

DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Willowridge Developments Limited
RM reference:	RM200754
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) undertake a 27 lot residential subdivision including associated earthworks Application under section 221 of the Resource Management Act 1991 (RMA) to cancel consent notices 11416570.13, 10481461.13, and 9449472.5
Location:	West Meadows Drive, Wanaka
Legal Description:	Lot 903 DP 526882
Zoning:	ODP: Low Density Residential and Rural Lifestyle PDP: Lower Suburban Residential
Activity Status:	Discretionary
Decision Date	3 November 2020

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 this report. This decision is made by Richard Campion, Team Leader, Resource Consents, on 3 November 2020 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 this 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.
3. Pursuant to Section 104 of the RMA, consent is **GRANTED** subject to the change to conditions outlined in Section 7.4 of this decision. The consent only applies if the conditions outlined are met.
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 Richard Campion, Team Leader, Resource Consents, as delegate for the Council.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to undertake a subdivision creating 27 residential allotments and a road to vest, and associated earthworks of 61,500m³. Concurrently, consent is sought to delete consent notices from the new titles which have become obsolete. Originally the application included the establishment of residential building platforms on some allotments, however this element has been removed from the application.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Sections 2 and 3 of the report entitled “*Assessment of Effects on the Environment*”, prepared, and submitted as part of the application (hereon referred to as the applicant’s AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report

2. ACTIVITY STATUS

The proposal requires consent for the following reasons:

2.1 OPERATIVE DISTRICT PLAN (ODP)

The subject site is zoned Low Density Residential and Rural Residential by the ODP. The proposed activity requires resource consent under the ODP for the following reasons:

- A **discretionary** resource consent pursuant to Rule 22.3.2.4(b) for bulk earthworks of 64,700m³.
- A **restricted discretionary** activity pursuant to Rule 22.3.2.3(a) for a breach of Site Standard 22.3.3ii(b) as the proposed maximum cut of 3.7m exceeds the 2.4m. Council’s discretion is restricted to:
 - (i) The nature and scale of the earthworks
 - (ii) Environmental protection measures
 - (iii) Remedial works and revegetation
 - (iv) The effects on landscape and visual amenity values
 - (v) The effects on land stability and flooding
 - (vi) The effects on water bodies
 - (vii) The effects on cultural and archaeological sites
 - (viii) Noise.

It is noted here that the applicant has identified a multitude of additional rules. However, given the Consent Order issued by Hassan J pursuant to s279 on 26 May 2020¹ resolved the final appeals in relation to the relevant PDP rules (other than earthworks) AND that this Consent Order does not change the rules as notified in the Council decision version, it is considered that the relevant ODP rules are now deemed inoperative.

2.2 PROPOSED DISTRICT PLAN

Council notified its decisions on Stage 1 of the Proposed District Plan on 7 May 2018, and notified its decisions on Stage 2 of the Proposed District Plan on 21 March 2019. Stage 3 of the Proposed District Plan was notified on 19 September 2019 and Stage 3B on 31 October 2019. The subject site is zoned Lower Density Suburban Residential by the PDP.

The proposed activity requires resource consent under the PDP for the following reason:

- A **restricted discretionary** activity pursuant to Rule 27.5.7 for any subdivision including associated earthworks in the Lower Density Suburban Residential zone for those allotments not within the West Meadows Drive Structure Plan. Council’s discretion is restricted to

¹ UNIVERSAL DEVELOPMENTS LIMITED (ENV-2018-CHC-101), FRED VAN BRANDENBURG (ENV-2018-CHC-71), CLARK FORTUNE MCDONALD AND ASSOCIATES (ENV-2018-CHC-65), FII HOLDINGS LIMITED (ENV-2018-CHC-84), STREAT DEVELOPMENTS LIMITED (ENV-2018-CHC-86) v. QUEENSTOWN LAKES DISTRICT COUNCIL

- 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. fire fighting 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 telecommunication networks;
 - k. open space and recreation;
 - l. ecological and natural values;
 - m. historic heritage;
 - n. easements.; and
 - o. under 27.4.2.1 application for subdivision involving earthworks shall be assessed against the matters of discretion and assessment matters in Chapter 25.
- A **controlled** activity resource consent pursuant to Rule 27.7.8.1 for the proposed subdivision of land located within the West Meadows Drive Structure Plan in Section 27.13. Control is reserved to:
 - a. Matters under Rule 27.7.1; and
 - b. Roading layout

Note: Pursuant to Rule 27.4.2.1 Earthworks associated with subdivision are not subject to the maximum total volume, cut and fill standards in Chapter 25.

2.3 RESOURCE MANAGEMENT ACT 1991

The proposed activity requires resource consent for the following reason:

- A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the RMA which specifies a change to/cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel consent notices 11416570.13, 10481461.13, and 9449472.5.

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

Overall, the application is considered to be:

- a **restricted discretionary** activity under the PDP; and
- a **discretionary** activity under the ODP.

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; and/or
- a subdivision or residential activity that is a restricted discretionary or discretionary activity; and/or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;
- a prescribed activity

Note: *The inclusion of cancellation of consent notices in this application means it is not solely a subdivision.*

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

Public notification is not precluded by Step 2.

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:

- A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- B: *Trade competition and the effects of trade competition (s95D(d)).*
- C: *The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).*

Person (owner/occupier)	Address (location in respect of subject site)
Nic Blennerhassett	94 Studholme Road (site to the southwest with adjoining road)

Note: the site at 94 Studholme Road is jointly owned by N Blennerhasset (who has provided written approval) and J Blennerhasset who has not provided written approval.

Effects that may be disregarded:

D: An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b), a permitted baseline assessment is undertaken (if applicable) in section 3.3.2 below).

3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case under the PDP there are no permitted subdivision activities. On this basis it is considered that there is no relevant permitted baseline and no adverse effects are therefore disregarded.

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 7.0 of the applicant's AEE, is considered adequate. It is therefore adopted for the purposes of this report. The applicant concludes that the adverse effects will be no more than minor.

In addition, Cameron Jones, Council Land Development Engineer, has reviewed the proposal and considers that all adverse effects associated with the subdivision can be adequately managed. He advises that the proposed development is able to be serviced and accessed in accordance with Council standards. On this basis it is considered that there will be only minor adverse effects associated with the subdivision in this regard.

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 (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 an NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity)).

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.

Any other activity

As limited notification is not required under s95B(7), 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. In this case the permitted baseline is found within section 3.3.2 above.
- 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.

This land is zoned for this type of development and the allotments / configuration are of dimensions anticipated in this zone. Therefore no party is considered to be adversely affected by the activity in general.

In terms of roading connections, there is a link to the Blennerhassett land at 94 Studholme Road. This accesspoint was agreed to through RM160202 and is therefore the anticipated connection between the tenures and does not result in any adverse effects in respect of the landowner that has not provided written approval (J Blennerhassett).

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 Limited Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. OVERALL NOTIFICATION DETERMINATION

In reliance on the assessment undertaken in sections 3 and 4 above, the application is to be processed on a non-notified basis.

6. S104 ASSESSMENT

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

Actual and potential effects on the environment have been outlined in section 3 and 4 of this report. Conditions of consent can be imposed under s108 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))

The relevant operative objectives and policies are contained within Part(s) 7, 8 and 15 of the ODP and within Chapters 7 and 22 of the PDP. The applicant has included an assessment of the relevant objectives and policies in Attachment 1 to the AEE. This is considered adequate and is adopted for the purposes of this report. The conclusion reached is that the proposal is consistent with the objective and policies of both plans.

6.3 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 6 of the RMA sets out the matters of national importance which must be recognised and provided for. None of these are relevant to this application. In particular it is noted there are no natural hazards associated with this proposal.

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.

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

Consent is **granted** to undertake a 27 lot subdivision with associated earthworks subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 and Section 220 of the RMA.

6.5 DECISION ON APPLICATION PURSUANT TO SECTION 221 OF THE RMA

Consent is **granted** for the application to cancel Consent Notices 11416570.13, 10481461.13, and 9449472.5 subject to the following condition:

1. At the time consent is given effect to, the consent holder and Council shall vary the consent notice and shall execute all documentation. All costs shall be borne by the consent holder.

7.0 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.

Administrative Matters

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

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

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

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

If you have any enquiries please contact Wendy Baker on phone (021) 1843309 or email wendy.baker@qldc.govt.nz

Report prepared by

Decision made by



Wendy Baker
CONSULTANT PLANNER



Richard Campion
RESOURCE CONSENTS TEAM LEADER

APPENDIX 1 – Consent Conditions

APPENDIX 2 – Applicant's AEE

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Scheme Plan : Lots 1-27 and 900 being a subdivision of Lot 903 DP 526882, Job no W4579-1, drawing no 001, sheets 100 rev 4, 100a rev 4, 100b rev 4 and 101 rev 4.
 - Earthworks Plans, Job no W4579-1, drawing 004, Sheets 101, 102, 103, 104a, 104b, 104c, 104d, 104e all rev 0.
 - Roading Plans, Job no W4579-1, drawing 001 Sheets 102 rev 4, 103 rev 4, drawing 002 Sheets 104a rev 4 and 104b rev 4.

stamped as approved on 3 November 2020

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 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent. Current version 1.1.

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 Site Traffic Management Supervisor (STMS). All contractors obligated to implement temporary traffic management plans shall employ a qualified 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. At least 15 working days prior to any works commencing on site the Consent Holder shall submit an Environmental Management Plan (EMP) to Council's Resource Management Engineering Team for review and acceptance. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:

- a) Administrative Requirements
 - (i) Weekly site inspections
 - (ii) Monthly environmental reporting
 - (iii) Independent audit by Suitably Qualified and Experienced Person
 - (iv) Notification and management of environmental incidents
 - (v) Records and registers
 - (vi) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - (vii) Site induction

- b) Operational Requirements
 - (i) Erosion and sedimentation (including Erosion and Sediment Control Plan), to be prepared by a Suitably Qualified and Experienced Person
 - (ii) Water quality
 - (iii) Dust
 - (iv) Cultural heritage
 - (v) Noise, to be prepared by a Suitably Qualified and Experienced Person
 - (vi) Indigenous vegetation clearance
 - (vii) Chemical and fuel management
 - (viii) Waste management
 - (ix) Construction vehicle management

- 7. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Resource Management Engineering Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. These plans must be updated when:
 - a) The construction program moves from one Stage to another; or
 - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
 - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.

- 8. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with requirements of Section 3.3.3 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

- 9. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements within the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

- 10. Prior to commencing works on the site, except for the earthworks approved under 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:

- c) The provision of a water supply to Lots 1 – 27 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.
 - d) The provision of a foul sewer connection from Lots 1 – 27 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. This shall include an inspection chamber/rodding eye at the junction of the laterals for any two units. The costs of the connections shall be borne by the consent holder.
 - e) The provision of a connection from all potential impervious areas within Lots 1 – 27 to the Council reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot. This shall include the provision of evidence to confirm that there is capacity within the existing attenuation system for the proposed development.
 - f) The provision of fire hydrants with adequate pressure and flow to service the development with a minimum Class FW2 firefighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the Fire and Emergency New Zealand.
 - g) The provision of a sealed vehicle crossing that shall be constructed to Accesses A to C and Lots 4, 13, 21, 22 & 24 to Council's standards.
 - h) The formation of Roads 1 & 2 and Accesses A – C, in accordance with Council's standards and the requirements below. This shall include:
 - i. Paterson Pitts Group's plan '*Willowridge Developments Limited. West Meadows Stage 7. Scheme Plan: Typical Road Cross Sections*' (PPG job number W4579-1, dwg no. 001, sheet no. 103, Revision 5, dated 07/10/2020).
 - ii. Footpaths shall be provided on both sides of Road 1 to the north of Road 2, but only one footpath is only required on the north side of Road 1 to the east of Road 2.
 - iii. Details demonstrating how a maximum design speed of 40 km/hr will be achieved on all roads.
 - i) The provision of road lighting in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
 - j) The formation of the intersection of Roads 1 & 2, in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder. All signage and marking shall be in accordance with MOTSAM and the TCD Manual.
 - k) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
11. At least 7 days prior to commencing excavations, 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 who is familiar with the Ground Consulting Limited report (*'Willowridge Developments Limited. West Meadows Drive, Wanaka. Geotechnical Assessment for Proposed Residential Subdivision: West Meadows Stage 7.'* GCL ref R5045-1A, dated September 2019) and who shall supervise the earthworks procedure, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

To be monitored throughout earthworks

12. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
13. The EMP shall be accessible on site at all times during work under this consent.
14. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
15. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council's Resource Management Engineering Team.
16. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
17. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to Condition 17 below.
18. The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.
19. In accordance with 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:
 - a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
20. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
21. Any Discharge (refer definition in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*) that leaves the site shall comply with the Water Quality Discharge Criteria outlined in the *Guideline*.

22. The earthworks, batter slopes and ground remediation shall be undertaken in accordance with the recommendations of the report by Ground Consulting Limited (*'Willowridge Developments Limited. West Meadows Drive, Wanaka. Geotechnical Assessment for Proposed Residential Subdivision: West Meadows Stage 7.'* GCL ref R5045-1A, dated September 2019).
23. 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.
24. No earthworks, temporary or permanent, are to breach the boundaries of the site.

To be completed before Council approval of the Survey Plan

25. 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) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.
[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate]

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

26. 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 right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all works detailed in Condition **(4)** above.
 - c) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for Lots 1 – 27 as per condition **(4a)** above, and evidence of supply shall be provided to Council's Subdivision Inspector.
 - 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 net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
 - e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
 - f) All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in

Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all lots within the subdivision.

The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued. This shall include the following:

- i. All uncertified fill within the site shall be removed and replaced with certified fill in accordance with NZS 4431:1989. Fill certification shall be provided from a suitably qualified geotechnical professional.
- 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 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 newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- i) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
- j) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- k) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise stabilised.
- l) 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

27. 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) In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition (10f) contains limitations, such as specific foundation requirements for each lot that does not meet NZS3604 foundation conditions, or remedial works required on particular lots, then a consent notice shall be registered on the Records of Title for the affected lots detailing requirements for the lot owner(s).
 - b) At the time a residential unit is constructed on any lot that does not have a vehicle crossing, 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'. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the residential unit.

