN XXXXX):
- That Lot 995 hereon and Lot 996 DP 372972 are to be amalgamated and be held together in the same Record of Title.

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

11. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including rights of way and access lots), Water and Wastewater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all works detailed in Condition (4) above.
 - c) An Elster PSM V100 or Sensus 620 water meter shall be installed on to the Acuflo manifold for Lots 348 – 360 as per condition (4a) above.
 - d) 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 boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met and/or the provision of adequate written evidence of existing electricity connection to the existing residential unit(s) on the lot(s).
 - e) 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 boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met and/or the provision of adequate written evidence of existing telecommunications connection to the existing residential unit(s) on the lot(s).
 - f) The provision of certification from a suitably qualified geo-professional experienced in soils investigations, in accordance with NZS 4431:2022, for all areas of fill within Lots 358 and 359.
 - g) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (2) for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include, but not be limited to, all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a

Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

- h) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Ongoing Conditions/Consent Notices

12. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
 - a) At the time a building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site for the critical 5% AEP storm event. The proposed stormwater system shall be subject to the review of Council prior to implementation and shall be installed prior to occupation of the residential unit. This shall include:
 - (i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the '*Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water*'.
 - (ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to Council for acceptance prior to installation of the individual soak pit infrastructure
 - (iii) The lot owner for the time being shall be responsible for the ongoing monitoring and maintenance of the stormwater disposal system to ensure the soak pits continue to provide adequate soakage and do not become blocked or damaged.
 - b) At the time a residential unit is constructed the owner for the time being shall construct a sealed vehicle crossing to the site to Council's standards. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application', unless otherwise approved under resource consent. The approval shall be obtained, and construction of the crossing approved by a Council Inspector prior to occupation of the residential unit. The maintenance of the vehicle crossing shall be the lot owner's responsibility.
 - c) Lot 995 and Lot 996 DP 372972 are balance allotments intended for further development and has not been serviced in accordance with Council's standards and no development contributions have been paid. At the time of any future development of Lot 995 and Lot 996 DP 372972, all necessary services shall be provided to the lot (and any additional lots) in accordance with Council's standards and connection policy as they apply at the time of the future development. For the purposes of this condition the term "necessary services" includes wastewater disposal, water supply, stormwater disposal, telecommunications and electricity supply. The costs of providing services and making any connections shall be borne by the owner of the lot for the time being and they shall also pay to the Queenstown Lakes District Council any applicable development contributions at that time.
 - d) In the event that all necessary services are provided to Lot 995 and Lot 996 DP 372972 and development contributions are paid as per Condition 12(c) above, this consent notice condition shall be deemed to have expired and may be removed from the Record of Title for Lot 995 and Lot 996 DP 372972.
13. In the event that the Engineering Acceptance issued under Condition (4) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's

discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Officer and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

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

Advice Note:

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

Prepared by:



Cameron Jones
SENIOR LAND DEVELOPMENT ENGINEER

Reviewed by:



Lyn Overton
SENIOR LAND DEVELOPMENT ENGINEER



TIMSFIELD DRIVE

(Width 20 m)

