

TABLE A – NORTHBROOK WANAKA: EFFECTS ASSESSMENT AND RELEVANT OBJECTIVES AND POLICIES

Description of effect	Effects on the environment	Degree to which the effect is adverse	Relevant Objectives and Policies (QLDC & ORC)
Effects on residential amenity values within the Northlake Special Zone	<p>An Urban Design and Landscape Assessment has been prepared by Patch Limited to assess the urban design of the proposal in the context of the site and the wider Northlake development.</p> <p>In respect of the residential amenity effects of the development, the Assessment concludes:</p> <ul style="list-style-type: none"> The proposal has been comprehensively designed to maintain residential amenity of neighbouring sites and streetscapes in Northlake. The proposed buildings are consistent in scale and character with the existing built environment of Northlake. Landscaping and amenity planting provides for privacy and mitigates any potential effects on adjoining properties in terms of noise, vibration and lighting from vehicles within the retirement village. 	<p>No adverse effects as the comprehensively designed retirement village development is within an area zoned for residential and commercial development.</p>	<p>Queenstown Lakes District Council – Operative District Plan – Chapter 4 – District Wide</p> <p>Objective 4.2: Landscape and Visual amenity</p> <p>Policies 1, 4, 6, 7, and 8</p> <p>Objective 4.9: Urban Growth</p> <p>Objective 2</p> <p>Policy 1.1</p> <p>Chapter 12 – Northlake Special Zone</p> <p>Policy 2.6</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Direction</p> <p>Objective 3.2.5</p> <p>Policies 3.2.6.1, 3.2.6.2, 3.2.6.3</p> <p>Chapter 29 – Transport</p> <p>Objective 29.2.2</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version</p> <p>Chapter 4 – Communities in Otago are resilient, safe and healthy</p> <p>Objective 4.5: Urban growth and development is well designed</p> <p>Policy 4.5.1</p> <p>The proposal meets or is consistent with the objectives and policies relating to residential amenity values.</p>
Effects on landscape character	<p>An Urban Design and Landscape Assessment has been prepared by Patch Limited (landscape and visual amenity specialists) to assess the effects of the actual and potential landscape and visual amenity effects of the proposal.</p> <p>In respect of the effects of the development on the landscape character, the Assessment concludes:</p> <ul style="list-style-type: none"> The proposal will not be visible from the Deans Bank area, the Clutha River Outlet area or the surface of Lake Wanaka. The proposal will not result in any adverse visual effects from public or private viewpoints. The proposal is within an area zoned for urban development and therefore it will not result in adverse effects on the natural environment. 	<p>No adverse effects as the location and the architect's design absorb the built form into the natural frame, in an area anticipated for development. Proposed vegetation will further blend the development into the natural and built setting.</p>	<p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Direction</p> <p>Strategic Policies</p> <p>Policies 3.3.13, 3.3.14,</p> <p>Landscape and Visual Amenity</p> <p>Objective 1</p> <p>Policies 1, 8, 15, 17</p> <p>Chapter 4 – District Wide</p> <p>Policy 15: Retention of Existing Vegetation</p> <p>Chapter 12 – Northlake Special Zone</p> <p>Objective 4</p> <p>Chapter 14 – Transport</p> <p>Policy 3.4</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Direction</p> <p>Objective 3.2.5</p> <p>Chapter 25 – Earthworks</p> <p>Objective 25.2.1</p>

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			<p>Chapter 29 – Transport</p> <p>Policies 29.2.3.1, 29.2.3.2, 29.2.3.7</p> <p>The proposal meets or is consistent with the objectives and policies relating to landscape character and visual amenity values.</p>
Traffic effects	<p>A Transportation Assessment has been prepared by Carriageway Consulting (traffic engineering and transport planning specialists) to assess all transportation and traffic related effects arising from the project. The Assessment considers traffic generation and distribution, effects on the wider roading network which provides access to the site, effects on the existing road network at Northlake, non-car modes of travel, road safety, and matters of detail such as sight distances, road widths, parking and loading.