

# **APPLICATION AS NOTIFIED**

**ROA General Management Limited  
(RM241030)**

## FORM 12

File Number RM241030

### **QUEENSTOWN LAKES DISTRICT COUNCIL**

### **PUBLIC NOTIFICATION**

**Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.**

**The Queenstown Lakes District Council has received an application for a resource consent from:**

Roa General Management Limited

**What is proposed:**

Application for the construction and operation of a hospital and health precinct, including a helicopter landing pad, at Sir Tim Wallis Drive, Wanaka.

**The location in respect of which this application relates is situated at:**

The westernmost portion of Lot 981 Deposited Plan 587232, on the southern side of Sir Tim Wallis Drive, Wanaka.

**The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:**

- 74 Shotover Street, Queenstown;
- Gorge Road, Queenstown;
- and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).

**Alternatively, you can view them on our website when the submission period commences:**

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM241030 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Jacob Neaves, who may be contacted by email at [jacob.neaves@qldc.govt.nz](mailto:jacob.neaves@qldc.govt.nz).

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

**If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:**

**Friday 23<sup>rd</sup> May 2025**

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

<https://www.qldc.govt.nz/services/resource-consents/apply-for-a-resource-consent/application-forms/>

You must serve a copy of your submission to the applicant (Roa General Management Limited) as soon as reasonably practicable after serving your submission to Council:

Roa General Management Limited  
C/- Erin Stagg  
[erin@edgarplanning.co.nz](mailto:erin@edgarplanning.co.nz)  
Edgar Planning  
PO Box 716  
Wanaka 9343

#### QUEENSTOWN LAKES DISTRICT COUNCIL



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(Signed by Dr Lee Beattie pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

**Date of Notification:** Thursday 24<sup>th</sup> April 2025

#### Address for Service for Consent Authority:

Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
Gorge Road, Queenstown 9300

Phone  
Email  
Website

03 441 0499  
[rcsubmission@qldc.govt.nz](mailto:rcsubmission@qldc.govt.nz)  
[www.qldc.govt.nz](http://www.qldc.govt.nz)

**TechnologyOne ECM Document Summary**

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Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	8400177	2	06-Dec-2024
PUB_ACC	AEE	8400178	1	04-Dec-2024
PUB_ACC	Appendix A - Record of Title and Description of Title Instruments	8400179	1	04-Dec-2024
PUB_ACC	Appendix A - CONO 10784847.2	8400185	1	04-Dec-2024
PUB_ACC	Appendix A - CONO 11674965.12	8400184	1	04-Dec-2024
PUB_ACC	Appendix A - CONO 11787707.8	8400183	1	04-Dec-2024
PUB_ACC	Appendix A - CONO 11898151.10	8400182	1	04-Dec-2024
PUB_ACC	Appendix A - CONO 12552763.9	8400181	1	04-Dec-2024
PUB_ACC	Appendix A - CONO 12599490.5	8400180	1	04-Dec-2024
PUB_ACC	Appendix B - RM230084 Approved Scheme Plan	8400186	1	04-Dec-2024
PUB_ACC	Appendix C - Written Approvals	8400187	1	04-Dec-2024
PUB_ACC	Appendix D - Project Location Maps	8400188	1	04-Dec-2024
PUB_ACC	Appendix E - Architectural Plan Package	8400189	1	04-Dec-2024
PUB_ACC	Appendix E - Earthworks Plan	8400190	1	04-Dec-2024



PUB_ACC	Appendix F - Urban Landscape Report	8400191	1	04-Dec-2024
PUB_ACC	Appendix G - Integrated Transport Assessment	8400192	1	04-Dec-2024
PUB_ACC	Appendix H - Urban Design Assessment	8400193	1	04-Dec-2024
PUB_ACC	Appendix I - Environmental Management Plan	8400194	1	04-Dec-2024
PUB_ACC	Appendix J - Infrastructure Assessment	8400195	1	04-Dec-2024
PUB_ACC	Appendix K - Sustainable Design Certification Pathway	8400196	1	04-Dec-2024
PUB_ACC	Appendix L - Aukaha Cultural Design Summary	8402772	1	05-Dec-2024
PUB_ACC	Appendix L - TAMI Cultural Impact Statement	8400197	1	04-Dec-2024
PUB_ACC	Appendix M - Acoustic Assessment	8400198	1	04-Dec-2024
PUB_ACC	Appendix N - Energy Capacity Report	8400199	1	04-Dec-2024
PUB_ACC	Appendix O - Solar Capacity Report	8400200	1	04-Dec-2024
PUB_ACC	Appendix P - Objectives and Policies Assessment	8400201	1	04-Dec-2024
PUB_ACC	Appendix Q - Proposed Conditions	8400202	1	04-Dec-2024
PUB_ACC	Appendix L - Aukaha Cultural Impact Statement	8402783	1	05-Dec-2024



Application as Notified 6

APPLICATION FOR RESOURCE CONSENT OR  
FAST TRACK RESOURCE CONSENT

# FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)  
PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



## APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

\*Applicant's Full Name / Company / Trust: **Roa General Management Limited**  
(Name Decision is to be issued in)

All trustee names (if applicable):

\*Contact name for company or trust: **Jo Fyfe**

\*Postal Address: **PO Box 582, Wanaka**

\*Post code:  
**9343**

\*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

\*Email Address: **jo@roa.nz**

\*Phone Numbers: Day **0221588509**

Mobile:

\*The Applicant is:

☐

Owner

☒

Prospective Purchaser (of the site to which the application relates)

☐

Occupier

☐

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by **email** and **phone**.

The decision will be sent to the Correspondence Details by **email** unless requested otherwise.



## CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

\*Name & Company: **Erin Stagg - Edgar Planning**

\*Phone Numbers: Day **027 251 1921**

Mobile:

\*Email Address: **erin@edgarplanning.co.nz**

\*Postal Address: **PO Box 716 Wanaka**

\*Postcode:  
**9343**



## INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

\*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

☒

Agent:

☐

Other - Please specify:

Email:

☐

Post:

☐

\*Attention: **Mike Saegers**

\*Postal Address: **PO Box 582, Wanaka**

\*Post code:  
**9343**

\*Please provide an email AND full postal address.