28. 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 Planner 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 Notes

1. No further signs, such as window signs or sandwich boards, are permitted by this resource consent.
2. This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).
3. The subject site is identified on the Council's interim hazard register as being within an area that has been notated as being subject to inundation, flooding, instability and slippage. It is recommended that the consent holder consult an appropriately qualified engineer to confirm whether such a potential threat actually exists in relation to the proposed activity.

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

West Meadows Stage 7

September 2020

WILLOWRIDGE
DEVELOPMENTS LTD

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APPENDICES

- A: Certificate of Title and Instruments
- B: Scheme Plan
- C: Infrastructure Report
- D: Urban Design Report

1.0 INTRODUCTION

- 1.1 This assessment of effects on the environment is prepared in accordance with section 88 and Schedule 4 of the Resource Management Act 1991 (the Act). It accompanies an application by Willowridge Developments Limited (Willowridge) for land use consent to subdivide land at West Meadows Drive, Wanaka to create 27 residential allotments known as West Meadows Stage 7. Consent is also sought pursuant section 221(3) of the Resource Management Act 1991 (the Act) to cancel the consent notices on the title.

2.0 SITE DESCRIPTION

- 2.1 The application site is 2.65ha of land legally described as Lot 903 DP 526882. A copy of the CoT and relevant consent notices land covenants are contained at **Appendix A**.
- 2.2 The site is located at the edge of the West Meadows subdivision to the west of Ruby Ridge and south of the Meadowstone Alpha subdivision. The site is accessed from the east by a formed section of West Meadows Drive and from the north by the other formed section of West Meadows Drive. The site slopes gently upwards from north to south. The north and east of the site has been developed for low density residential properties; the south and west of the site is rural living although has been zoned as a mix of large lot residential and lower density suburban residential zones in the Proposed District Plan.

3.0 DESCRIPTION OF ACTIVITY

- 3.1 The application proposes a subdivision to create 27 residential lots and one road to vest. A scheme plan showing the subdivision is contained at **Appendix B**. The lots range in size from 615m² to 1020m² (nett). Land use consent is also sought for related earthworks. Details of the infrastructure and earthworks are contained in the Infrastructure Report at **Appendix C**.

Earthworks

- 3.2 The following quantities of earthworks are proposed:

Strip Topsoil	8,200m ³
Cut structural fill from roads and residential lots	6,500m ³
Fill structural fill to roads and residential lots	23,500m ³
Re-spread topsoil to residential allotments and side berms	5,000m ³
Import structural fill	18,300m ³
Cart excess topsoil offsite	3,200m ³

Total area to be exposed	2.32ha
Maximum cut depth	3.7m
Maximum fill depth	4.9m

- 3.3 The methodology for the earthworks will be to open up discrete areas of cut and fill by stripping the topsoil to stockpile on site. Once the cut to fill operation in a certain area is complete, the topsoil that is stripped off the next area will be re-spread over the first area and compacted. Grassing will take place as soon as possible. A comprehensive construction methodology including management of dust, run-off etc will be provided in an Environmental Management Plan, which will be submitted to Council for certification prior to the commencement of works.

Roading

Road Dimensions and Layout

- 3.4 The roading layout is shown on the roading concept design plans contained in the Infrastructure Report (**Appendix C**). The road layout has been governed primarily by the location of existing road connections with West Meadows Drive to the southeast and north, the topography of the site as well as potential future development on neighbouring sites. The development will result in the final connection of West Meadows Drive from Cardrona Valley Road to Meadowstone Drive.
- 3.5 Road dimensions have been based initially on the minimum requirements outlined in table 3.2 of the QLDC Land Development and Subdivision Code of Practice (QLDC LDSCOP) and then modified to suit the functional and aesthetic goals of the proposed development. There are three main areas where the minimum requirements have been amended:
1. Road legal width;
 2. Provision of footpaths;
 3. Movement lane width.

Road 1

- 3.6 Road 1 is a continuation and link between the existing West Meadows Drive. It has been classified as E12 local road, which has a minimum legal width requirement of 15m. This has been increased to a minimum of 20m as it is considered that 15m creates too narrow a road corridor that is not in keeping with the open space feeling that generally exists in Wanaka. It also links the existing West Meadows Drive, which has a legal width of 20m at each end.
- 3.7 Roads classified E12 Local Road have a provision of footpath for pedestrians of 1.5m one side or 1.5m each side where more than 20du or 100m in length. Although Road 1 does service more than 20du and is more than 100m in length it is proposed to provide a footpath for pedestrians on each side of the road up to Lot 2 DP499250, then a footpath on the northern side only of Road 1 to the connection with West Meadows Drive in the southeast. There is currently no footpath on the southern side of West Meadows Drive so creating one as part of this subdivision is considered unnecessary.

- 3.8 Roads classified E12 Local Road have a minimum movement lane of 5.5 – 5.7. A 10.0m movement lane width provides for two vehicular through lanes and two parking lanes. LDSCOP allows for shared parking in the movement lane for up to 100du but since Road 1 provides for >100du, parking in addition to movement lane is required. Parking will not be delineated or indented but will be consistent with the parking provided in the movement lane on West Meadows Drive. Road 1 is a continuation of West Meadows Drive.

Access A and B

- 3.9 Access A and access B will provide a private lane access to 2 lots. It has been classified as an E9 Lane which requires a minimum legal width of 3.6m for up to 3du or 4.5m for up to 6du and a design movement lane of 2.75-3.0m. Both accessways have provided a 6m legal width and a 3m movement lane.
- 3.10 Both accessways are over 50m in length and therefore a 2.1m x 6.0m passing bay will be provided. They both serve more than 3du and so Access A will provide an L type turning area and Access B a T type turning area. The accessways will be privately owned with ROW easements created.

Access C

- 3.11 Access C will provide a private lane access to 2 lots. It has been classified as an E9 Lane, which requires a minimum legal width of 3.6m for up to 3du or 4.5m for up to 6du and a design movement lane of 2.75-3.0m. Access C has a 4.5m legal width and a 2.85m movement lane.
- 3.12 The accessway is less than 50m in length and serves less than 3du, therefore no passing bays or turning heads are required.

PLACE AND LINK FUNCTIONS

- 3.13 Section 3.2.4 of NZS4404:2010 states that “the two fundamental roles of a road are to provide a space for interaction between people for a range of purposes and access to land so that movement between places can occur”.
- 3.14 The following sections discuss the proposed design in terms of both ‘place context’ and ‘link context’.

Place Context

- 3.15 Place context is defined for both the specific land use served and the broader area type in which it is located.
- 3.16 The land use characteristic is defined according to the description of predominant activities in individual areas. NZS4404:2010 uses the descriptions ‘live, play, work and learn, in addition to activities associated with growing manufacturing and transporting of goods and products’.

- 3.17 Using Table 3.1 from NZS4404:2010, the development areas have been categorised as:
- Land use: live and play
 - Area type: suburban
- 3.18 The live and play land use is defined as ‘homes, home based businesses, and mixed use developments with residential uses, as well as parks and low impact recreation’. The proposed use of the development is for residential homes and local purpose and/or recreation reserves that is consistent with the live and play land use.
- 3.19 The suburban area type is defined as ‘low and moderate density housing up to 15 units per hectare in an area where housing is the exclusive or dominant use’. The proposed development site is 2.65ha in area and will contain 27 houses once fully developed, thus yielding a dwelling unit density of 10.2 units per hectare. Residential housing will be the prominent land use allowing for the fact that there could possibly be a few home-based businesses established.
- 3.20 The ‘urban’ area type anticipates a much higher residential density (50 units per hectare) plus the inclusion of other land uses and is therefore not an appropriate category for the subject site. Similarly, the ‘rural’ area type is not appropriate because this is intended for a residential population outside of the urban limits, this the area type is suburban.
- 3.21 Table 3.1 explains the transport context for the suburban area type is private vehicles as the dominant form of transport with public transport providing for peak flow on arterial connector/collector roads. It further explains that non-motorised trips are primarily recreational and occur on local roads. Whilst the public transport component is not currently applicable in the Wanaka context and private vehicles will be the prominent form of transport for the next few years, it is anticipated that Public transport could take place at some time in the future. Bus stops could be located on West Meadows Drive, which is a short walking distance to the proposed lots. Potential bus stop locations are shown on the Roding Network Plan in the Infrastructure Report (**Appendix C**).

Link Context

- 3.22 Link context is classified by the extent of access and the degree of through movement intended to be served. This standard includes three levels of link context;
- Lane: a road that provides a very high local access and very limited through movement connectivity. Very low vehicle speeds with shared pedestrian and vehicle access predominate.
 - Local road: a road that provides very high local access and connectivity for a local area. Low vehicle speeds, pedestrian and local amenity values predominate;
 - Connector/collector road: a road that provides circulation in local areas and links to arterial roads, while balancing this with pedestrian and local amenity values. Higher vehicle and access for all modes of transport, including public transport, predominate.

- 3.23 The proposed road classification table contained within the Infrastructure Report (**Appendix C**) details the design traffic movements per day and which of the above three classification options has been assigned to each of the proposed roads.

Connectivity

- 3.24 Section 3.2.5 of NZS4404:2010 states that well connected networks (roads and other links) are achieved with smaller block sizes and regular connections. Network connectivity shall be designed to achieve:

- Shorter travel distances;
- An increased number of alternative routes for all types of users;
- Increased opportunity for interaction;
- Improved access to public transport, cycling and walking networks, and access to destinations.

- 3.25 The proposed road layout provides options for route choice by utilising connection points to existing roads. Major road linkages are:

- Road 1 to Cardrona Valley Road, via West Meadows Drive (South)
- Road 1 to Meadowstone Drive, via West Meadows Drive (North)

- 3.26 The proposed roading layout linkage points and connectivity is consistent with the routes shown in the Wanaka Transportation and Parking Strategy 2008 and the Wanaka Structure Plan 2007.

Target Operating Speeds

- 3.27 Section 3.3.5 of the QLDC LDSCOP states that traffic management shall be included in the road design to ensure that the target operating speed can be managed by physical and psychological devices such as narrowed movement lanes, reduced forward visibility, slow points, build outs, lengths, chicanes, planting and landscaping and street furniture and art works. The two key geometric factors that contribute to achieving the target operating speed are carriageway width and forward visibility.

- 3.28 The proposed carriageway widths are consistent with the requirements of the QLDC LDSCOP in order to provide a suitable number of through lanes as well as making provision for car-parking and passing manoeuvres.

- 3.29 Additional detail showing how the target operating speeds will be achieved will be provided at the Engineering Acceptance Stage.

LID Principles for Stormwater Run-Off from Roads

- 3.30 It is proposed to direct all stormwater run-off from roads to the roadside kerb and channel which will in turn discharge into mud tanks and an underground piped network. Ultimately all stormwater run-off from the roads in will be piped to the stormwater reserve located adjacent to the oak trees to the west of West Meadows Drive and south of Garnett Grove.

Cyclists

- 3.31 Cyclists will share the movement lane as per table 3.2 of the QLDC LDSCOP for Roads classified as E9, E10 and E12.

Stormwater

- 3.32 All stormwater infrastructure has been designed in accordance with the QLDC LDSCOP.
- 3.33 All impervious areas within the proposed residential lots will be accommodated by a reticulated public stormwater piping network with private 100mm diameter lateral connection provided at a suitable location for each lot. The connections will be designed to drain all buildable areas.
- 3.34 All impervious areas within the road reserve will drain to the kerb and channel and then into the reticulated stormwater piping network via standard mudtanks.
- 3.35 The reticulated public stormwater piping network will connect directly into the existing network located in the Meadowstone Alpha Series development, which will discharge into the stormwater attenuation system in the open space adjacent to the oak trees.
- 3.36 Secondary overflow paths will be located within the roading carriageway, which will flow to the sag point on West Meadows Drive and into the stormwater channel at the northern end of the Alpha Series development.

Wastewater

- 3.37 All wastewater infrastructure for the West Meadows stage 7 development has been designed in accordance with the QLDC LDSCOP. A wastewater design for the entire West Meadows catchment was included in an overall wastewater design approved and constructed under RM150804.
- 3.38 Each lot will be provided with a 100mm diameter lateral that is connected to the reticulated mains within the road corridors. All wastewater will gravity flow to a connection point to Council's wastewater network on West Meadows Drive. The existing main gravity flows to Council's wastewater pump station located on Sapphire Spring Rise, where it is pumped through a rising main into Council's foul sewer network located on Ruby Ridge.

Water Supply

- 3.39 A water supply design for the entire subdivision was approved and constructed under RM150804
- 3.40 A 150mm diameter watermain will connect into the exiting 150mm diameter watermain on West Meadows Drive and run along the northern side of Road 1 where it will connect into the existing 150mm watermain on West Meadows Drive (North).

- 3.41 A 100mm diameter watermain will tee off the 150mm diameter watermain and run along the southern side of Road 1 where it will tee back into the 150mm diameter watermain to service Lots 17 – 27 and provide a connection point to a future supply link to Lot 2 DP499250.
- 3.42 50mm diameter ridermains will tee off the 150mm diameter watermain and provide a one ended supply to 4 Lots on Access A and 4 Lots on Access B.
- 3.43 A 50mm ridermain will tee off the 100mm diameter watermain and provide a one ended supply to 2 Lots on Access C.
- 3.44 The individual lots will be serviced with 20mm diameter lateral connections off the new network of 150mm diameter watermains, 100mm diameter watermains and 50mm diameter ridermains. Fire hydrants and valves will be incorporated into the design in accordance with the relevant standards.

Electricity Supply

- 3.45 Confirmation that electricity connections can be made available is contained in the Infrastructure Report at **Appendix C**.

Telecommunications Supply

- 3.46 Confirmation that telecommunications connections can be made available is contained at **Appendix C**.

Removal of Consent Notices

- 3.47 Consent is sought to cancel the consent notices on the title as follows:

11416570.13

- 3.48 Operative part D of 11416570.13 applies to Lot 903 DP526882. It requires that at the time of further subdivision Council transport and servicing links shall be installed to link the site with adjacent development and that all necessary services shall be provided to the lot (and any additional lots).

- 3.49 The proposed subdivision fulfils these conditions and there will be no remaining 'balance lots' that the consent notice is applicable to. The consent notice therefore becomes redundant and should be cancelled in relation to the created lots.