</p> <p>In respect of the traffic effects of the development, the Assessment concludes:</p> <ul style="list-style-type: none"> The traffic generated by the proposal can be accommodated on the roading network without capacity or efficiency issues arising. The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal. The slight deviations from the transport site standards do not give rise to adverse effects that are more than minor. 	<p>No more than minor adverse effects as the traffic generation of a retirement village unit is much less than that of a standard residential unit. There are no anticipated adverse capacity-related effects on the roading network and the proposed internal roading and footpath layout will operate safely and efficiently.</p>	<p>Queenstown Lakes District Council – Operative District Plan – Chapter 12 – Northlake</p> <p>Objective 3: Connectivity</p> <p>Policies 3.1, 3.2, 3.3, 3.4, 3.6, 6.1, 6.2, 6.3</p> <p>Chapter 14 – Transport</p> <p>Objective 1: Efficiency</p> <p>Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.8, 1.9, 1.10</p> <p>Objective 2: Safety and Accessibility</p> <p>Policies 2.1, 2.2, 2.3, 2.6, 2.7</p> <p>Objective 3: Environmental Effects</p> <p>Policies 3.1, 3.2, 3.3, 3.4, 3.6, 3.7</p> <p>Objective 5: Parking and Loading – General</p> <p>Policies 5.1, 5.3, 5.4, 5.5</p> <p>Objective 6: Pedestrian and Cycle Transport</p> <p>Policies 6.1, 6.2, 6.3</p> <p>Objective 7: Public and Visitor Transport</p> <p>Chapter 15 – Subdivision, Development and Financial Contributions</p> <p>Objective 5: Amenity Protection</p> <p>Policy 5.5</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 27 – Subdivision and Development</p> <p>Policies 27.2.2.4, 27.2.2.5</p> <p>Objective 27.2.5</p> <p>Policies 27.2.5.1, 27.2.5.2, 27.2.5.3, 27.2.5.5</p> <p>Chapter 29 – Transport</p> <p>Objective 29.2.1: Integrated, safe and efficient transport network</p> <p>Policy 29.2.1.1,</p> <p>Objective 29.2.2: Parking, loading, onsite manoeuvring</p> <p>Policies 29.2.2.1, 29.2.2.11</p> <p>Policies 29.2.3.1, 29.2.3.2, 29.2.3.3, 29.2.3.7</p> <p>Objective 29.2.4 Integrated approach to managing the transport network</p> <p>Policies 29.2.4.3, 29.2.4.4, 29.2.4.5, 29.2.4.6</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version – Chapter 4 – Communities in Otago are resilient, safe and healthy</p> <p>Objective 4.3: Infrastructure is managed and developed in a sustainable way</p> <p>Policy 4.3.1</p> <p>The proposal is consistent with the objectives and policies relating to transportation.</p>

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Effects during construction of the project	<p>A Construction Management Plan ("CMP") has been prepared to address the potential effects which may arise from the construction of the proposed development. It provides the framework and parameters within which the construction activities associated with the development can be managed in order to mitigate the actual and potential construction effects. In addition to the management of earthworks (including erosion and sediment control measures), the CMP includes details of construction hours and noise, vehicle management, archaeological protocols and health and safety.</p> <p>All works will be carried out by experienced Tier 1 contractors who are proficient in carrying out bulk earthworks in compliance with all necessary environmental and regulatory requirements.</p> <p>The construction effects of the development will be less than minor if carried out in accordance with the CMP (and corresponding conditions of consent).</p>	Any potential adverse effects less than minor; will be managed through the EMP.	<p>Queenstown Lakes District Council – Operative District Plan – Chapter 22 – Earthworks</p> <p>Objective 1: Enabling Earthworks</p> <p>Policies 1.1, 1.2, 1.3, 1.4, 1.5</p> <p>Policies 2.2, 2.3, 2.4</p> <p>Objective 3 – Ensure earthworks do not adversely affect stability of land, flooding</p> <p>Policies 3.1, 3.2, 3.3</p> <p>Objective 7 – Protect cultural heritage, including waahi tapu</p> <p>Policies 7.1</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 25 – Earthworks</p> <p>Objective 25.2.1 Earthworks minimising adverse effects</p> <p>Policies 25.2.1.1, 25.2.1.2, 25.2.1.3, 25.2.1.4, 25.2.1.5, 25.2.1.6, 25.2.1.7, 25.2.1.8, 25.2.1.9, 25.2.1.10, 25.2.1.11</p> <p>Objective 25.2.2</p> <p>Policy 25.2.2.1</p> <p>Otago Regional Council – Otago Regional Plan: Water</p> <p>7C Policies for ...stormwater</p> <p>7.C.7, 7.C.8, 7.C.9.</p> <p>Policy 7.D.10</p> <p>The proposal and the proposed construction management of the site will ensure that the objectives and policies for the earthworks are met.</p>