\*Email: **heidi@roa.nz**



## OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name: Willowridge Developments Limited

Owner Address: 1 Sir Tim Wallis Drive, Three Parks, Wanaka

Owner Email: alison@willowridge.co.nz

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

\*Please select a preference for who should receive any invoices.

Details are the same as for invoicing ☒

Applicant:



Landowner:



Other, please specify:

\*Attention: Mike Saegers

\*Email: heidi@roa.nz

[Click here for further information and our estimate request form](#)



## DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

\*Address / Location to which this application relates:

Future lots 49 – 61 (approved by subdivision consent RM230084)  
22 – 32 Sir Tim Wallis Drive, 19 – 27 McCormick Street, and 2 – 4 Deering Street, Three Parks, Wānaka

\*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

Lot 981 DP 587232, held in Record of Title 1146272

District Plan Zone(s): Business Mixed Use Zone and Three Parks Business Zone



## SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES ☒ NO ☐

Is there a dog on the property?

YES ☐ NO ☒

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES ☒ NO ☐

If 'yes' please provide information below

The site is an active construction site, with the subdivision works for RM230084 underway. All standard construction health and safety considerations should be in place. Please contact the applicant for any access into the site - otherwise access will be restricted to the surrounding existing roads.



## PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?



Yes



No



Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:

PA240018



## CONSENT(S) APPLIED FOR // \* Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW



Land use consent



Subdivision consent



Change/cancellation of consent or consent notice conditions



Certificate of compliance



Extension of lapse period of consent (time extension) s125



Existing use certificate



Land use consent includes Earthworks



## QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC



Controlled Activity



Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



## BRIEF DESCRIPTION OF THE PROPOSAL // \* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

\*Consent is sought to:

Construct a comprehensively designed hospital and health precinct across 13 lots, involving six buildings, at Three Parks, Wanaka.



## APPLICATION NOTIFICATION

Are you requesting public notification for the application?



Yes



No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



## OTHER CONSENTS

### Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:



This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m<sup>3</sup> per 500m<sup>2</sup>). Therefore the NES does not apply.



I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



## OTHER CONSENTS // CONTINUED

Application as Notified 9

☐

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

☐

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

☒ Any other National Environmental Standard

☐

Yes

☒

N/A

### Do you need any consent(s) from Otago Regional Council?

☐

Yes

☒

N/A

If Yes have you applied for it?

☐

Yes

☒

No

If Yes supply ORC Consent Reference(s)

Pre-Application Meeting: RM24.219

If ORC Earthworks Consent is required would you like a joint site visit ?

☐

Yes

☒

No



## INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

☒

Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).

☒

A plan or map showing the locality of the site, topographical features, buildings etc.

☒

A site plan at a convenient scale.

☒

Written approval of every person who may be adversely affected by the granting of consent (s95E).

☒

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications [electronically](#) – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



## PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



## FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable [prior to issuing of the decision](#). Payment is due on the 20th of the month or [prior to the issue date](#) – [whichever is earlier](#).



## FEES INFORMATION // CONTINUED

Application as Notified 10

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

**LIABILITY FOR PAYMENT** – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

**MONITORING FEES** – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$287 for land use resource consent applications and designation related applications, as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

**DEVELOPMENT CONTRIBUTIONS** – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](#) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



## PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted. Unless you have requested an invoice.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent and included on the invoice.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:



Bank transfer to account 02 0948 0002000 00(If paying from overseas swiftcode is – BKNZNZ22)



Invoice for initial fee requested and payment to follow



Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

Reference **RMROA**

Amount Paid: Land Use and Subdivision Resource Consent fees - please select from drop down list below

\$3638 - Non-complying Activities (overall consent status)

(For required initial fees refer to website for Resource Consent Charges or speak to the Duty Planner by phoning 03 441 0499)

Date of Payment **4 December 2024**



## APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.



If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:



If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



Signed (by or as authorised agent of the Applicant) \*\*

Full name of person lodging this form **Erin Stagg**

Firm/Company **Edgar Planning**

Dated **4 December 2024**

\*\*If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

#### 1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

#### 2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

Information provided within the Form above

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

- (3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

#### ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
  - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
  - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));





Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
  - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
  - (b) an assessment of the actual or potential effect on the environment of the activity;
  - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
  - (d) if the activity includes the discharge of any contaminant, a description of—
    - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
    - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
  - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
  - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
  - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
  - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
  - (a) oblige the applicant to consult any person; or
  - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
  - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
  - (b) any physical effect on the locality, including any landscape and visual effects;
  - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
  - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
  - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
  - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



## UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
  - (a) the position of all new boundaries:
  - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
  - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
  - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
  - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
  - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
  - (g) the locations and areas of land to be set aside as new roads.

## APPENDIX 3 // Development Contributions

## Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
  - Water supply
  - Wastewater supply
  - Stormwater supply
  - Reserves, Reserve Improvements and Community Facilities
  - Transportation (also known as Roading)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request \*please note administration charges will apply



## APPENDIX 4 // Fast - Track Application

Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

## APPENDIX 5 // Naming of documents guide

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9	Engineering Report
Assessment of Environmental Effects (AEE)	Geotechnical Report
Record of Title	Wastewater Assessment
Covenants & Consent Notice	Traffic Report
Affected Party Approval/s	Waste Event Form
Landscape Report	Urban Design Report
Ecological Report	



Reference	24.087
Date	4 December 2024
Location	Sir Tim Wallis Drive, Wānaka
Legal Description	Lot 981 Deposited Plan 587323 held in Record of Title 1146272
Applicant	Roa General Management Limited
Territorial Authority	Queenstown Lakes District Council
Plan	Queenstown Lakes District Plans – Operative and Proposed
Zoning	Three Parks Special Zone (Business, Medium Density and Low Density Residential subzones) (Operative) and Business Mixed Use and Three Parks Business (Proposed)
Proposal	Resource consent is sought to construct a health precinct with a helicopter landing pad, as well as associated earthworks
Activity Status	Non-complying Activity Land Use - Proposed District Plan

## **1.0 INTRODUCTION**

- 1.1 This application for resource consent is made pursuant to Section 88 of the Resource Management Act 1991 (the Act). Section 88 requires that any application for resource consent include an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment, and shall be prepared in accordance with the Fourth Schedule to the Act.