QUEENSTOWN LAKES DISTRICT COUNCIL

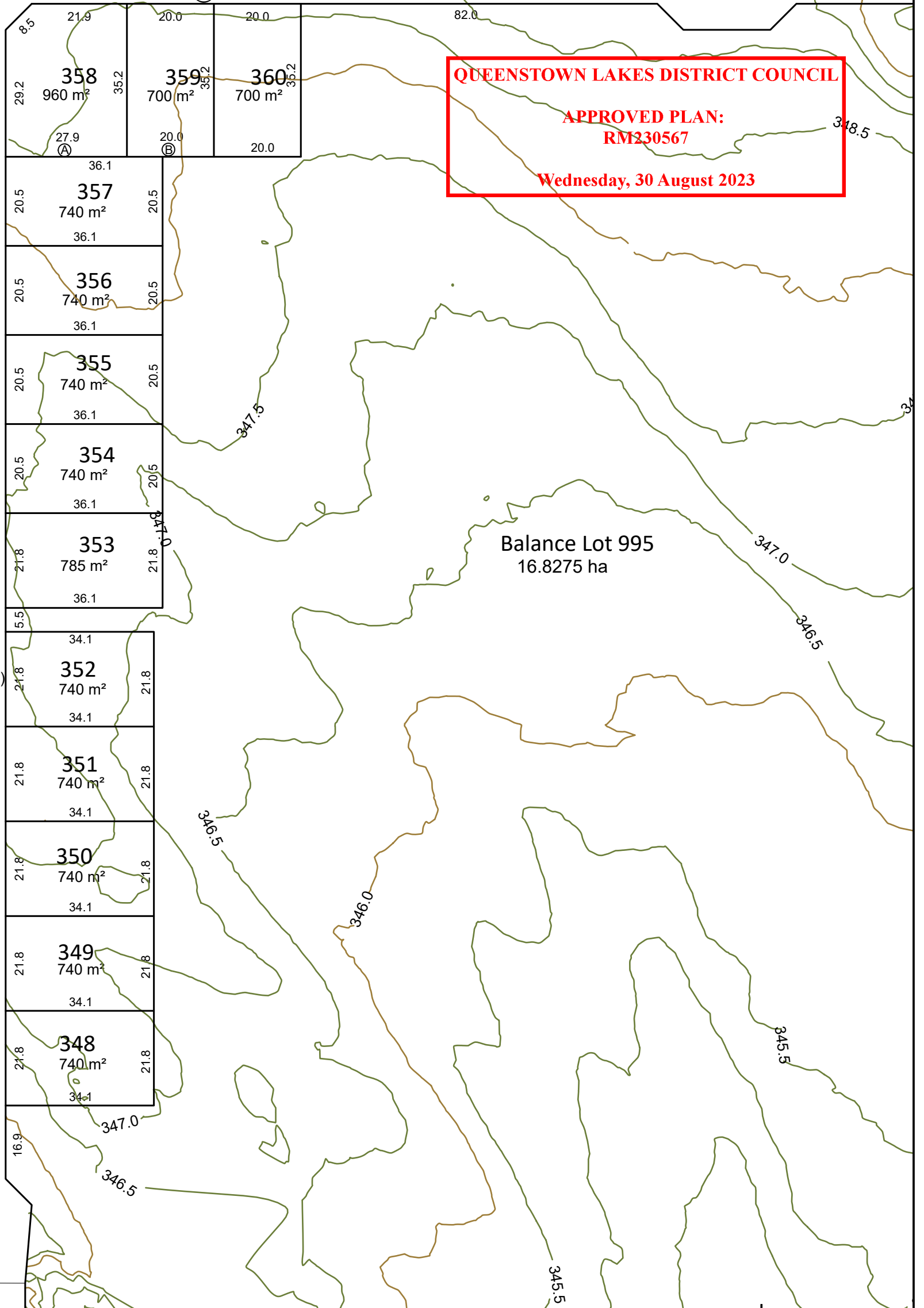
APPROVED PLAN:
RM230567

Wednesday, 30 August 2023

SWAN STREET

(Width 20 m)

LITTLE MAUDE DRIVE



WANAKA BRANCH:
19 Reece Crescent,
or P.O Box 283,
Wanaka 9343.
T 03 4430110
E wanaka@ppgroup.co.nz

Notes:
Note: Lot 995 and Lot 996 DP 372972 are to be Subject to an Amalgamation Condition

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Client/Location:
Willowridge Developments Ltd
Timsfield Stage 9a
Lake Hawea

Purpose/Drawing Title:
Scheme Plan
Lots 348- 360 and Lot 995 Being
Subdivison of Lot 995 DP 553766

Surveyed by:		Original Size:	A3	Scale:	1:1000 @A3
Designed by:					
Drawn by:	JM				
Checked by:	SJD				
Approved by:					DO NOT SCALE
Job Ref:	W6214-1	Sheet No:	101	Revision No:	-
				Date Created:	25/07/2023

TIMSFIELD DRIVE



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM230567

Wednesday, 30 August 2023

358



359

360

357

Sediment pond to be filled;
Max depth : 2.3 m
Earthworks Area: 900 m²
Earthworks Volume: 980m³

356

355

354

353

352

Balance Lot 995
16.8275 ha

SWAN STREET

FILL

-  0.0m to 0.3m
-  0.3m to 0.5m
-  0.5m to 1.0m
-  1.0m to 1.5m
-  1.5m to 2.0m
-  2.0m to 2.3m

WANAKA BRANCH:
19 Reece Crescent,
or P.O Box 283,
Wanaka 9343,
T 03 4430110
E wanaka@ppgroup.co.nz

Notes

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Lake Hawea

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Proposed Earthworks Plan
Lots 348- 360 and Lot 995 Being
Subdivison of Lot 995 DP 553766

Surveyed by:	Original Size:	Scale:
Designed by:	A3	1:500 @A3
Drawn by: JM		
Checked by: SJD		
Approved by:		DO NOT SCALE
Job Ref: W6214-1	Sheet No: 103	Revision No: -
		Date Created: 12/07/2023

QLDC Property Map



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