Geotechnical hazards	<p>A Geotechnical Assessment has been prepared by GeoSolve Limited to assess all geotechnical related effects arising from the project including surface, subsurface and groundwater conditions, any potential liquefaction hazard, potential settlement issues and foundation requirements, and considers matters of detail such as excavations and retentions, engineered fill slopes, slope stability considerations, earthworks and groundwater considerations, and natural hazard risks.</p> <p>In respect to the geotechnical effects of the development the Assessment concludes:</p> <ul style="list-style-type: none"> The development is not located within any mapped slope instability features, liquefaction susceptibility areas or any other hazard features on the QLDC database. There is no liquefaction risk due to the depth to groundwater and observed relative density of the site subsoils. No adverse geotechnical implications apply for neighbouring properties during construction provided appropriate vibration, sediment and dust mitigation measures are taken during construction. <p>No aquifer resource will be adversely affected by the development.</p>	Adverse effects less than minor; building foundations to be reviewed by geotechnical engineer during detailed design phase.	No relevant objectives and policies as no rules are triggered.
Effects on the Council's reticulated services	An Infrastructure Report has been prepared by Paterson Pitts Group to confirm the available capacity in Council's reticulated	No adverse effects as the Council's services have sufficient capacity for the development.	Queenstown Lakes District Council – Operative District Plan – Chapter 15 – Subdivision, Development, and Financial Contributions

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	<p>water and wastewater network and the ability for the project to connect to those networks.</p> <p>In respect to the reticulated servicing effects of the development, the Assessment concludes:</p> <ul style="list-style-type: none"> The proposal can connect to the existing wastewater pipes in Northlake and will result in an extra 5% in the Outlet Road pipe and an extra 3.7% in the Aubrey road main. The minor effect that the proposal will have on the wider wastewater network will be more than offset by the development contributions triggered by this development. The proposal can connect to the existing water supply network within Northlake and there is sufficient capacity in the existing network to meet the domestic, irrigation and firefighting demands of the proposed development. The peak hour demand for the proposed development is very similar to the peak hour demand anticipated under the current density provisions of the District Plan therefore the effect of the proposal on the wider network will be less than minor. The existing networks for electricity and telecommunications have sufficient capacity to service the proposed development. 		<p>Objective 1: Servicing</p> <p>Policies 1.5, 1.6, 1.7, 1.9, 1.10, 1.11</p> <p>Objective 2: Cost of Services to be met by developers</p> <p>Policies 2.1 and 2.2</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Objectives</p> <p>Objective 3.2.1: The development of a prosperous, resilient, and equitable economy</p> <p>Policy 3.2.1.9</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 4 – Urban Development</p> <p>Policies 4.2.2.1</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version – Chapter 4 – Communities in Otago are resilient, safe and healthy</p> <p>Objective 4.3 Infrastructure is managed and developed in a sustainable way</p> <p>Policy 4.3.1</p> <p>The proposal is consistent with the objectives and policies relating to infrastructure servicing.</p>
Stormwater and flood management effects	<p>A Stormwater Management Assessment has been prepared by Fluent Solutions (stormwater and flood management specialists) to assess capacity within the existing stormwater management system at Northlake.</p> <p>In respect of the stormwater effects of the development, the Management Assessment concludes:</p> <ul style="list-style-type: none"> Stormwater from the proposal can be collected and conveyed utilising existing stormwater infrastructure. The existing stormwater pond can be extended to accommodate flows from the development and dispose to ground. The method of utilising the infiltration pond as a means of stormwater disposal to ground replicates the drainage method observed pre-development. The infiltration pond will contain the successive and long duration rainfall events (100-year 48 hour rainfall event). 	No adverse effects as the existing stormwater system can be enlarged to accommodate additional flows associated with the development.	