## **2.0 LEGAL DESCRIPTION**

- 2.1 The application site is legally described as Lot 981 Deposited Plan 587323 held in Record of Title

1146272. A copy of the Record of Title and the relevant instruments are attached as **Appendix A** to this application.

### 3.0 SITE DESCRIPTION

3.1 The site is located Sir Tim Wallis Drive. Please refer to the location plan in **Figure 1** below.



**Figure 1 : Application Site**

3.2 The application site is a 58.1 hectare parcel of land to the south and east of Sir Tim Wallis Drive. The site is irregular in shape and includes land extending from Sir Tim Wallis Drive to Riverbank Road to the east.

3.3 The part of the site to which this application specifically relates is located at western corner of the site and comprises 13,160m<sup>2</sup> (1.316 hectares) of land. This piece of land to which the application specifically relates will hereafter be referred to as 'the site' for the purposes of this AEE.

3.4 Subdivision consent RM230084 was approved by Queenstown Lakes District Council ('QLDC'), creating 29 commercial lots. The Scheme Plan showing the approved lots from this subdivision



is attached as **Appendix B**, with QLDC Reference RM230084. The site is made up of 13 of these approved commercial lots and a laneway, as shown in **Figure 2** below, where:

- Lots 49 - 61 are commercial lots;
- Lot 911 is the 970m<sup>2</sup> central laneway;
- Lots 149 - 154 are car parking lots amalgamated with Lots 49 - 54.

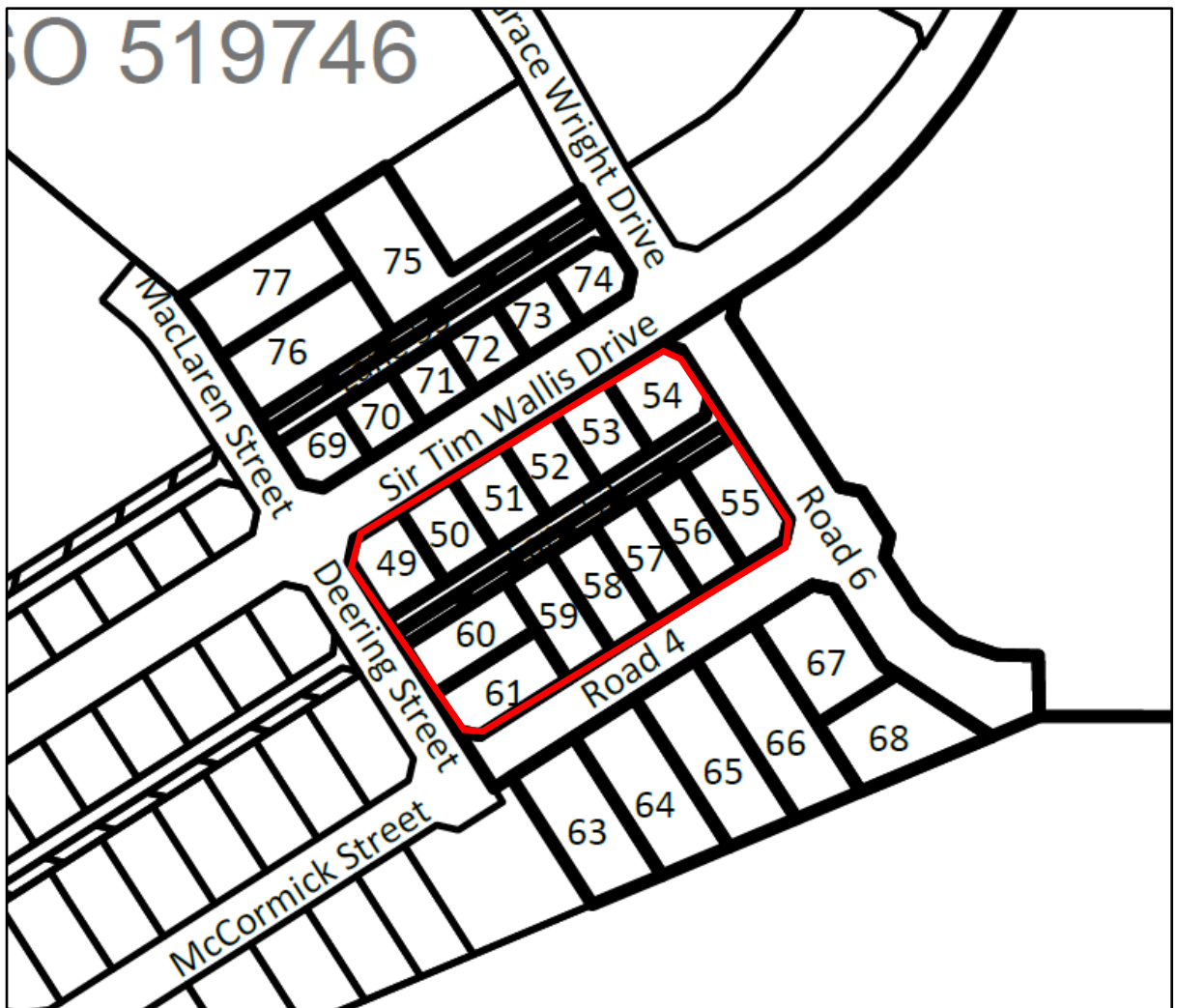


Figure 2 : Application site shown in relation to the subdivision approved by RM230084, with the extent of the project area outlined in red.

- 3.5 The site has road frontage on four sides, being Sir Tim Wallis Drive, Deering Street, and two new roads - an extension to McCormick Street (approved Road 4), and an extension to Grace Wright Drive (approved Road 6).
- 3.6 As outlined above the total site area of this application is 13,160m<sup>2</sup> (1.316 hectares) across the 13 lots and laneway. The site is vacant and flat with earthworks having been undertaken through previous subdivisions.

