



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95 AND DETERMINATION UNDER s104

RESOURCE MANAGEMENT ACT 1991

Applicant:	Northlake Investments Limited
RM reference:	RM161292
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to create 71 residential, 2 access and 2 reserve lots (Stages 4, 5 and 6) in Activity Areas D1 and B4 and undertake associated earthworks
Location:	Outlet Road, Wanaka
Legal Description:	Lot 65 and 66 Deposited Plan 371470 contained in Computer Freehold Register 290932
Zoning:	Northlake Special Zone <i>stg. 4-6.</i>
Activity Status:	Non-Complying
Date:	5 May 2017

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a **non-notified** basis given the findings of Section 6.0 of this report. This decision is made by Sarah Gathercole, Senior Planner, on 5 May 2017 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. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Sarah Gathercole, Senior Planner as delegate for the Council.

The relevant assessment matters are found in Sections 12.34 Northlake, Section 14 Transport and Section 15 Subdivision of the District Plan and have been taken into consideration in the assessment below.

The comments and recommendations as outlined above are discussed where relevant below.

4.2.1 Community Facility

The proposed subdivision would result in a total of 178 residential sites being established (Stages 1-6) without the necessary community facilities being provided or operational. No indoor swimming pool facility is proposed. The plan directs that no subdivision be granted for greater than 50 lots without the provision of a playground, tennis court, gym and 20-25m indoor swimming pool to meet the needs of Northlake residents and the wider Wanaka community. The intention is for these facilities to be delivered early in the development.

Stages 1 to 3 provides for the playground and tennis court. These facilities would be available to all Northlake residents. Conditions of RM160509 require these to be implemented by issue of titles for Stage 2 or by 10 October 2019, whichever is soonest. The applicant has confirmed that these are currently under construction and are anticipated to be completed by May 2017. These facilities would be available prior to the issue of any titles approved through this application.

4.2.1.1 Gym

A land use has recently been obtained for the development of a health care centre that includes provision of a gym facility. This would be a commercial operation. A condition of consent has been proposed and accepted by the applicant, should consent be granted, that this facility will be provided prior to the issue of title for Stage 6 approved through this application, or within 24 months of the issue of the decision (whichever is the soonest). Although the delivery of the gym would be delayed the facility would be available at a time when most residents are likely to be moving in when considering likely construction time of dwellings within the residential lots. On this basis, it is considered that any adverse effects associated with the delay in delivery of the gym facility would be less than minor.

4.2.1.2 Indoor Swimming Pool

The applicant wishes to proceed with subdivision without providing a 20-25m indoor swimming pool facility. The applicant no longer intends to provide a pool facility within the development. Not providing an indoor pool would mean a reduced level of access to such a facility for new residents of Northlake and for the wider Wanaka community.

It is noted that QLDC have a public pool under development at Three Parks that is expected to be completed by March 2018. This will be a community facility and provides an indoor 25 metre pool that would be available to public similar to the facility anticipated by the Northlake zone.

Given the intended completion date of this pool it is anticipated that it would be operational prior to or within months of any of the proposed lots being titled. With the Council pool located at Three Parks completed by the time residents would be moving in it is considered that opportunities would still be available to residents to access a covered pool within the wider Wanaka area. However, these would be less accessible for Northlake residents and those within the directly surrounding area than anticipated under the Northlake provisions.

Additional travelling time would be required to access the Three Parks pool facility. The travel distance would be approximately 4km with an estimated 6 minute drive time. It is considered unlikely that residents within the Northlake development or surrounds would choose to walk to the Three Parks facilities due to the distance involved. This would result in a reduced level of connectivity associated with the proposed development. The Northlake development would still retain a central core of commercial and community facilities within close proximity to all residents.

Any adverse effects associated with additional lots being created without the necessary community facilities are considered to be minor. The tennis courts and playground would be implemented as part of earlier stages of the overall Northlake development. The gym would be operational by the time residents were moving into the development. Those wanting to use pool facilities would have to travel outside of the development but would still have access to pool facilities.

4.2.2 Lot Size and Dimensions and Subdivision Design

Assessment matter 15.2.6.4i(k)(i)-(v) specifically addresses lot size and dimensions in Northlake.

Within the Northlake Special Zone, whether and the extent to which the lot size:

- (i) *Can be achieved without undermining or adversely affecting desirable outcomes promoted by any relevant consent with an Outline Development Plan.*
- (ii) *Will achieve greater efficiency in the development and use of the land resource.*
- (iii) *Will assist in achieving affordable or community housing.*
- (iv) *Can be adequately serviced without adverse effect on infrastructural capacity.*
- (v) *Will achieve residential amenities such as privacy and good solar orientation.*

A range of lot sizes have been provided to achieve the density as set by RM160152 and the proposed lot sizes are consistent with the ODP in terms of the density for residential activity. There is no minimum lot size required for the zone. The lots will be connecting to reticulated services. Capacity of infrastructure was considered at the time of the ODP and will be discussed further in Section 4.2.5 below.

The proposed subdivision is divided into two types of lots, those where a Northlake designed home is proposed and the Design Your Own Lots (DYOL).

The proposal provides for a mix of housing typologies within the subdivision design. Mr Jolly has generally supported the layout of the proposed subdivision which follows the layout of the ODP and structure plan of the zone, except for a re-orientation of two lots from an east-west to north-south alignment within stage 5 and a narrowing of the road reserve to provide an additional lot in this location. Mr Jolly does not consider that this is a significant divergence from the ODP. Detailed urban design assessment was carried out as part of the ODP. A number of design controls were recommended as part of the ODP and secured as conditions of RM160152 in relation to how future houses would relate to public spaces and to achieving solar gain within living spaces. Mr Jolly has provided comment on how the subdivision achieves these conditions. Assessment of this is outlined below.

4.2.2.1 Fronting of Public Space

Mr Jolly has confirmed that he considers that the proposed controls for the DYOL and the Northlake Homes would meet requirements of fronting of public space with the imposition of recommended conditions that require habitable spaces to be orientated towards the street and public spaces.

4.2.2.2 Solar Gain

Mr Jolly is satisfied that the design controls included in the application are sufficient to ensure that habitable rooms are appropriately located to the north and garages to the south which would ensure maximum solar gain.

4.2.2.3 Scale of earthworks

Earthworks within the subject site have been undertaken, as authorised by RM160186. The proposal includes some minor changes to the extent of earthworks under RM160186. The extent of changes are predominantly internal to the stage 4-6 area within the subject site. The ground level would be re-set as part of the earthworks.