10481461.13

- 3.50 This relates to Lot 1 DP 499250 which is the underlying lot to Lot 903 DP 526882 and requires any future development of the lot to be serviced in accordance with Councils standards at the time. This consent notice has a sunset clause under Condition b) so technically does need specific consent for cancellation but has been included it for completeness.

9449472.5

- 3.51 This consent notice is from a subdivision of the neighbouring land in 2012 and related to Lot 1 DP 455689, again this is a lot which is underlying to Lot 903 DP 526882. The conditions require transport and servicing links to be installed at the time of development of the site. The conditions also require on-site methods for water and waste water in the absence of any reticulated supply. As there is now a reticulated supply these conditions are unnecessary.

4.0 ACTIVITY STATUS

Operative District Plan

- 4.1 The application site is on land identified in the Operative Queenstown Lakes District Plan as Low Density Residential in the northern part and Rural Lifestyle in the southern part. Rule 15.2.3.2 provides for subdivision as a controlled activity where it complies with all Site and Zone Standards and is not specified as a Discretionary or Non-complying activity. The following Site and Zone Standards are relevant.

Standards

Relevant Standard	Compliance
<i>15.2.6.2 Site Subdivision Standards – Lot Sizes and Dimensions</i>	
ii Lot Dimensions The dimensions of all lots created by subdivision on the following zones other than lots for access, utilities, reserves and roads, shall be such that they can accommodate a square of the dimensions specified below: Residential and Township Zones 15m x15m Rural-Residential Zone 30m x 30m	The proposed lots in the Residential Zone comply with this Standard. The Standard does not apply to the lots within the Rural Lifestyle Zone.
<i>15.2.6.3 Zone Standards – Lot Sizes and Dimensions</i>	
(a) No lots to be created by subdivision, including balance lots, shall have a net area less than the minimum specified for each zone: Rural Lifestyle – 1ha provided that the total lots to be created by subdivision shall not have an average less than 2ha. Low Density Residential (Wanaka) – 700m ²	The proposed lots in the Rural Lifestyle part of the zone do not comply with this Standard. The proposed lots in the Low Density Residential Zone do not comply with this Standard as two lots are below 700m ² .
(ii) Lot Averages The total lots to be created by subdivisions, including balance lots, shall not be less than the average specified for each zone:	The proposed subdivision in the Rural Lifestyle Zone does not comply with this Standard.

Rural Lifestyle – 2ha	
iii Building Platforms In the Rural Lifestyle Zone every allotment created shall have one Residential Building Platform approved at the time of subdivision of not less than 70m ² in area and not greater than 1000m ² in area.	The proposed subdivision in the Rural Lifestyle Zone complies with this Standard.

4.2 Consent is also sought to create building platform on lots within the Rural Lifestyle Zone pursuant to Zone Standard 15.2.6.3(i)iii(a).

4.3 Consent is also sought to breach the following Standards of the Rural Lifestyle Zone in order to provide for Low Density Residential Development within the Zone:

Standard	Compliance
<i>8.2.4.1 Site Standards</i>	
i Building Coverage Maximum building coverage for all activities on any site shall be 15%	Consent is sought to breach this rule for all proposed lots as 15% site coverage is not achievable on the lot sizes proposed.
ii Setback from Internal Boundaries Minimum setback from internal boundaries of any building for any activity shall be: Rural Lifestyle Zone – 10m	Consent is sought to breach this rule for all proposed lots as 10m setbacks are not achievable for the lot sizes proposed.
<i>8.2.4.2 Zone Standards</i>	
ix Setback from Roads Minimum setback from road boundaries of any building for any activity shall be 10m.	Consent is sought to breach this setback as 10m is not achievable for the lot sizes proposed,

4.4 In terms of earthworks, rule 22.3.2.4(b) provides for bulk earthworks (with a total volume over 50,000m³) as a Discretionary Activity. The application proposed 64,700m³ of earthworks and is therefore a Discretionary Activity under this rule.

4.5 Site Standard 22.3.3ii(b) sets out the maximum height of any cut and fill shall not exceed 2.4m and 2m respectively. The maximum height of cut proposed is 3.7m and the maximum height of fill is 4.9m. Restricted discretionary consent is required to breach this Standard under 22.3.2.3(a).

4.6 The application is **Non Complying** under the provisions of the Operative District Plan pursuant to rules 8.2.2.4vii and 15.2.3.4(i) relating to breaching Zone Standards.

Proposed District Plan

4.7 The application is on land identified in the Proposed District Plan as Lower Density Suburban Residential. Rule 27.5.7 of the PDP provides for subdivision in the Lower Density Suburban

Residential Zone as a Restricted Discretionary Activity. The minimum lot size for the Zone is specified in table 27.6.1 as 450m².

- 4.8 Rule 27.7.8 relates specifically to West Meadows Drive and provides for subdivision of lots zoned Lower Density Suburban Residential at the end of West Meadows Drive identified in Section 27.13.6, which is consistent with the West Meadows Drive Structure Plan in section 27.13 as a controlled activity. Part of the application site sits within this Structure Plan area and is consistent with the Structure Plan. Subdivision of these lots is therefore a Controlled Activity.
- 4.9 Maximum earthworks volumes are set out in table 25.5 of the PDP. The maximum total permitted volume of earthworks in the Low Density Residential Zone is 300m³. Earthworks that do not comply are a restricted discretionary activity (25.4.2).
- 4.10 The PDP provides that the maximum height of any cut shall not exceed 2.4m and the maximum height of any fill shall not exceed 2m. The proposed cut and fill heights exceed these maximums and are therefore a restricted discretionary activity.
- 4.11 Under the PDP part of the application is a **Restricted Discretionary Activity** and the part of the application within the West Meadows Drive Structure Plan is a **Controlled Activity**.
- 4.12 The activity status of the cancellation of the consent notices is a discretionary activity pursuant to sections 127 and 221 of the RMA.

5.0 SECTION 104(1)(b)

- 5.1 Section 104(1)(b) requires that in considering an application for a resource consent a consent authority must have regard to 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 propose plan.
- 5.2 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.

5.3 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).

5.4 The site has previously been used as grazing land and has not been used for a Hail activity.

Policy Statements and Plans

6.5 The following policy statements and plans are relevant to this application:

- The National Policy Statement on Urban Development 2020
- The Partially Operative Regional Policy Statement, which was notified on the 23rd May 2015;
- The Queenstown Lakes District Council District Plan, which was made fully operative in 2009;
- The Proposed Queenstown Lakes District Plan.

6.6 An assessment of relevant objectives and policies is included at **Attachment 1**. Overall the proposal complies with the relevant objectives and policies.

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 the creation of 27 lots as stage 7 of the West Meadows subdivision. This subdivision will enable the consolidation of the existing Alpha Series and West Meadows residential areas and also the formation of the final section of West Meadows Drive, which will link the two residential areas.

- 5.4 Section 6 sets out matters of national importance. None of the matters listed are of relevance to the application.
- 5.5 Section 7 sets out other matters. 7(b) is the efficient use and development of natural and physical resources. The proposed subdivision includes smaller lots which represent the efficient use of land particularly at a time when there is very high demand for residential sections in the area.

7.0 ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS

- 7.1 The effects of the proposal are considered to be the urban design and amenity effects of breaching rules relating to lot sizes and the effects of earthworks.

Urban Design

- 7.2 An Urban Design Review of the proposed subdivision has been undertaken by Williams and Co. and is contained at **Appendix D**.
- 7.3 The Williams and Co assessment identifies that the site can be described as a key 'puzzle piece', or linking component that will connect two areas of more recent residential development, Meadowstone/Alpha and West Meadows.
- 7.4 The key response to this context is the provision of a linking road. Beyond this the context is informed by the pattern of residential subdivision to the north and east.
- 7.5 The assessment identifies that the design of the subdivision is structured around the provision of the extension of West Meadows Drive as an obvious road link and as required by the PDP Structure Plan. This has created three resulting portions of land, the depth of which has necessitated the use of access ways (ROW easements) off the road.
- 7.6 The assessment determines that the provision of West Meadows Drive is positive and will provide for all the benefits of linking this portion of road and the wider neighbourhoods together. Overall, the structure of the subdivision is considered to respond to the roading layout and resulting shape and site constraints and is an appropriate design solution which provides positive links and avoids adverse effects.
- 7.7 In terms of residential outcomes, the proposed lot sizes meet the anticipated lot size for the Low Density Suburban Residential Zone and will allow for the establishment of residential units, which will have good solar access and outdoor amenity space.
- 7.8 There are no walkway linkages provided for with the exception of the pedestrian link provided by West Meadows Drive.
- 7.9 The Urban Design assessment concludes that the proposal is supported from an urban design perspective. The structure and roading, residential lot layout and accessways have all been assessed as being appropriate in this context.

- 7.10 The proposed subdivision is considered to be logical in responding to the opportunities and constraints; will integrate with the existing residential environment; and will establish key connections.

Lot Sizes

- 7.11 The proposed lot sizes do not comply with the minimum lot sizes for the operative zoning (a mix of low density residential and rural lifestyle zones), however, they do comply with the proposed zoning, which is not the subject of any appeals in relation to this site.
- 7.12 While some of the proposed lots are slightly smaller than the established sections in the adjacent Alpha Series and West Meadows subdivisions, the overall density is similar to these development and will not appear anomalous or detract from the pleasant residential amenity of the overall residential development.

Earthworks

- 7.13 Consent is sought to breach the volume of earthworks permitted for the Zone. The level of earthworks proposed are not inconsistent with a subdivision of this scale. The earthworks will be appropriately managed during construction to ensure that dust and run-off is avoided or mitigated. Exposed soil will be grassed as soon as practicable. The earthworks are temporary in nature. Overall the effects of the earthworks are considered to be no more than minor.

Effects of Cancelling Consent Notices

- 7.14 The consent notices on the title are in place to ensure future subdivision of the land is appropriately serviced. This application provides details of how each section will be fully serviced making the consent notices redundant. There is no balance land to be created as part of this subdivision. There are no adverse effects to cancelling the consent notices on the title.

8.0 ASSESSMENT OF AFFECTED PERSONS

- 8.1 There are not considered to be any parties adversely affected by the proposed subdivision.

9.0 CONCLUSION

- 9.1 The application proposes a subdivision to create 27 residential lots known as West Meadows Stage 7, to breach rules relating to earthworks and to cancel consent notices on the title.
- 9.2 The subdivision is the final piece linking both ends of West Meadows Drive and is appropriate infill development that will improve connectivity in the area. The proposed subdivision is consistent with the Proposed District Plan zoning. The proposed subdivision will not result in any adverse effects that are more than minor.

QUEENSTOWN LAKES DISTRICT COUNCIL



APPROVED PLAN:
RM200754

Tuesday, 03 November 2020



SCHEDULE OF EASEMENTS TO BE SURRENDERED			
PURPOSE	SHOWN	DOCUMENT	
Right of Way	W	RM 170378	
ACCESS SCHEDULE			
ACCESS ID	LEGAL WIDTH	CARRIAGE WAY WIDTH	LOTS ACCESSED
ACCESS A	6.0m	3.0m	LOT 1 LOT 2 LOT 3 LOT 5 LOT 6
ACCESS B	6.0m	3.0m	LOT 8 LOT 9 LOT 10 LOT 11 LOT 12
ACCESS C	4.0m	3.0m	LOT 18 LOT 19

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E wanaka@ppgroup.co.nz

Client & Location:
**Willowridge Developments Limited
West Meadows Stage 7**

Purpose & Drawing Title:
**Scheme Plan : Lots 1-27 and 900 Being
a Subdivision of Lot 903 DP 526882**

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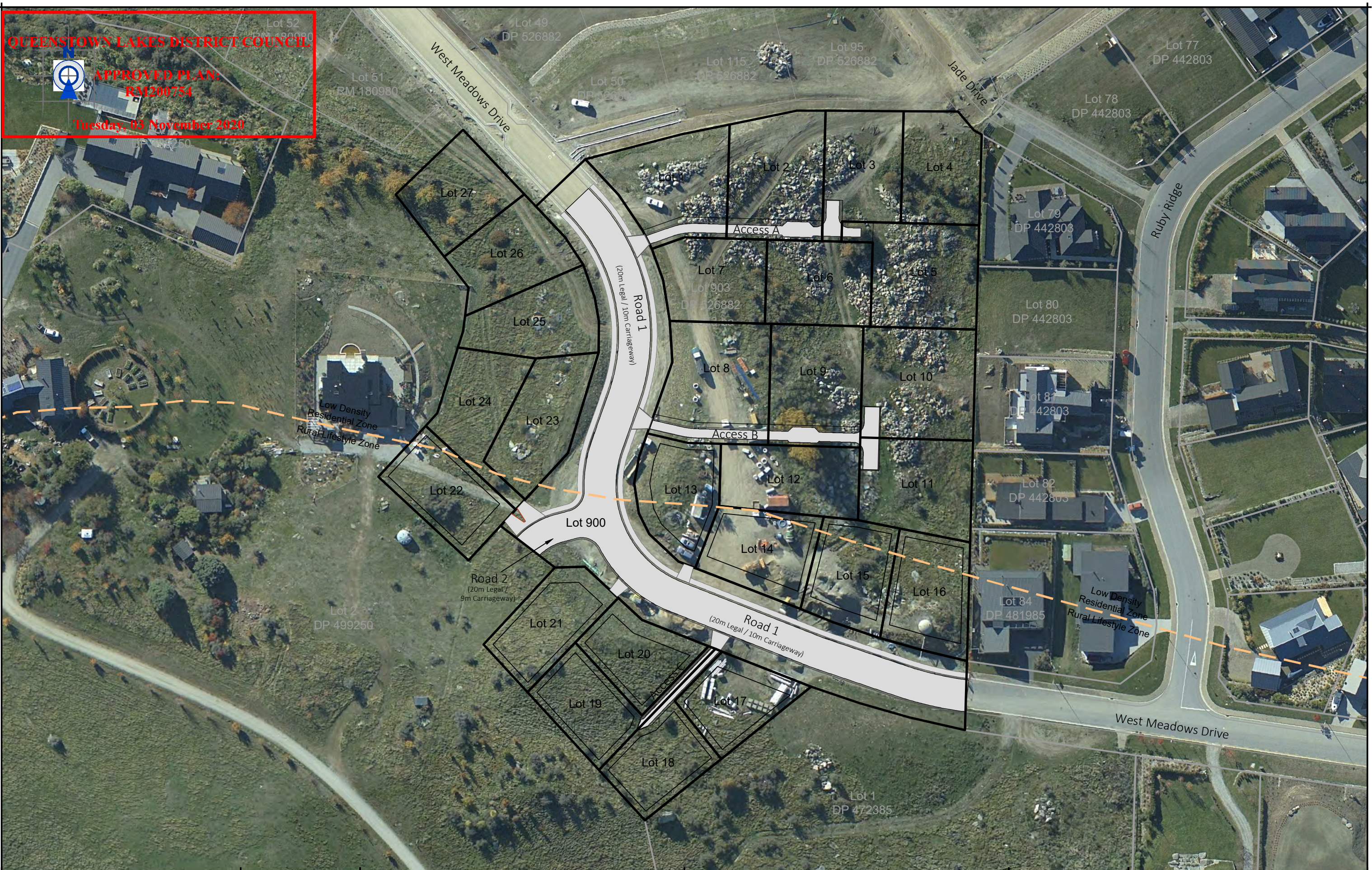
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Approved by:	SJD	Sheet No:	Revision No:
Job No:	W4579-1	Dwg No:	001
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			Date Created:
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QUEENSTOWN LAKES DISTRICT COUNCIL



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Client & Location:
**Willowridge Developments Limited
West Meadows Stage 7**

Purpose & Drawing Title:
**Scheme Plan : Lots 1-27 and 900 Being
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Job No:	W4579-1	Sheet No:	Revision No:
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**APPROVED PLAN:
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Dwg No:	001	100b	4
			Date Created:
			10/10/2019

Note : All Building Platforms are 2.0m from Internal Boundaries and 4.5m From Road Boundaries Unless Otherwise Stated.