- 3.7 The site is owned by Willowridge Developments Limited, who have provided their written approval for this project - attached in **Appendix C**. Roa (the applicant) has sale and purchase contracts over all lots encompassed in the site, which transfer ownership upon the granting of titles for the subdivision creating the lots. The physical infrastructure and roading works for this subdivision are underway, and titles are anticipated to be issued early 2025.
- 3.8 The site has two zones in the QLDC Proposed District Plan (PDP). The front portion of the site adjoining Sir Tim Wallis Drive and encompassing Lots 49 - 54 is zoned Business Mixed Use. The rear portion of the site encompassing the laneway and Lots 55 - 61 is zoned Three Parks Business zone.
- 3.9 The project site and surrounds location and zoning information are attached at **Appendix D**.
- 3.10 A number of instruments are listed on the title and through resource consent RM230084, have been approved to be cancelled as they relate to approved Lots 49 - 61.
- 3.11 Once the titles are issued for each individual lot, additional consent notices will be incorporated, as required by the conditions of RM230084, including:
- Further geotechnical remedial works may be required on any lot if the Geotechnical Completion Report (yet to be undertaken) requires further works
  - At the time a commercial building is constructed on Lots 55 to 61 a sealed vehicle crossing to the site to Council's standards is to be constructed.
  - At the time a building is constructed on Lots 55 to 61 a stormwater disposal system to provide stormwater disposal is to be designed for all impervious areas within the site for the critical 5% AEP storm event. This shall be approved and installed prior to occupation of the building/s. This design is to include percolation testing at individual soak pit locations, the soak pits to be sized accordingly, and on-going monitoring and maintenance to be undertaken by the lot owners.
- 3.12 The surrounding environment provides for a mix of vacant sites and commercial buildings which have been constructed, are under construction or are in planning phase. The surrounding commercial uses are varied, and include offices, storage facilities, showrooms, a car wash facility, an indoor trampoline/skate park, a café and other commercial activities. Te Kura O Take Kārara School and QLDC recreation centre are located across Sir Tim Wallis Drive from the Site.

- 3.13 Whilst a large area of land is zoned residential in Three Parks, no residential development has been consented or commenced. As such, the nearest established residential land is some 550m away, on the corner of Ballantyne Road and Golf Course Road. To the north-east of the Three Parks development is Mount Iron - a 240m hill (Roche moutonnee), with a landscape category of Outstanding Natural Feature, and 1.8km to the west of the Site is Lake Wānaka, an Outstanding Natural Landscape.

#### Relevant Consents

- 3.14 Resource Consent RM140354 approved the Outline Development Plan for the Three Parks Special Zone in June 2018. This consent identified the site as being a combination of Mixed Use - fronting Sir Tim Wallis Drive, Business - fronting Deering Street, and Low Density Residential zone at the rear. The Outline Development Plan was later varied by RM171167.
- 3.15 As discussed above, Subdivision consent RM230084 was granted on 10 May 2023 to create 29 commercial lots, an accessway and lots associated with parking.
- 3.16 Resource Consent RM230650, granted on 11 January 2024, approved the construction of a large solar powered EV charging station with 78 car parks.
- 3.17 Resource Consent RM230893 was granted on 8 April 2024 to construct a four storey commercial building with a maximum height of 19.35m on 20 Sir Tim Wallis Drive.

## **4.0 PROPOSAL**

- 4.1 Resource consent is sought to construct and operate a health precinct with associated commercial and retail uses, as well as associated parking and earthworks. A copy of the proposed plans have been included as **Appendix E** to this application.
- 4.2 Roa's Wānaka Health Precinct is a privately funded, significant healthcare development, that simultaneously addresses the Upper Clutha basin's current lack of healthcare facilities and significant growth projections. Currently there is no hospital, emergency department or permanent urgent care facility in the Upper Clutha basin.
- 4.3 Roa has worked closely with the architectural, health design specialist, sustainability, and urban design teams at Warren and Mahoney to comprehensively masterplan and design the health precinct. Central to the development is a pedestrianised laneway and piazza which have been designed by Reset Urban in partnership with Aukaha as a space for community and visitors to

enable healing, wellness, gathering, education, connectivity, and the natural treatment and use of water. This Urban Landscape Design Report is attached as **Appendix F**.

- 4.4 The Wānaka Health Precinct will be anchored by a 5 level 6,300m<sup>2</sup> private surgical hospital which has the potential to increase private sector competition and innovation through the introduction of new international healthcare providers and business models.
- 4.5 The surrounding health precinct on the remainder of the site will include four new purpose-built medical and health-related buildings for a mix of allied medical services such as consulting, procedural and treatment rooms with ground floor ancillary hospitality and retail to service the comprehensive precinct. An electric vehicle (EV) charger parking building is proposed to provide for the activity, with 305 charged and regular spaces, and underground loading and servicing for the hospital.
- 4.6 While not forming part of this application, sufficient further development capacity is available to substantially expand the hospital, which could enable an integration of future public health services with the private surgical facilities. Roa is open to public health services being provided as part of the proposed health precinct, however any decisions about this are for Health New Zealand/Te Whatu Ora.

#### Hospital

- 4.7 The hospital building will be located in the south-eastern corner of the site and have five levels. The building will have a height of 21m plus helipad (22.8m) and lift shaft (26.94m), encompassing four levels of healthcare above ground, and one level at basement level, which is serviced through an underground vehicle connection to the basement of the car parking structure. The total gross floor area (GFA) of the building will be 6,250m<sup>2</sup>.
- 4.8 The hospital building will include:
- Operating theatres and medical facilities for surgical procedures
  - Inpatient and post anaesthetic care beds
  - Basement for imaging services and heavy vehicle servicing (1,550m<sup>2</sup> floor area)
  - 6,300m<sup>2</sup> of hospital floor area, including basement
  - A helipad on the hospital roof in the case of airlifting to a primary hospital or transporting cases to this hospital



- Vehicular access via an adjoining internal laneway, with a circular pick up/drop off zone adjoining the entrance to the building
- Three pedestrian entrances into the building at ground level
- Two ambulance bays located off the adjoining internal laneway

4.9 The predominant cladding material is lightly coloured terracotta striations, used for its aesthetic appeal, structural integrity, carbon metrics, and weather resistance capabilities. Some brick at ground floor level is proposed on the internal corner of the building to provide privacy to this back of house area.