<p>Queenstown Lakes District Council – Operative District Plan – Chapter 12 – Northlake Special Zone</p> <p>Policy 6.4</p> <p>Chapter 15 – Subdivision and Development</p> <p>Policies 1.6, 1.10</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 27 – Subdivision and Development</p> <p>Policies 27.2.5.6, 27.2.5.11, 27.2.5.15</p> <p>Otago Regional Council – Otago Regional Plan: Water</p> <p>Objective 7.A.3 (page 93)</p> <p>7B Policies General (page 93)</p> <p>Policies 7.B.1, 7.B.2, 7.B.3, 7.B.4, 7.B.6, 7.B.7, 7.B.8</p> <p>7C Policies forstormwater (page 97),</p> <p>Policies 7.C.1, 7.C.2, 7.C.3, 7.C.4, 7.C.5,</p> <p>The proposal is consistent with the objectives and policies relating stormwater.</p>
Effects on groundwater resources of the site and wider environs	The Geotechnical Report prepared by GeoSolve confirms that the regional groundwater table lies more than 10m below the proposed foundation areas and is unlikely to be encountered during construction. There is no contaminated land within close proximity to the site that could result in leaching into the groundwater table.	No adverse effects as no potential land contamination source and the regional groundwater table is deep.	<p>Otago Regional Council – Otago Regional Plan: Water</p> <p>Objective 7.A.1, 7.A.2 (page 93)</p> <p>7B Policies General (page 93)</p> <p>Policies 7.B.1, 7.B.3, 7.B.7, 7.B.8</p> <p>The proposal is consistent with the objectives and policies relating to groundwater resources.</p>
Effects on ecological values	No adverse effects as there are no significant ecological values on the site.	No adverse effects.	Not Applicable
Soil contamination risks	No adverse effects as there is no contamination sources within the site.	No adverse effects.	Not Applicable

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Effects on heritage values	No adverse effects as no known heritage items or cultural or archaeological values within the site; accidental discovery protocols will be adopted.	No adverse effects.	Not Applicable
Effects from lighting	No adverse effects.	No adverse effects due to the setback of buildings from boundaries; a degree of lighting is anticipated with the residential activity that is provided for by the zoning.	Not Applicable
Effects from noise	<p>Marshall Day Acoustics Limited (noise specialists) have prepared a Memo to assess all noise related effects arising from the project. The Memo concludes that:</p> <ul style="list-style-type: none"> the proposal will comply with the relevant noise standards in the NSZ; and will not result in adverse noise effects when compared to the noise that could be generated as of right by residential activity that is anticipated within the sites. 	No adverse effects due to the proximity to neighbouring residential sites; the open space terrace and adjacent roads also provides a buffer.	<p>Queenstown Lakes District Council – Proposed District Plan – Chapter 36 –Noise</p> <p>Objective 36.2.1: Adverse effects of Noise</p> <p>Policies 36.2.1.1, 36.2.1.2</p> <p>The proposal is consistent with supports the objectives and policies relating to noise.</p>
Economic effects	<p>An evaluation of market potential for proposed retirement villages in Wanaka has been prepared by Urban Economics and an Economic Effects Assessment has been prepared by Property Economics.</p> <p>In respect of the economic effects of the development, the Assessments conclude:</p> <ul style="list-style-type: none"> That there are 213 existing retirement village units within Wanaka with a very low level of vacancy, indicating there is a general shortage of retirement village units in the area. The number of retiree households aged 70 years and older in Wanaka is forecast to increase by 67% by 2028. There is a strong prospect for an additional retirement village in Wanaka. During the construction phase, the proposal will create 700 jobs during the peak construction year and will provide for ongoing operation local employment of 38 jobs per year. The proposed retirement village is expected to contribute an additional § 9(2)(b)(i) in GDP and 133 jobs over a 15-year period at a regional level. At a national level the proposal provides for a further § 9(2)(b)(ii) in national GDP and 1100 jobs over the 15-year period. 	No adverse effects; effects are positive for the community through the increase in dwelling units for the increasing elderly population and through the jobs created during construction and in the operation of the village and associated facilities.	Not Applicable