SCHEDULE OF PROPOSED EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way	A	LOT 1	LOT 2 LOT 3 LOT 5 LOT 6
	B	LOT 2	LOT 1 LOT 3 LOT 5 LOT 6
	C	LOT 3	LOT 1 LOT 2 LOT 5 LOT 6
	D	LOT 5	LOT 1 LOT 2 LOT 3 LOT 6
	E	LOT 8	LOT 9 LOT 10 LOT 11 LOT 12
	F	LOT 9	LOT 8 LOT 10 LOT 11 LOT 12
	G	LOT 10	LOT 8 LOT 9 LOT 11 LOT 12
	H	LOT 11	LOT 8 LOT 9 LOT 10 LOT 12
	I	LOT 18	LOT 19
	J	LOT 19	LOT 18

Low Density Residential Zone
Rural Lifestyle Zone

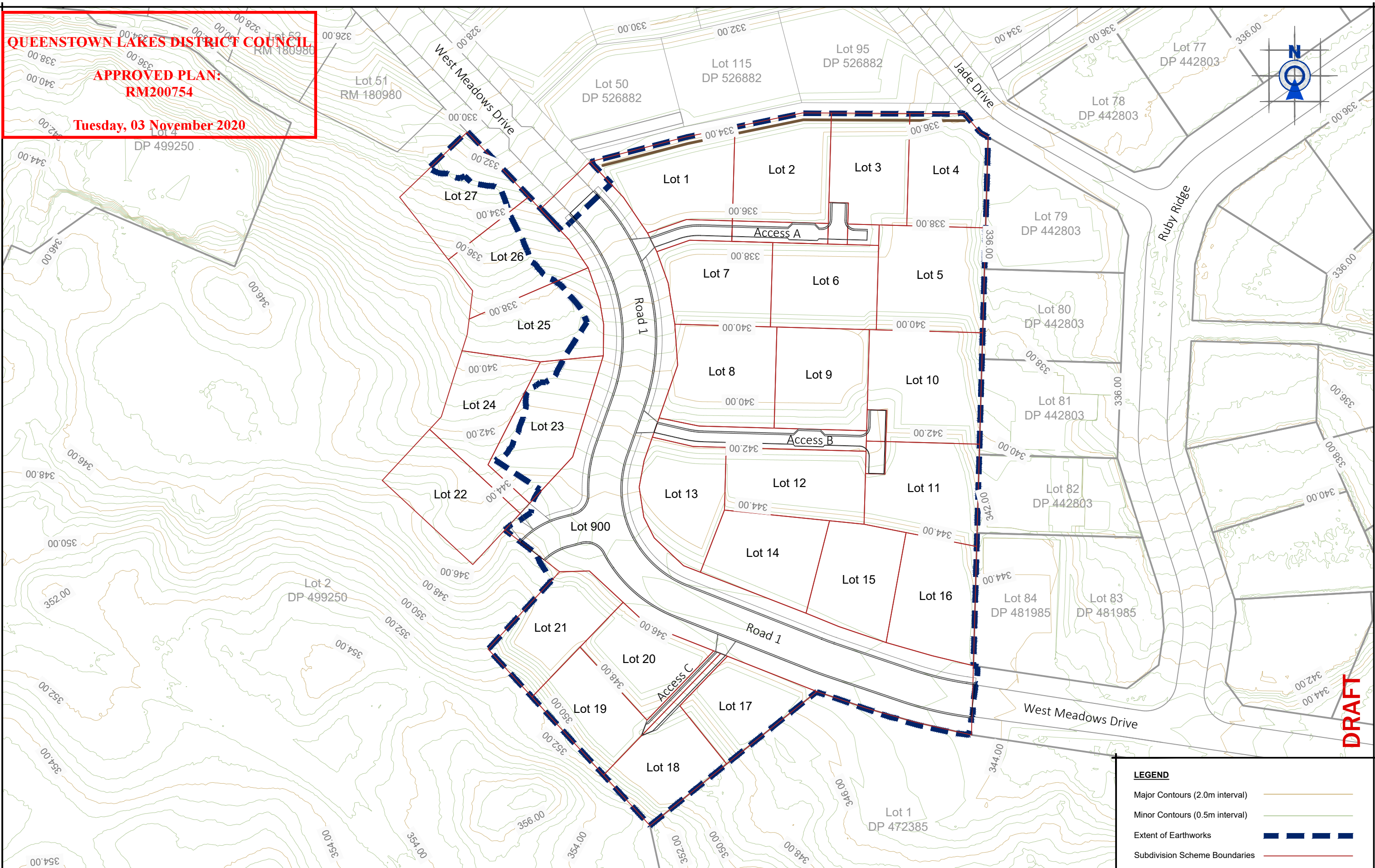
Low Density Residential Zone
Rural Lifestyle Zone



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM200754

Tuesday, 03 November 2020



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LEGEND

Major Contours (2.0m interval)	
Minor Contours (0.5m interval)	
Extent of Earthworks	
Subdivision Scheme Boundaries	

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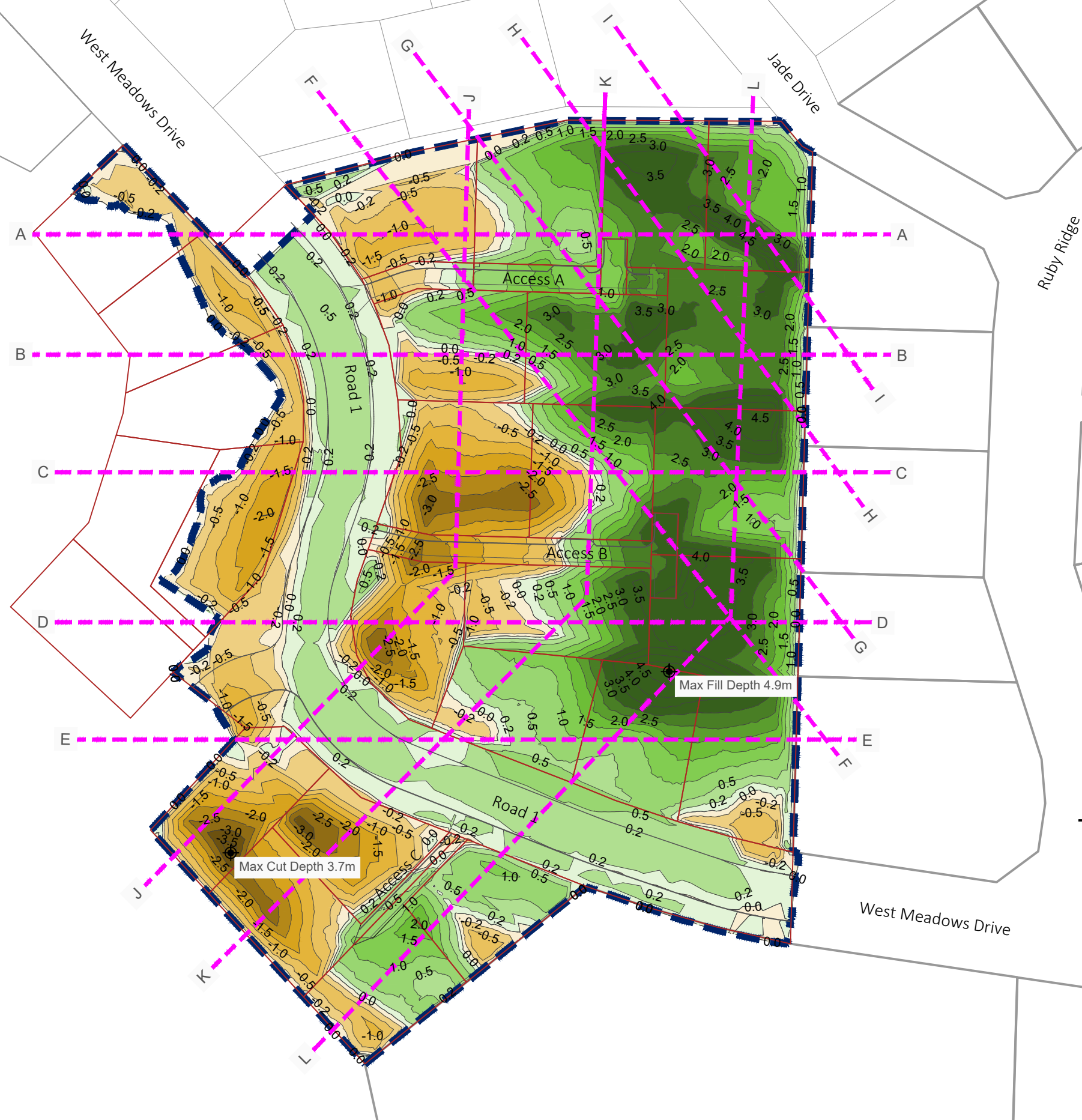
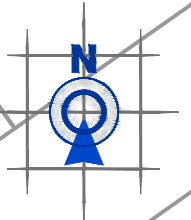
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Client & Location:
**Willowridge Developments Limited
West Meadows Stage 7**

Purpose & Drawing Title:
**Earthworks Plans
Proposed Contours**

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DWG No:	004	102	0
			Date Created:
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Earthworks Quantities	
Strip Topsoil	8,200m ³
Cut structural fill from roads and residential lots	6,500m ³
Fill structural fill to roads and residential lots	23,500m ³
Re-spread topsoil to residential allotments and road side berms	5,000m ³
Import structural fill	18,300m ³
Cart excess topsoil offsite	3,200m ³
Total area to be exposed	2.32ha
Maximum cut depth	3.7m
Maximum fill depth	4.9m

CUT/FILL LEGEND

- 3.0m +
- 2.5m to 3.0m
- 2.0m to 2.5m
- 1.5m to 2.0m
- 1.0m to 1.5m
- 0.5m to 1.0m
- 0.2m to 0.5m
- 0.0m to 0.2m

CUT

- 0.0m to 0.2m
- 0.2m to 0.5m
- 0.5m to 1.0m
- 1.0m to 1.5m
- 1.5m to 2.0m
- 2.0m to 2.5m
- 2.5m to 3.0m
- 3.0m +

- Depth Contours (at 0.5m intervals)
- Cross Section Axis
- Earthworks Extents
- Lot Boundaries
- Deepest Cut / Fill Point - see plan

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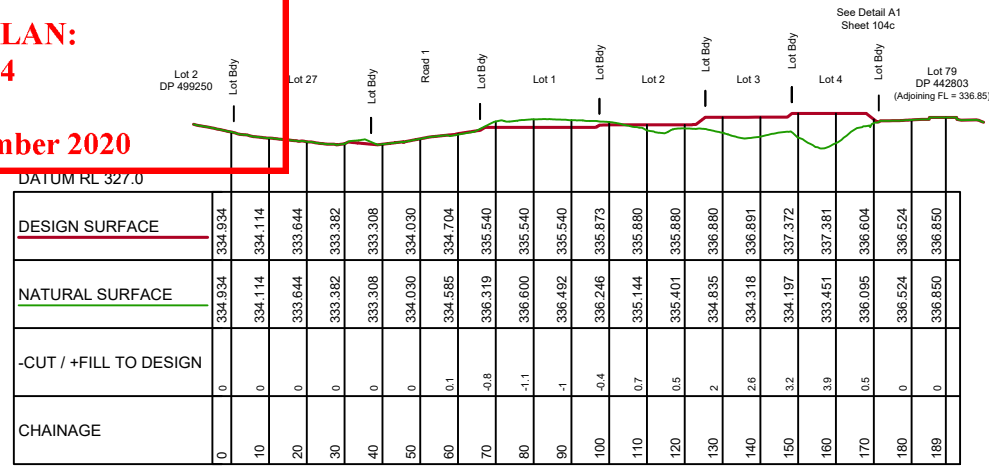
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Client & Location:
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West Meadows Stage 7**