4.10 Pedestrian access into the building will be provided along three ground floor sides - the two street facing elevations, and at the rear, where a drop off zone is provided for three vehicles at a time - accessed off McCormick Street. The two on-site emergency vehicle bays are also accessed off McCormick Street.

4.11 Along the hospital frontage onto the new road to the north (extension to Grace Wright Drive), a boulevard effect is proposed through specifically designed landscape, which provides the pedestrian street frontage to the hospital.

4.12 Medical waste will be separated to align with the requirements set out in the New Zealand Standard Management of Healthcare Waste and disposed of in accordance with the Otago Regional Plan - Waste for Otago. The proposal may include the storage and use diesel and oxygen, which are considered hazardous substances. The storage and use of these substances may require certification under the HASNO Act, however, are understood to be permitted under the Proposed District Plan and Regional Plans.

4.13 A double ambulance bay is proposed at the rear of the hospital, which will use the same entry/exit space off McCormick Street as the car parking structure. A drop-off and pick-up area is provided at the rear of the hospital, providing for three spaces.

#### Allied Health Commercial Buildings

4.14 Four new commercial buildings for allied health services and tenants, are proposed at the front of the site, adjoining Sir Tim Wallis Drive. These buildings will provide for allied health provider offices, medical specialist consulting, treatment and procedures, and wellness services.

### Building 1

- 4.15 Building 1 will be located on the western-most end of the site, on the corner of Sir Tim Wallis Drive and Deering Street. Building 1 will have four storeys and a total GFA of 680m<sup>2</sup>. The building will be clad in brick fins that will be placed strategically along the façade to enable sunlight into the building but provide sufficient shading as well. The maximum height of Building 1 will be 15m. The fourth level is set back from the building façade, and clad largely in glass, to provide a lighter feel and aesthetic to this top level, resulting in a largely concealed fourth floor, particularly from street level.

### Building 2

- 4.16 Building 2 will be located to the east of Building 1 and will be five storeys high. The total GFA of the building will be 660m<sup>2</sup> and it will be clad in terracotta rain screens on rail systems. The maximum height of the building will be 20m. The top level is split between a solidly clad façade (with terracotta fins), and recessed, lighter, and largely concealed glass façade.

### Building 3

- 4.17 Building 3 will be located to the east of Building 2. It will have a GFA 420m<sup>2</sup> over four storeys with a maximum height of 15m. The cladding of Building 3 will be similar to Building 1, being brick fins. As with Building 3, the fourth floor will be setback from the façade.

### Building 4

- 4.18 Building 4 will be the eastern-most building on the corner of Sir Tim Wallis Drive and Grace Wright Drive. It will be five storeys high and have a GFA of 600m<sup>2</sup>. Building 4 will be clad with terracotta rain screens on rail. The maximum height of the building will be 20m. As with Building 2, the top level is split between a solidly clad façade (with terracotta fins), and recessed, lighter, and largely concealed glass façade.
- 4.19 These commercial buildings enable pedestrian access from Sir Tim Wallis Drive to the front, and from the central laneway at the rear of the buildings, enabling a dual frontage to each building. The corner buildings also provide pedestrian access to Deering Street and new Road 6 (extension of Grace Wright Drive).
- 4.20 Between Building 1 and Building 2 is a secondary pedestrian laneway to encourage connection into the precinct from the roading network and between Building 2 and Building 3 is a central

20m wide piazza. The piazza will provide a community space, and visually and physically connect people from the street into the precinct. Between Building 3 and 4 (north-western corner), is another secondary pedestrian laneway, similar to the one between Buildings 1 and 2. Within these spaces at ground floor of the adjoining buildings will be modest, ancillary retail and hospitality uses, to encourage visitors and the community to gather and connect, creating a vibrant and activated ground level of the precinct. The size and number of tenancies is not yet determined; however, they will be ancillary to the predominant health, wellness and medical use of the precinct and tenants will be selected to align with this character.

- 4.21 All four buildings focus on both horizontal and vertical modulation through their external design, which breaks down the scale of the buildings into smaller parts, enabling a more human scale approach to the buildings. The colours and forms have been designed to reflect the varied landscape forms and bright, natural autumnal colours and variance in seasons, characteristic of Central Otago.

#### Car Parking Building

- 4.22 Car parking for the hospital and health precinct is within a multi-level structure, providing for parking 305 vehicles, including:
- 78 provide for electric vehicle (EV) charging (being a reconfiguration of the charging station approved under RM230650)
  - 8 accessible spaces (including 2 of the EV charging spaces)
  - 150 secure bicycle parking spaces
  - 16 secure motorbike parks
  - 7 unisex showers
  - 67 lockers.
- 4.23 The structure has three full above ground levels, a quarter level at basement, and a quarter level on the roof, enabling split levels and roof and façade variation.
- 4.24 The application seeks to re-consent the approved 78 electric vehicle (EV) charger station (RM230650) on different lots within the same subdivided block of land, at first floor level. Additionally, the activity has been extended to include non-charging parking bays on all levels.
- 4.25 The car parking structure will be accessed off McCormick Street for visitors and staff, with internal ramps. Service trucks access the structure off a specifically allocated entrance on

Deering Street, which ramps down to basement level. This basement extends beneath the hospital, to enable accessing heavy equipment (ie. radiology/imaging equipment), and to provide large vehicle service/deliveries for the day-to-day hospital operations. The trucks and large vehicles turn around at basement level, to exit onto Deering Street in a forward motion.

- 4.26 An Integrated Transport Assessment has been provided by Novo Group, attached as **Appendix G** to this application.
- 4.27 Integrated into the car parking structure is a concierge / on-site management which will oversee not only the car parking activity, safety, movement of visitors through the pedestrian route to the hospital lobby, and general operations, but also oversee the operations and management of the whole precinct. Four modest pop-up stores adorn the internal façade at ground floor, to enable activation of the laneway.
- 4.28 A prioritised pedestrian route is provided from the car parking to the entrance of the hospital.