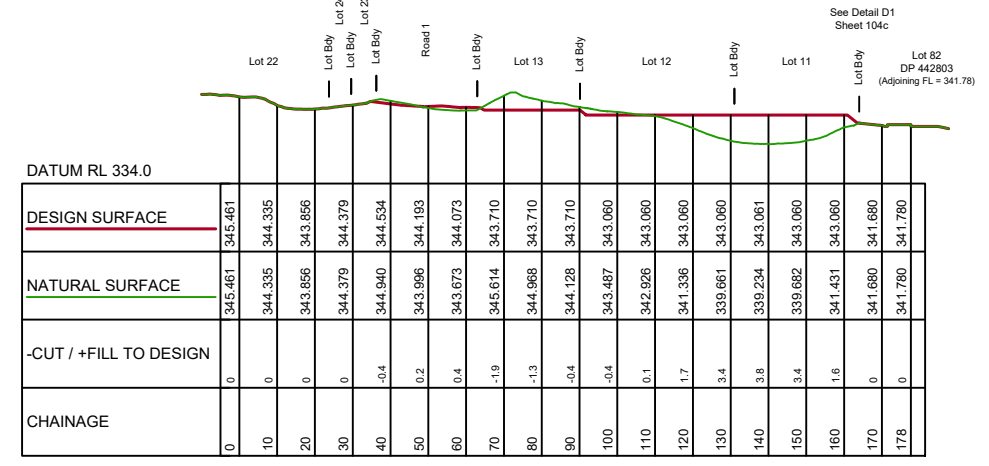
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**Earthworks Plans
Cut/Fill Plan**

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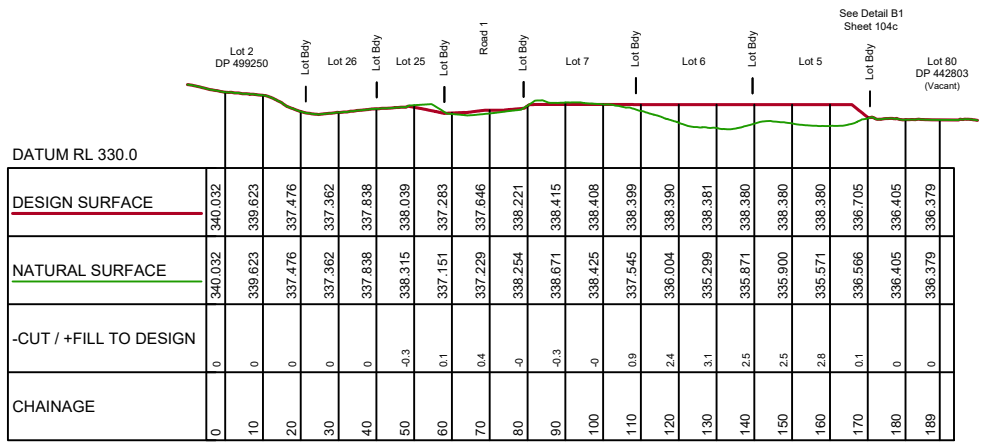
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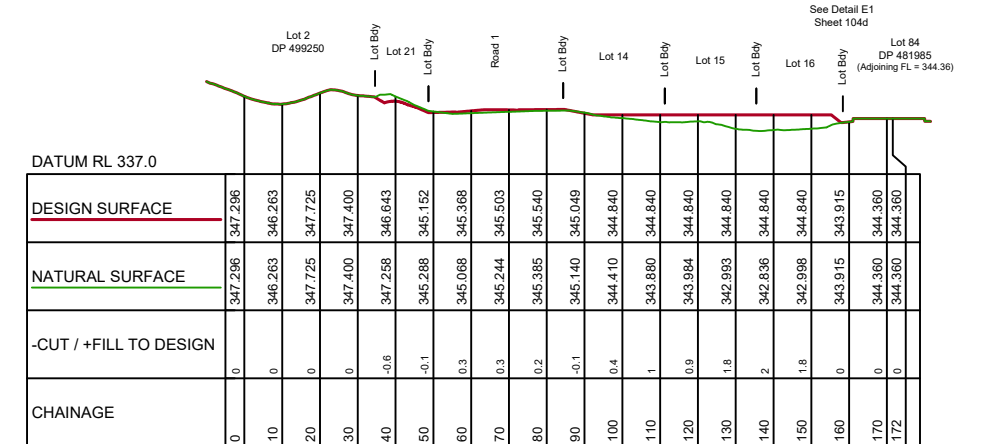
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BULK EARTHWORKS - Earthworks Cross Section D-D



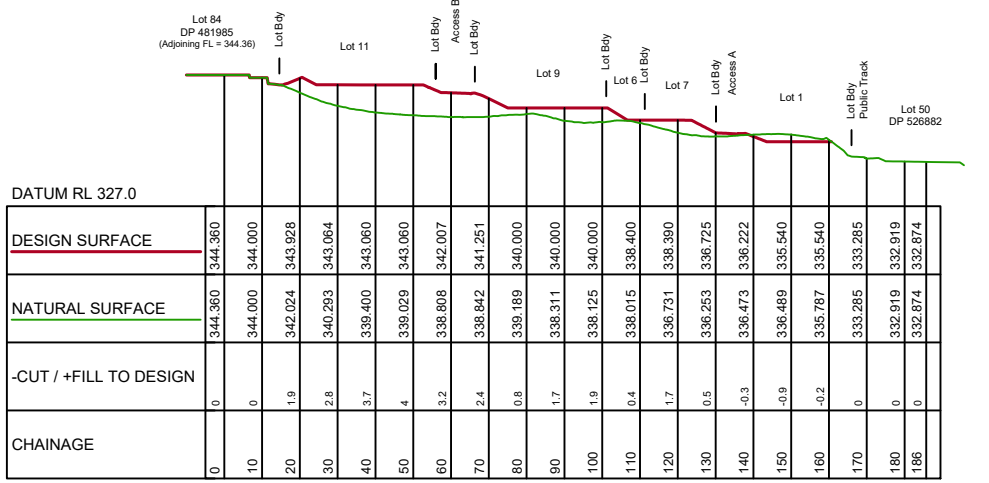
BULK EARTHWORKS - Earthworks Cross Section B-B



BULK EARTHWORKS - Earthworks Cross Section E-E

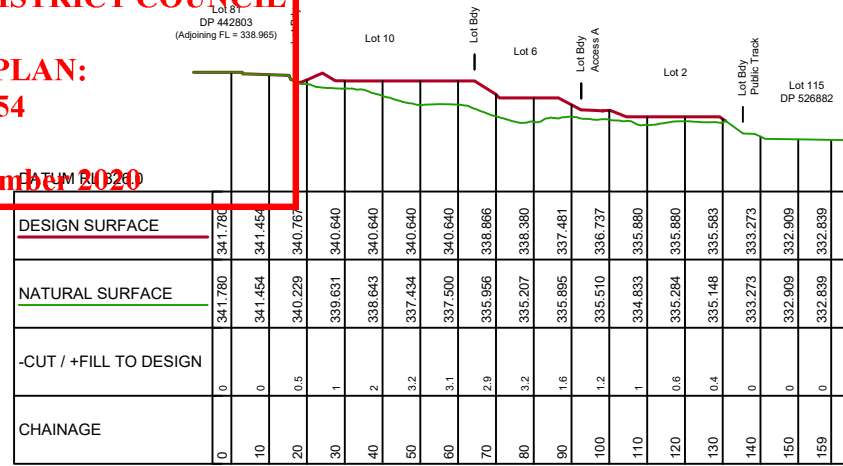


BULK EARTHWORKS - Earthworks Cross Section C-C

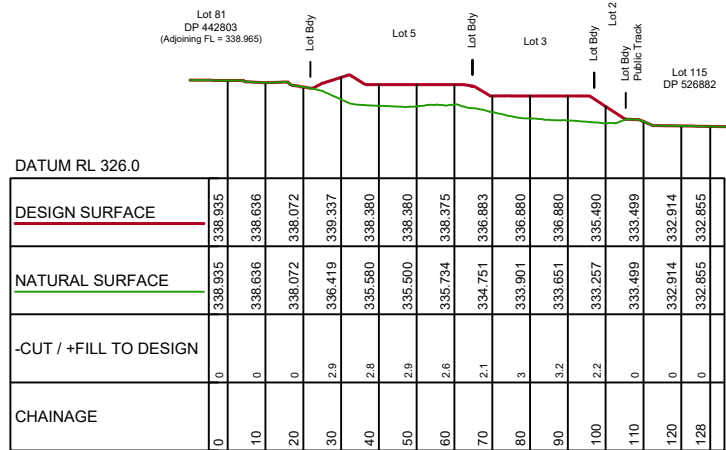


BULK EARTHWORKS - Earthworks Cross Section F-F

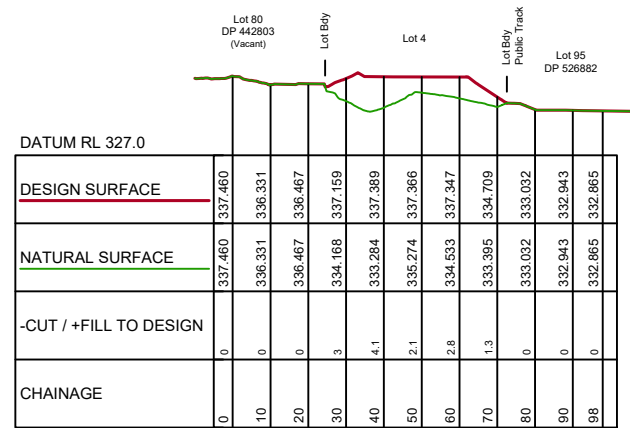
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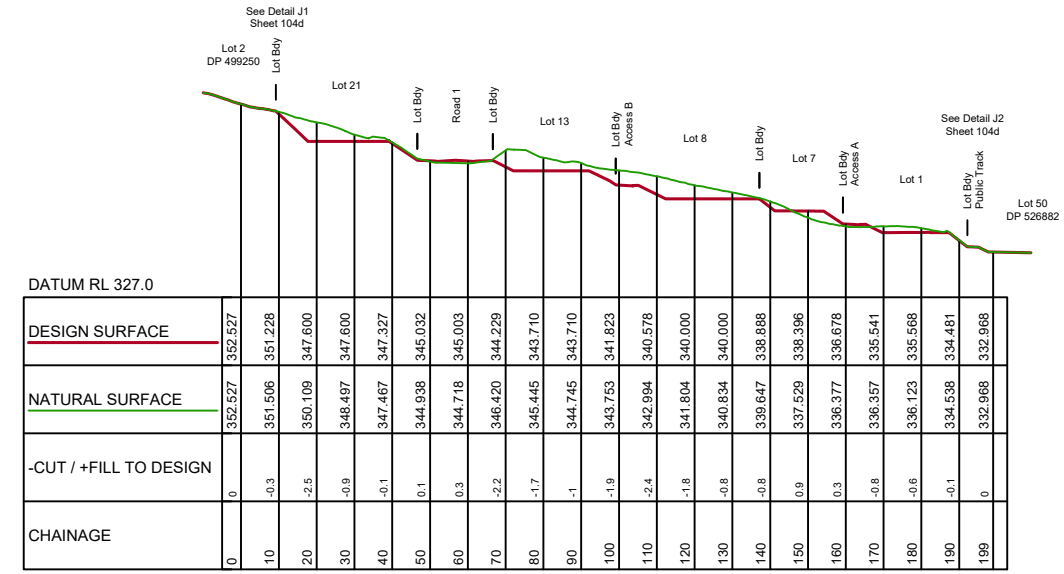
BULK EARTHWORKS - Earthworks Cross Section G-G



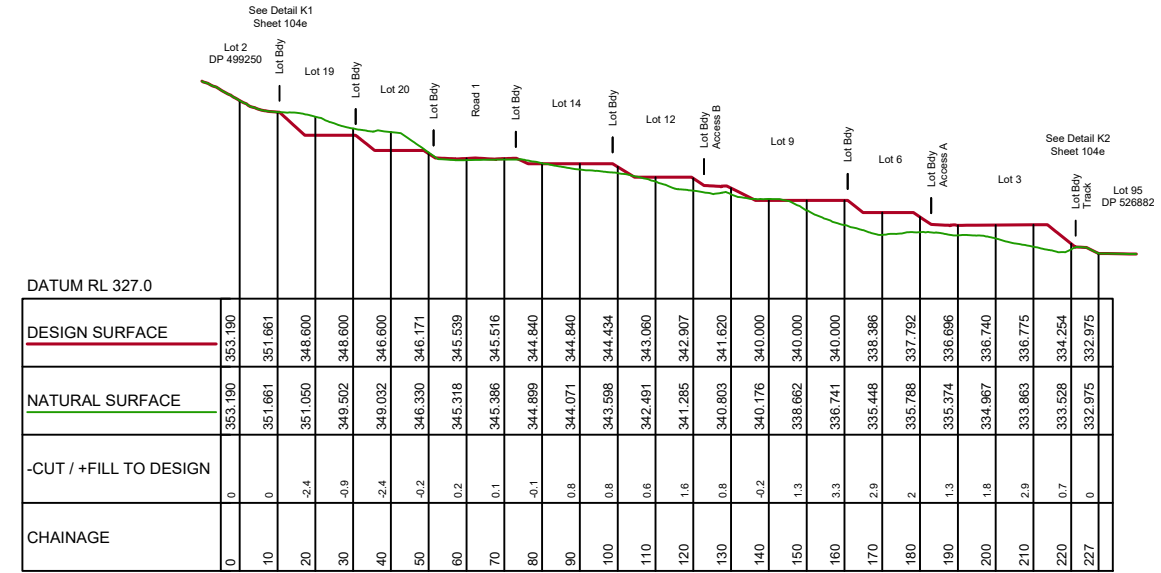
BULK EARTHWORKS - Earthworks Cross Section H-H



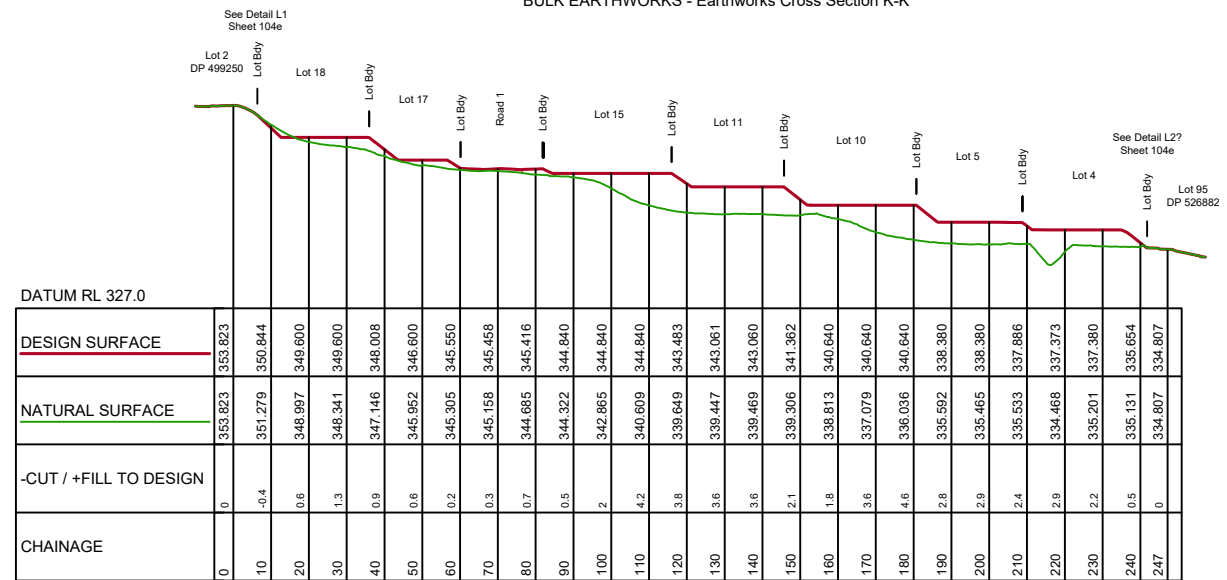
BULK EARTHWORKS - Earthworks Cross Section I-I



BULK EARTHWORKS - Earthworks Cross Section J-J



BULK EARTHWORKS - Earthworks Cross Section K-K



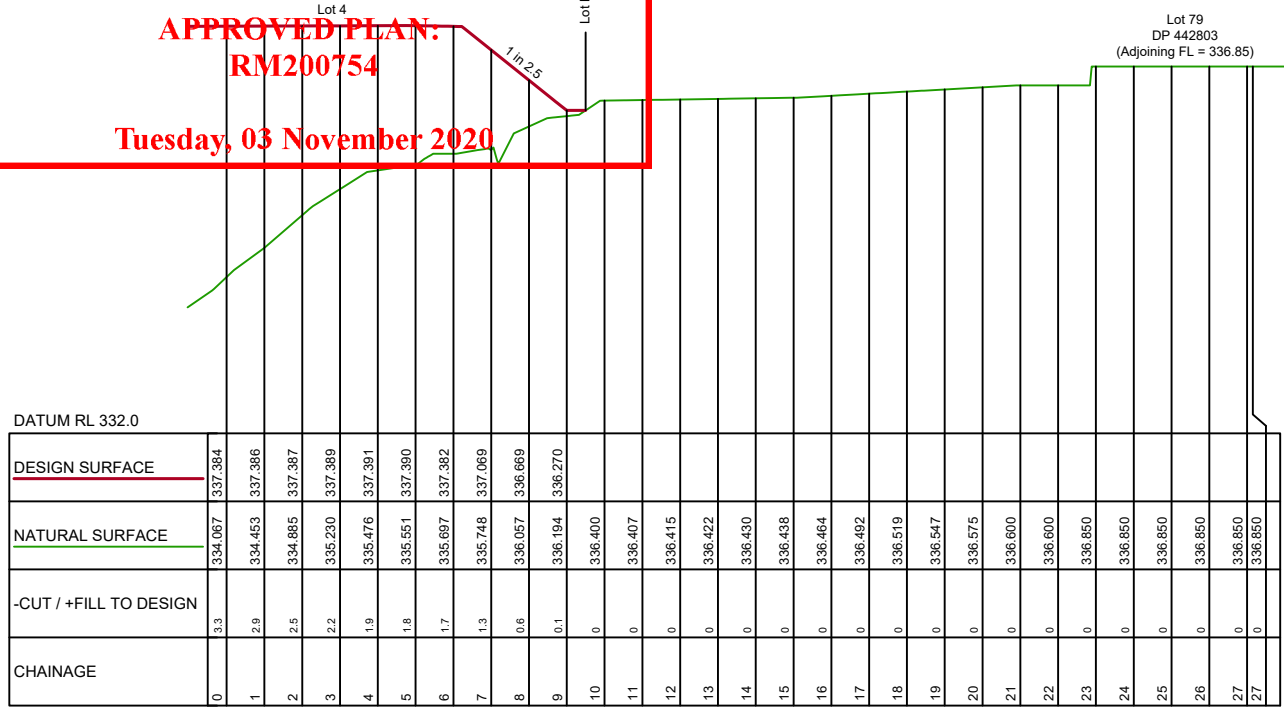
BULK EARTHWORKS - Earthworks Cross Section L-L

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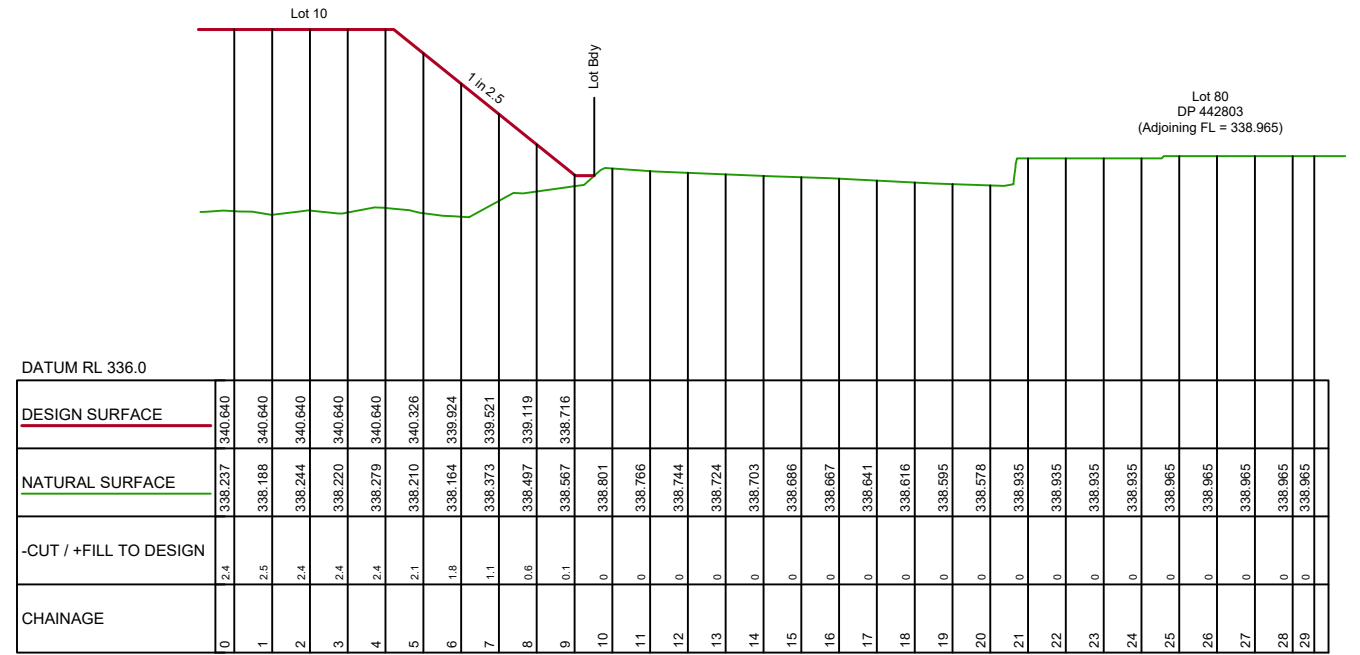
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					<p>Job No: W4579-1 DWG No: 004</p>	<p>Sheet No: 104b Revision No: 0 Date Created: 10/10/19</p>

Lot 4
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RM200754

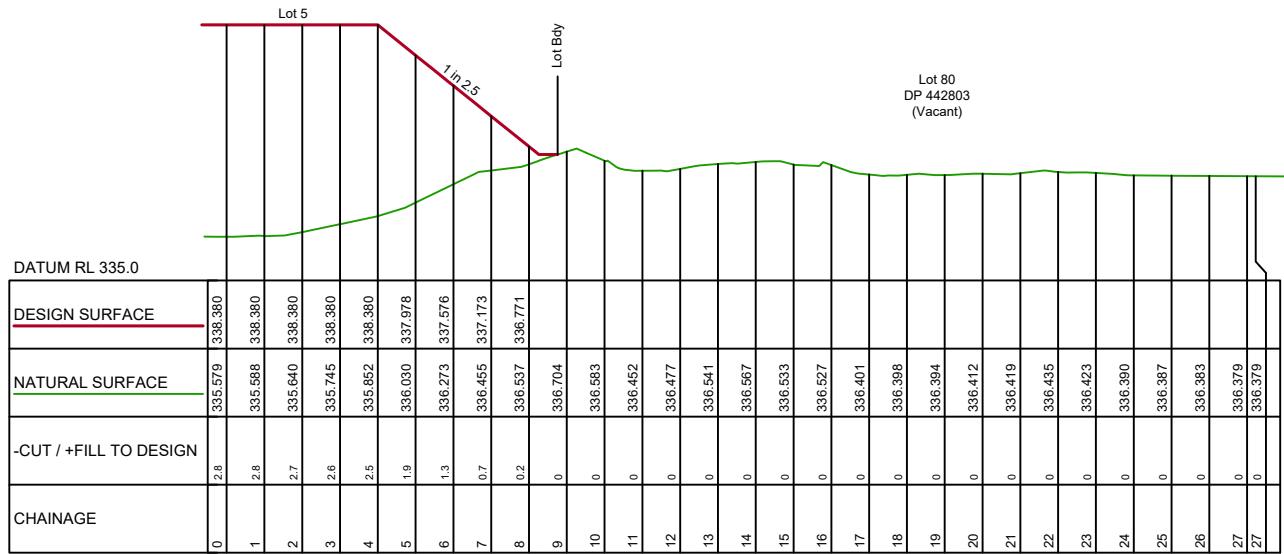
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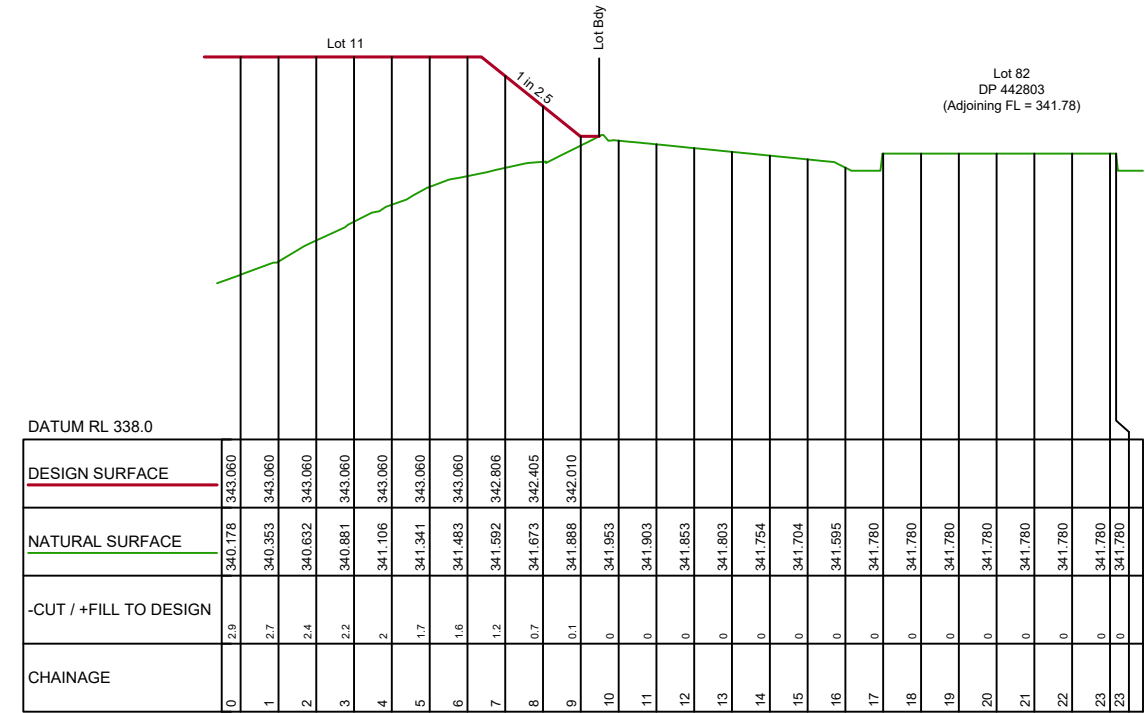
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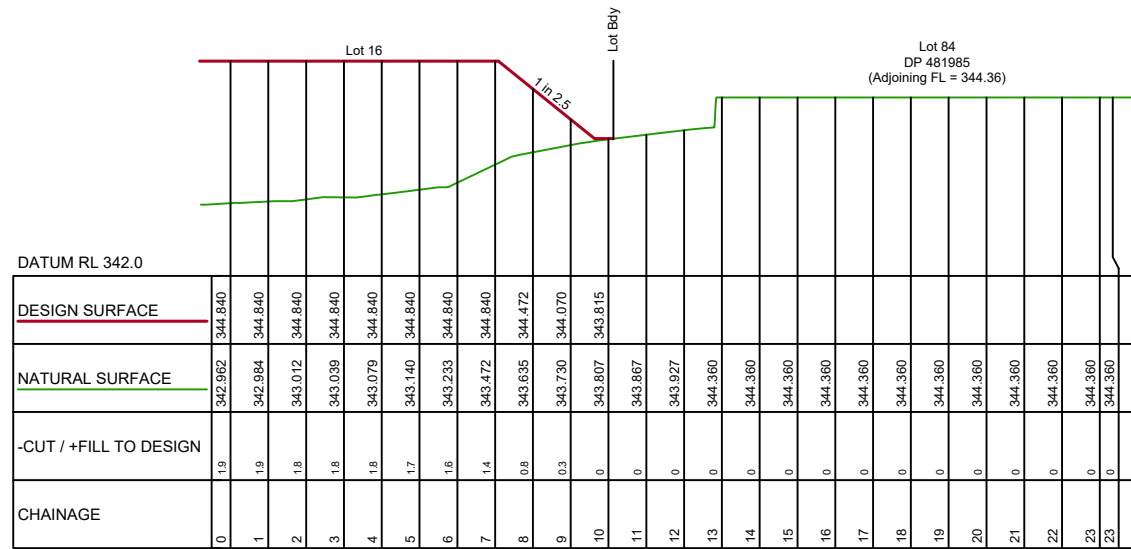
BULK EARTHWORKS - Earthworks Cross Sections Detail C1