#### Urban Design

- 4.29 Central communal and community spaces including a piazza fronting Sir Tim Wallis Drive are proposed throughout the precinct. A pedestrianised laneway is proposed through the middle of the site and has been designed to bring the community together through interactive features, play spaces, gathering areas, and eateries. Food trucks and markets will also be provided for within the laneway space. These spaces have been comprehensively thought out and designed by Reset Urban with collaboration with Aukaha's Mana Ahurea team, as shown in the Urban Landscape Report and Urban Design Assessment attached as **Appendices F** and **H** to this application. These design documents set out the cultural background and physical attributes to the site and area, and the values of mana whenua relative to the site/area and project. The thoughtful design responds to mana whenua's cultural values, the geography and geology of the site and surrounds, and the values of the project, to create and bring together the following components:

- Biophilic design, and specific planting design and species, chosen for biodiversity, healing benefits, medicinal uses, food sources, and other known uses;
- Water features, reuse, tranquil reflection pond;
- Meandering pathways and bridges;
- Raised and tiered seating for gathering and dining;
- Interactive sculptures, art, playful and purposeful lighting, story telling;

- Entry thresholds with touchstones/stone boulders;
- Events/market spaces;
- Flexible spaces;
- View shafts.

4.30 These spaces are designed to be a place for well-being, rest, recovery, movement, peacefulness, gathering, socialising, knowledge sharing, creativity, and will incorporate biodiversity opportunities, low-impact stormwater disposal, and a space where the community can learn about mana whenua values and culture.

4.31 Mana whenua (through Aukaha) have suggested a name for the pedestrianised laneway - 'Waiora Way'. Therefore Waiora Way has been applied as the legal name of the laneway through the underlying subdivision process and provides a further representation of the precinct.

#### Earthworks

4.32 Approximately 16,215m<sup>3</sup> of earthworks are proposed to accommodate the buildings, primarily concentrated around the rear lots due to the basement excavation for the hospital and car parking building. The volume across all 13 sites equates to an average of 1,247m<sup>3</sup> per site. The maximum depth of cut will be 5.45m.

4.33 An Environmental Management Plan (EMP), which includes an Erosion and Sediment Control Plan (ESCP), has been included in **Appendix I** of the application.

#### Servicing

4.34 The site is made up of 13 individual lots. Each lot will have individual connections to the reticulated system for water supply and wastewater, with associated capacity for each lot. These connections will be provided to each of the buildings to provide the necessary servicing. The details of the water and wastewater connections would be provided through the engineering approval stage.

4.35 It is proposed to design a comprehensive onsite stormwater system to promote the reuse of water and green infrastructure through biophilic design around the urban landscape of the project. Low impact design features such as bioswales, rain gardens, stormwater retention, native planting, and regenerative treatments will be used. The soakage testing undertaken for the underlying subdivision found sufficient soakage in the soils. There are existing privately owned stormwater soakage galleries installed as part of the underlying subdivision within the

central laneway. These galleries will either be removed, made redundant, or used as an overflow to the on-site usage of stormwater. Details in relation to final stormwater design are proposed be provided through the engineering approval process.

- 4.36 An infrastructure assessment has been prepared by Holmes Consulting and attached as **Appendix J**.
- 4.37 QLDC has confirmed FW4 firefighting flows are available, which is reinforced by Holmes. The underlying subdivision consent RM230084 required that fire hydrants be located within 135m of each of the 13 lots which make up the site.
- 4.38 Reticulated gas is provided within the laneway, and connections to this system will be provided if deemed necessary through detailed design, particularly for the hospital.

#### Sustainability

- 4.39 The intention of the project is to design and construct the comprehensive development as a whole to Greenstar Communities certification, with a 6-star rating. Analysis has been undertaken by Warren and Mahoney to provide confirmation that this is achievable, and been included as **Appendix K** to this application. This will be further developed after the granting of resource consent, to refine and further design the precinct to achieve this standard.
- 4.40 The front four allied health buildings are intended to be designed to a Greenstar 5 or 6 certification, or another similarly globally recognised certification, with a low, or zero carbon design. The hospital building will have a focus on sustainability and resilience, whilst providing the balance of the structural and clinical requirements, such as the required Importance Level rating, safety, sterility, and stability. It is unclear yet what sustainable certification could be achieved for this building, however with all buildings, this will be further developed and decided at detailed design stage with the intention of a high level of sustainability and resilience.

#### Staging

- 4.41 The construction of the project will progress in a staged approach. This stage sequencing could be subject to change, depending on resourcing and tenant demand, and conditions of consent would be prepared to reflect this. At this stage the staging of construction will be as follows:

*Stage 1a, 1b, 1c and 1d: Buildings 1, 2, 3 and 4*

Each building will be its own stage, whereby they could be constructed concurrently, or individually, depending on tenant demand.

*Stage 2: Hospital, EV charger car park building and open common areas*

The hospital construction will commence concurrently with Buildings 1 - 4.

4.42 Considering the scale of the project, a 10-year lapse date is sought.

Subdivision

4.43 At this stage no subdivision or boundary adjustment is proposed, however it is acknowledged with 13 existing lots and six buildings, the boundaries will not align with the buildings at the time of construction. This will require buildings across existing legal boundaries, and section 77 of the Building Act will be applicable as these lots will remain in the same ownership. After the completion of construction of the buildings, the necessary boundary adjustments and any necessary subdivision will be undertaken, to ensure certainty of boundaries around building placement.