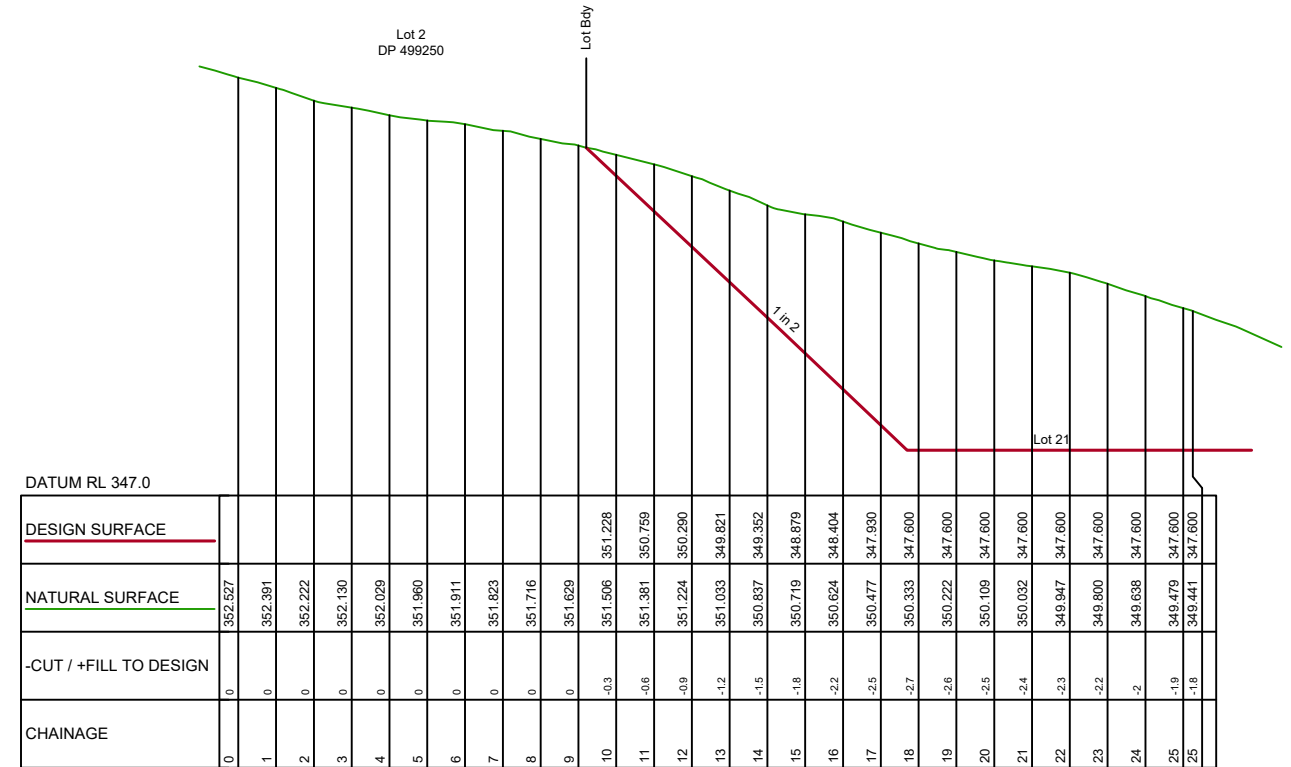
BULK EARTHWORKS - Earthworks Cross Sections Detail B1



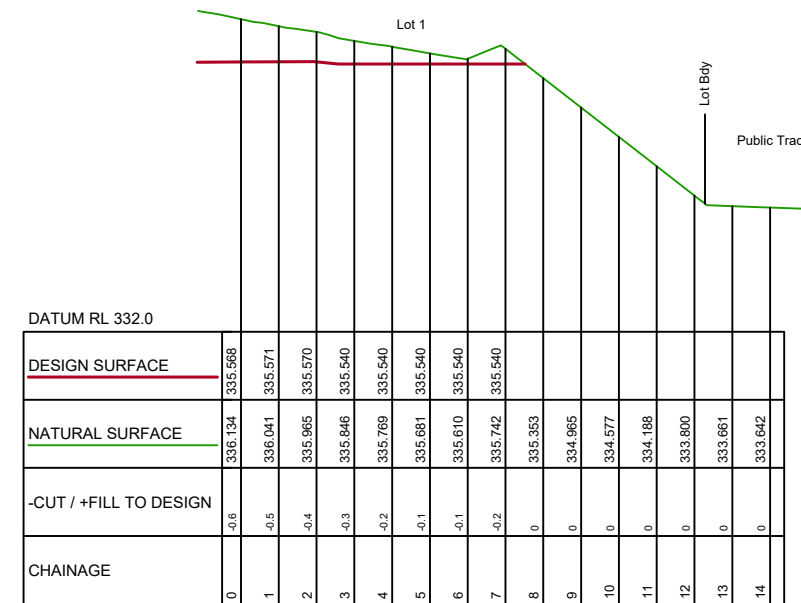
BULK EARTHWORKS - Earthworks Cross Sections Detail D1



BULK EARTHWORKS - Earthworks Cross Sections Detail E1

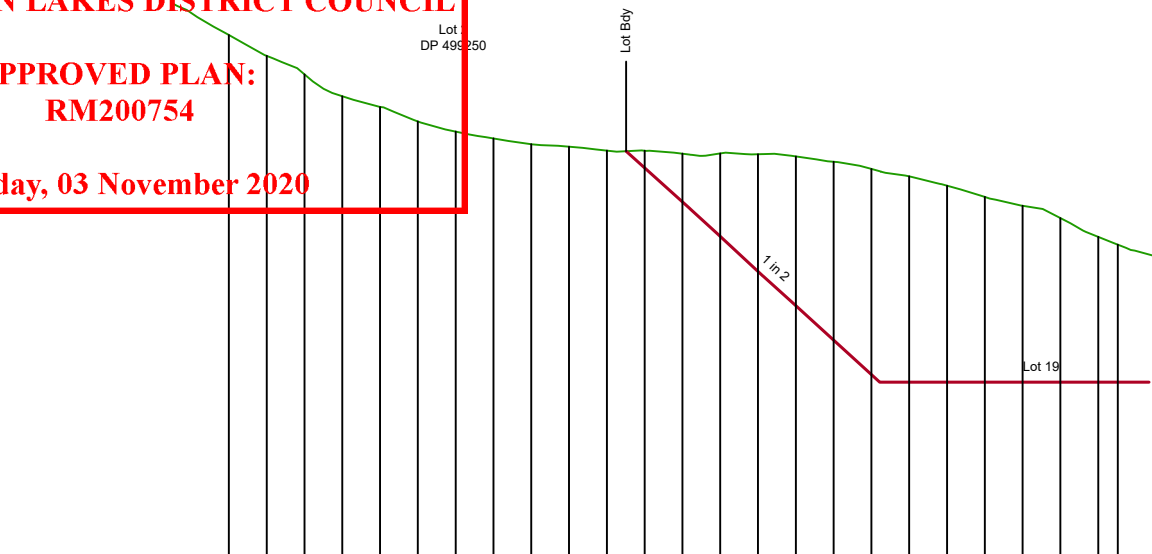


BULK EARTHWORKS - Earthworks Cross Sections Detail J1



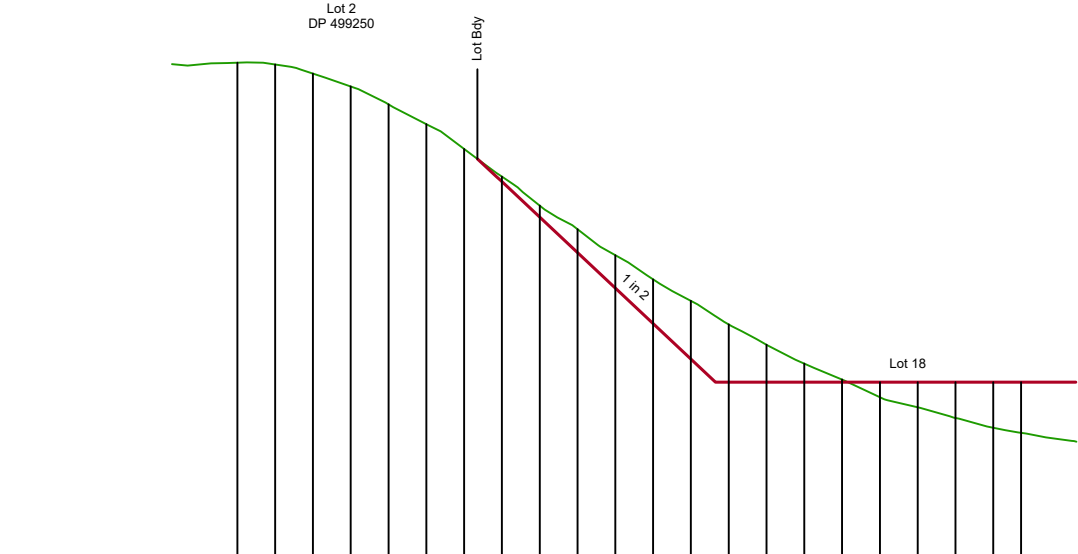
BULK EARTHWORKS - Earthworks Cross Sections Detail J2

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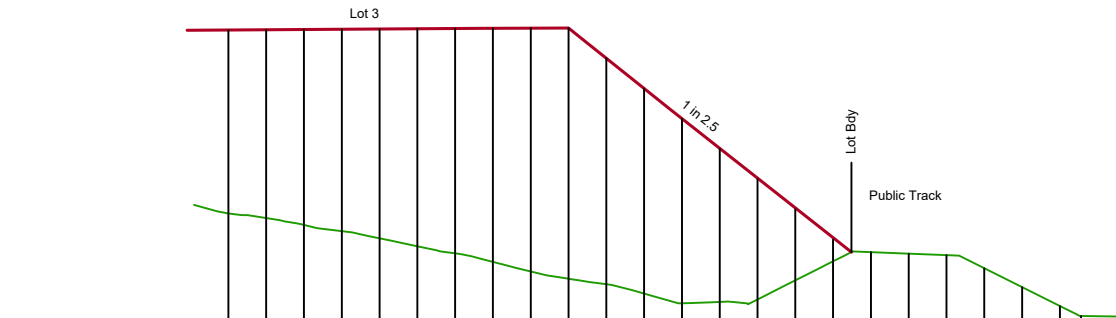
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NATURAL SURFACE	
-CUT / +FILL TO DESIGN	
CHAINAGE	

BULK EARTHWORKS - Earthworks Cross Sections Detail K1



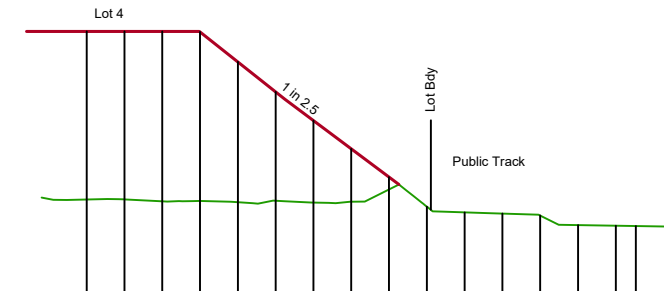
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BULK EARTHWORKS - Earthworks Cross Sections Detail L1



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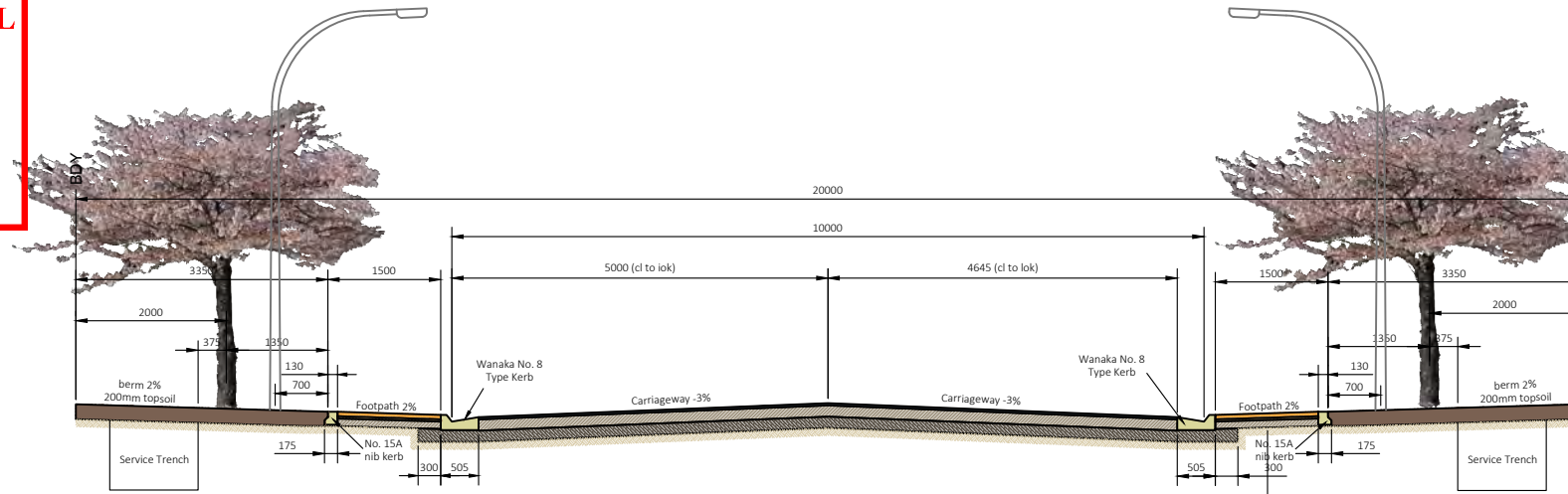
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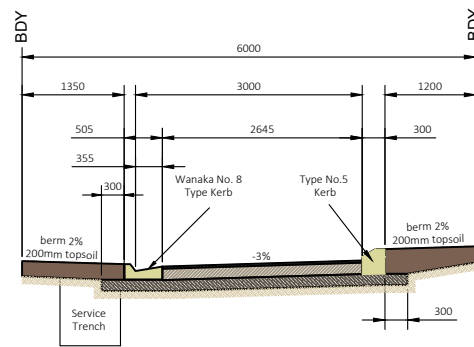
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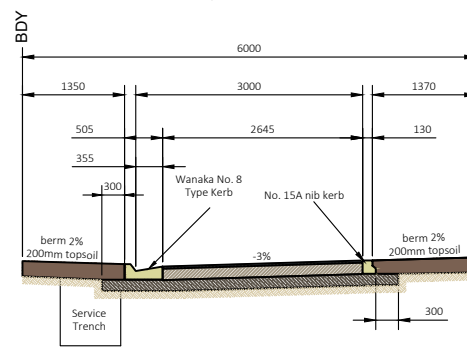
ROAD 1 - E12

10m carriageway / 20m legal width
1.5m Footpath Both Sides



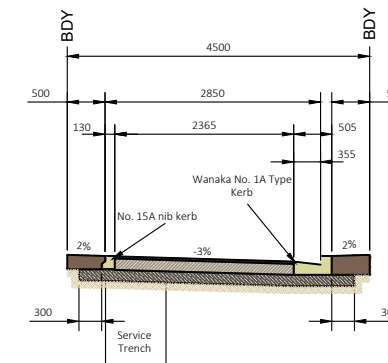
ACCESS A - E10

3.0m carriageway / 6.0m legal width
No Footpath



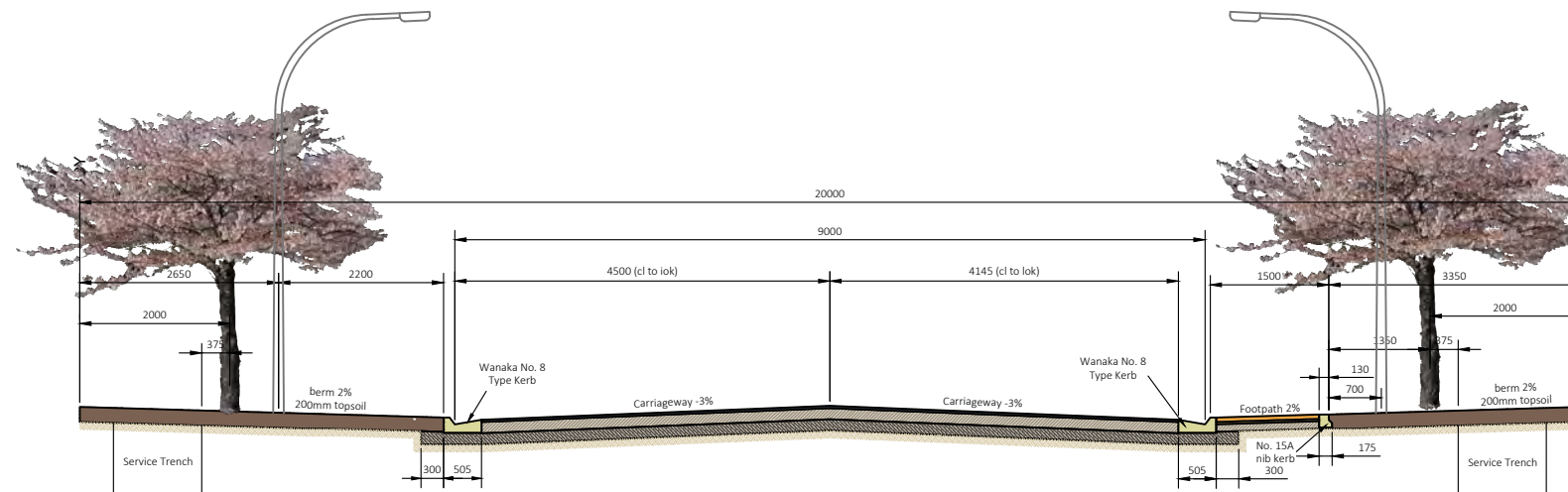
ACCESS B - E10

3.0m carriageway / 6.0m legal width
No Footpath



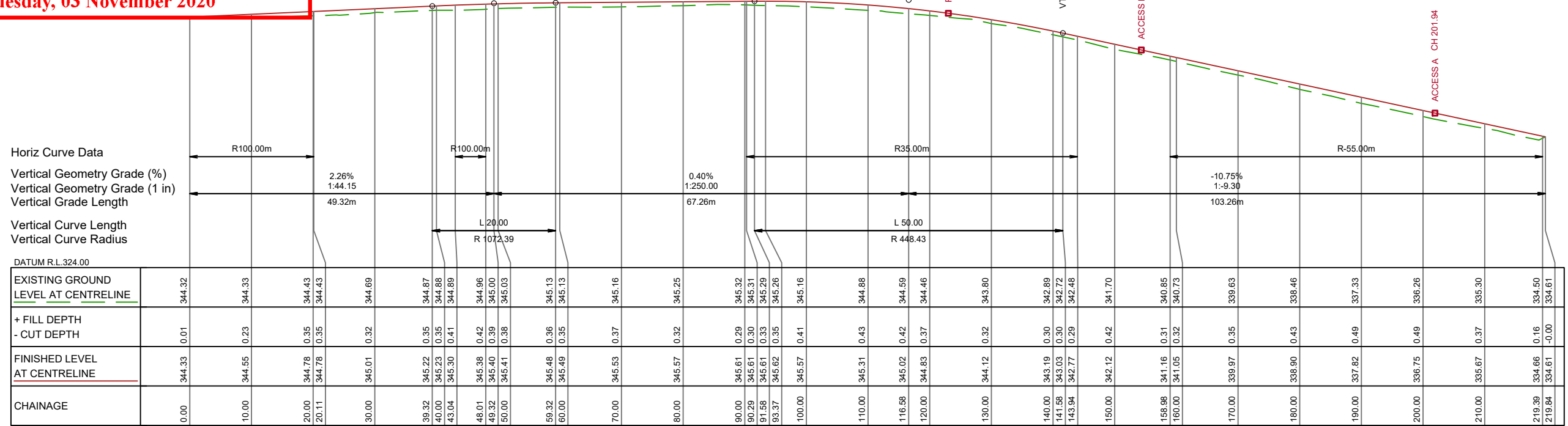
ACCESS C - E9

2.85m carriageway / 4.5m legal width
No Footpath

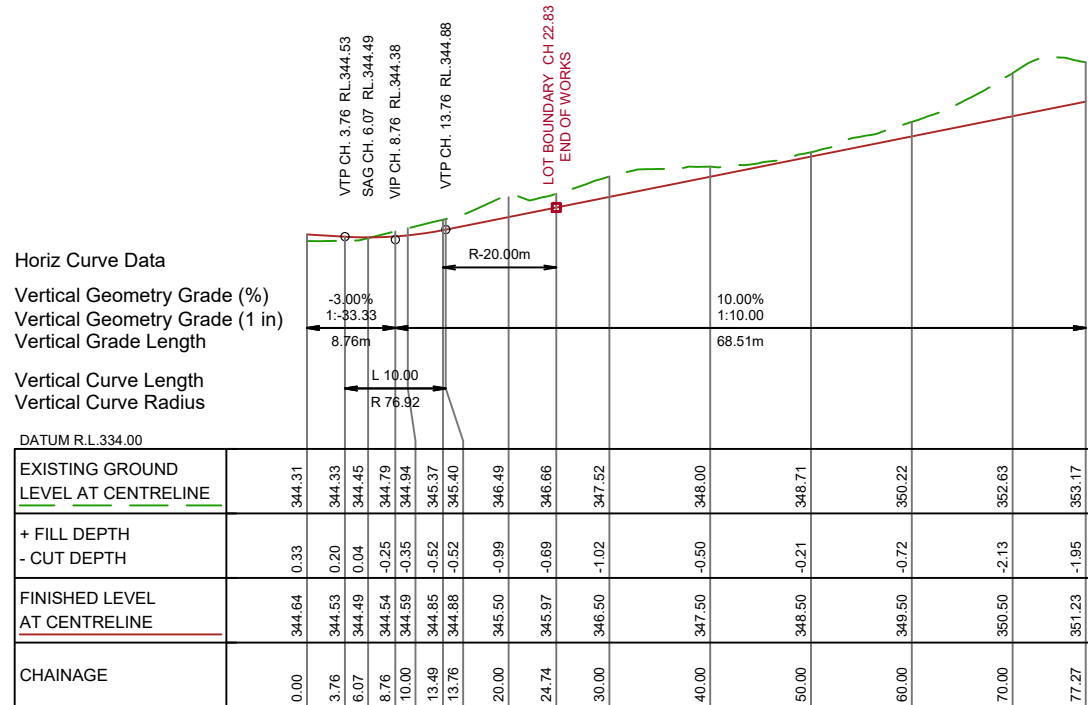


ROAD 2 - Up to E13

9.0m carriageway / 20m legal width
1.5m Footpath One Side

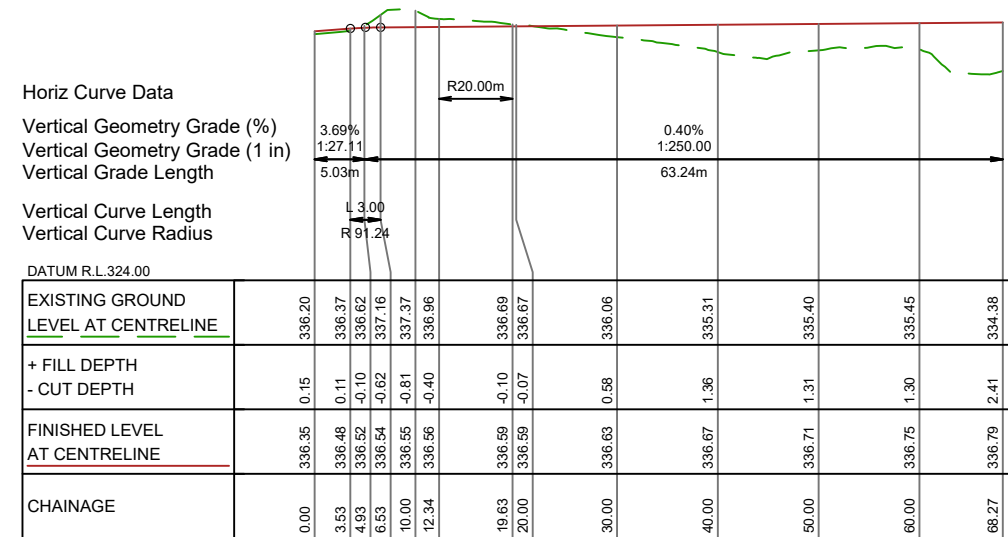


West Meadows Stage 7 : Road 1 Longsection

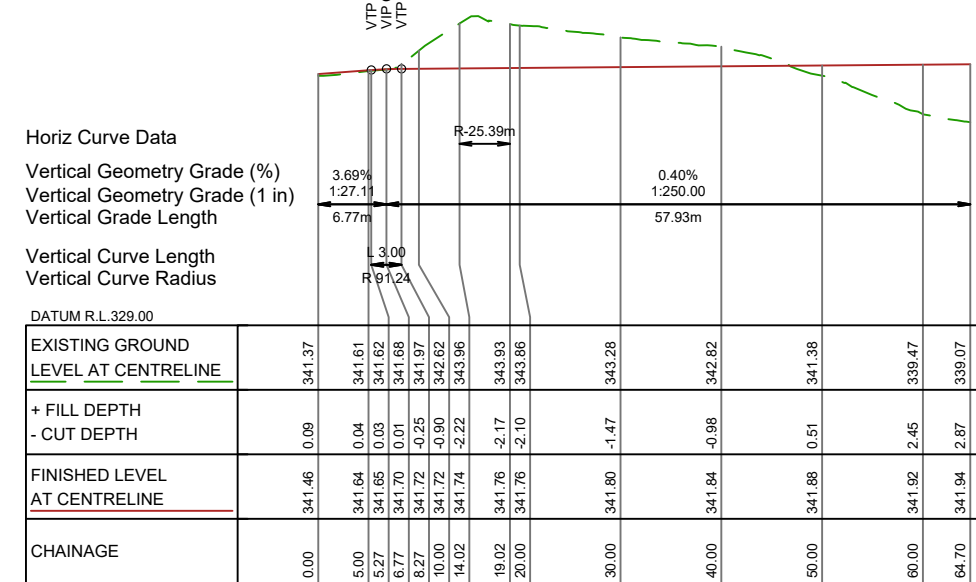


West Meadows Stage 7 : Road 2 Longsection

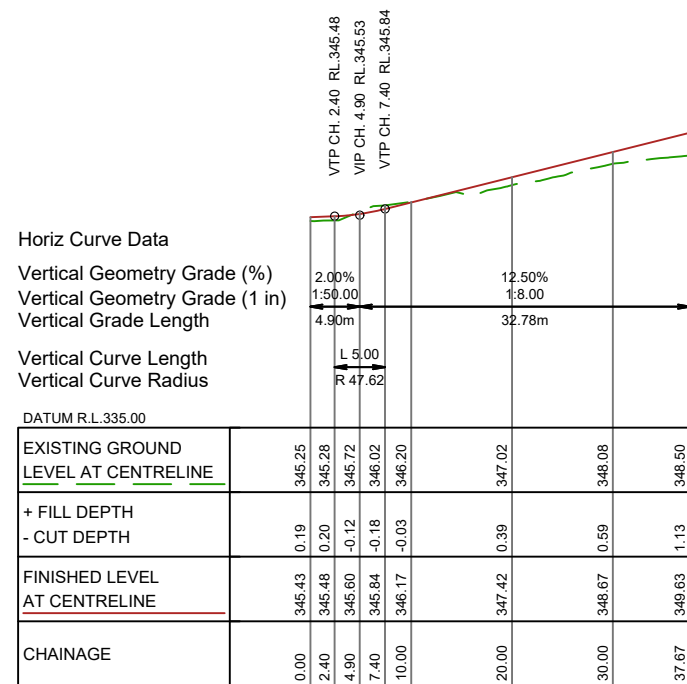
TP CH. 3.53 RL.336.48
VP CH. 5.03 RL.336.53
VP CH. 6.53 RL.336.54



West Meadows Stage 7 : Access A Longsection



West Meadows Stage 7 : Access B Longsection



West Meadows Stage 7 : Access C Longsection