## 5.0 DISTRICT PLAN ASSESSMENT

***Proposed District Plan***

5.1 The subject site is zoned Business Mixed Use and Three Parks Business in the Proposed District Plan and the proposed development requires the following resource consent:

Buildings

- A **restricted discretionary** activity land use consent pursuant to Rule 16.4.4 for the proposed buildings within the Business Mixed Use Zone adjacent to Sir Tim Wallis Drive. Council's discretion is restricted to the following matters:
  - building materials;
  - glazing treatment;
  - symmetry;
  - vertical and horizontal emphasis;
  - location of storage;
  - signage platforms;

- landscaping.
- A **restricted discretionary** activity land use consent pursuant to Rule 19B.4.6 for the proposed construction of buildings within the Three Parks Business Zone. Council's discretion is restricted to the following matters:
  - external appearance, including colours and materials;
  - glazing treatment;
  - design treatment;
  - signage platforms;
  - lighting;
  - the ability to service the building(s), in terms of roading, water supply, stormwater and wastewater;
  - location and screening of storage;
  - provision for and screening of waste and recycling space;
  - landscaping; and
  - access, manoeuvring, loading, location of car parking, provision for mobility parking; and
  - natural hazards;

**NB** – Sculptures are likely to be constructed within the piazza and/or laneways as indicatively shown on the plans included with the Urban Landscape Report and Urban Design Assessment attached as **Appendices F** and **H** to this application. Given their likely scale the sculptures would be considered a building, however the detailed designs are not yet known, and therefore consent will be sought at a later date for this component of the project.

- A **discretionary** activity land use consent pursuant to Rule 19B.5.5 as the buildings within the Three Parks Business Zone will exceed the maximum 75% building coverage on the following lots:
  - Lot 55 - 84%
  - Lot 56 - 95.5%
  - Lot 58 - 86.6%
  - Lot 59 - 87%
  - Lot 61 - 83.4%



- A **non-complying** activity land use consent pursuant to Rule 16.5.9 for the proposed buildings within the Business Mixed Use Zone, all of which exceed the 12m height limit.
- A **non-complying** activity land use consent pursuant to Rule 19B.5.6 for both the car parking building and hospital building to exceed the Three Parks Business Zone's maximum 10m height limit.

#### Activities

- A **non-complying** activity land use consent pursuant to Rule 19B.4.7 for the proposed commercial sale of food and beverage within the Three Parks Business Zone.
- A **non-complying** activity land use consent pursuant to Rule 19B.4.14 for activities not otherwise listed in the Three Parks Business Zone. The proposed hospital activity (including the proposed heli-pad), which is included within the definition of a community activity, is not provided for in activity table 19B.4. In addition the markets proposed to be enabled in the laneway are also not provided for in the activity table.

#### Earthworks

- A **restricted discretionary** activity land use consent pursuant to Rule 25.4.2 for earthworks exceeding the maximum volumes for the Business Mixed Use and Three Parks Business Zones within a 12 month period. Council's discretion is restricted to the matters listed in Rule 25.7.1.
- A **restricted discretionary** activity land use consent pursuant to Rule 25.5.15 as the maximum depth of cut will exceed 2.4m. Council's discretion is restricted to the matters listed in Rule 25.7.1.
- A **restricted discretionary** activity land use consent pursuant to Rule 25.5.18.2 as the depth of the cut will be deeper than the setback from the boundary. Council's discretion is restricted to the matters listed in Rule 25.7.1.
- A **restricted discretionary** activity land use consent pursuant to Rule 25.5.21 for the proposal transportation of 16,215m<sup>3</sup> of clean fill from the site. Council's discretion is restricted to the matters listed in Rule 25.7.1.

The matters listed in Rule 25.7.1 are as follows:

- Soil erosion, generation and run-off of sediment;
- Landscape and visual amenity values;
- Effects on infrastructure, adjacent sites and public roads;
- Land stability;
- Effects on water bodies, ecosystem services and biodiversity;
- Cultural, heritage and archaeological sites;
- Nuisance effects;
- Natural Hazards; and
- Functional aspects and positive effects.

#### Transport

- A **restricted discretionary** activity land use consent pursuant to Rule 29.4.8 for non-accessory parking. Although all parking is to be associated with the activities proposed, upon completion of the consented subdivision it will be located on another 'site' as defined in the PDP. Council's discretion is restricted to:
  - Effects on the transport network, including the pedestrian and cycling environment and effects on the feasibility of public transport;
  - Effects on land use efficiency and the quality of urban design, including positive effects;
  - Location, design and external appearance and effects on visual amenity, the quality of the streetscape and pedestrian environment;
  - Effects on safety for its users and the employment of CPTED principles in the design;
  - Compatibility with surrounding activities and effects on the amenity of adjoining sites;
  - The provision of electric vehicle charging points/ parking spaces; and
  - Any positive effects on achieving planned intensification and compact urban form.
- A **restricted discretionary** activity land use consent pursuant to Rule 29.4.11 for high traffic generating activity. Council's discretion is restricted to effects in relation to the transportation network, including:
  - Integration with the existing transport network;
  - Measures to reduce traffic generation;

- Measures to facilitate modal shift;
  - Any functional and operational needs of the activity to locate in that environment;
  - Any positive effects on the efficient use or amenity of the site or overall subdivision layout;
  - Any positive effects on the urban design quality of the land use or subdivision activity; and
  - Any recommendations from an Integrated Transport Assessment.
- A **restricted discretionary** activity land use consent pursuant to Rule 29.5.5(a) for a shortfall in set down areas. Council's discretion is restricted to effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
  - A **restricted discretionary** activity land use consent pursuant to Rule 29.5.8(a) for a shortfall in queuing space. Council's discretion is restricted to effects on safety, efficiency, congestion, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
  - A **restricted discretionary** activity land use consent pursuant to Rule 29.5.9(a) in relation to the provision of off site loading for each building. Council's discretion is restricted to:
    - The location, size, and design of the loading space and associated manoeuvring.
    - Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
  - A **restricted discretionary** activity land use consent pursuant to Rule 29.5.13 as the public vehicle access into the parking building, ambulance bay and hospital pick-up and drop-off areas are wider than 5.7m. Council's discretion is restricted to:
    - Effects, including positive effects on the safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment;
    - The design of the access, including the width of the formed and legal width;
    - The on-going management and maintenance of the access;
    - Urban design outcomes, including any positive effects on urban design quality;
    - The vesting of the access in Council; and
    - Any positive effects on achieving planned intensification and compact urban form.

### Energy and Utilities

- A **discretionary** activity land use consent pursuant to Rule 30.4.2.1.7 for small and community scale energy generation in relation to the solar panels on the roofs that will exceed the maximum height for the zone.

### Noise

- A **non-complying** activity land use consent pursuant to Rule 36.5.11 for the noise from rescue helicopters potentially exceeding the permitted noise limits at the notional boundary of residential units.

- 5.2 The EV charging use is considered to be a permitted under Chapter 19B, being a ‘service activity’ (Rule 19B.4.1), and a ‘service station’ (Rule 19B.4.5). Whilst the proposal does not fall into the retail sale of motor vehicle fuels listed in the definition (petrol, LPG, CNG and diesel), the fuel in this case is electricity being sold to fuel vehicles. The application will also comply with the specific design rules associated with service stations set out in Rule 29.5.23 for the EV charging facility.
- 5.3 The proposal will be designed to comply with Rule 19B.5.3 and Rule 29.5.11 - lighting of parking areas where 10 or more parking spaces are proposed. This will apply to the above ground and below ground parking areas.
- 5.4 Medical waste (general and special) will be controlled, treated, separated and disposed of in accordance with Chapter 6.6 of the Otago Regional Plan – Waste for Otago.
- 5.6 Overall the proposed development requires a **non-complying** activity consent under the Proposed District Plan.

### ***Operative District Plan***

- 5.3 The site is zoned Three Parks Special Zone (Business, Medium Density Residential and Low Density Residential subzones) under the Operative District Plan however none of the Proposed District Plan rules under which resource consent is required are subject to appeal. As such all relevant Proposed District Plan rules are operative pursuant to s86F of the Act and the corresponding Operative District Plan rules are inoperative. The proposed development does not therefore trigger a consent under the Operative District Plan.

## 6.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

- 6.1 This Assessment of Effects on the Environment (AEE) accompanies an application for resource consent made under Section 88 of the Resource Management Act 1991 (the Act) and has been prepared in accordance with the Fourth Schedule of the Act in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

### ***Permitted Baseline***

- 6.2 Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline). In this case restricted discretionary activity is required for the construction of any building so there is no permitted baseline for buildings. However, activities that are permitted in the zone are as follows:

#### Business Mixed Use Zone

- Commercial Activities;
- Retail Activities;
- Office Activities;

#### Three Parks Business Zone

- Industrial and service activities;
- Trade suppliers;
- Showrooms;
- Ancillary retail and office; and
- Service Stations

The permitted baseline is of limited relevance to the below assessment but has been referred to where relevant.

### ***Existing Environment***

- 6.3 The existing environment includes existing or consented development on the application site and includes the underlying consented subdivision consisting of 13 individual vacant lots varying in size from 885m<sup>2</sup> to 1,080m<sup>2</sup>, enabling future commercial development on each lot, with a central vehicular-focused laneway. The subdivision consent enabling these 13 lots was granted in 10th May 2023, and physical works are underway to work toward title being issued early 2025.

- 6.4 The site of the proposed health precinct is vacant but has been used as an earthworks stockpile and yard throughout the development of the Three Parks Zone.

### ***Receiving Environment***

- 6.5 The receiving environment includes built and consented development within the surrounding environment.
- 6.6 Immediately to the southwest is commercially zoned land, containing 2 – 3 level predominantly office buildings.
- 6.7 Resource consent RM230893 approved a four level 19.35m high commercial building on the adjacent corner – 20 Sir Tim Wallis Drive. This consent has not yet been implemented but is likely to be given effect to.
- 6.8 To the south of the site there are several 1 – 2 storey commercial buildings containing a variety of uses, including storage facilities, warehousing, show rooms, entertainment (indoor trampoline and skate park), a wash station, and funeral directors.
- 6.9 Further to the south there is a 20 hectare recreationally zoned piece of land, which will be redeveloped into a public mixed-use green space by the QLDC, from the previous use as sewerage ponds.
- 6.10 The land immediately to the west, north and north-east of the site is zoned Business Mixed Use and Three Parks Business, however, largely remains vacant. Across Sir Tim Wallis Drive and set back behind commercial land is a primary school – Te Kura o Take Kārara, and to the north of this are the Wānaka Recreation Grounds, including pools, gym, courts, and outdoor recreation space. A child care facility was approved by Resource Consent RM200340 on 29 October 2020. The child care facility is located immediately south of the school and can cater for up to 100 children.
- 6.11 Further to the north is the Three Parks retail hub, which is largely constructed, and consists of big box, and smaller retail tenancies. A recent mixed-use complex has been approved on the northern-most site in Three Parks at the base of Mount Iron, which includes a hotel 19.5m in height.
- 6.12 Further to the east and west within the Three Parks development are large balance lots with a mix of low, medium and high-density residential land, all of which remains vacant.

- 6.13 A Council-led initiative called 'Schools to Pool' provides an accessible and safe active transport route connecting the local schools with the Wānaka Recreation Centre, through the Three Parks development. This has been mostly completed.
- 6.14 The receiving environment is considered to be of relevance to the below assessment and has been referenced where relevant.

### **Actual and Potential Effects on the Environment**

- 6.15 The actual and potential effects on the Environment include the following:

- Visual Amenity
- Nature and Scale of Activity
- Urban Design
- Cultural Effects
- Economic and Social Effects
- Noise Effects
- Ecological Effects
- Servicing
- Transport
- Earthworks
- Natural Hazards
- Positive Effects

### ***Visual Amenity***

- 6.16 The application site spans two different zones which have different expectations in relation to visual amenity.
- 6.17 The purpose of the Business Mixed Use Zone is to provide for complementary commercial, business, retail and residential uses that supplement the activities and services provided by town centres. Whilst 'buildings' in general require consent under this zone, the four allied health buildings and uses ('commercial' and 'community' activities) are otherwise permitted in the zone. With exception of the proposed height exceedances, the buildings largely comply with the relevant bulk and location controls.
- 6.18 As discussed in Sections 6.5 to 6.14, consent has been granted for two developments in Three Parks that exceed the maximum height for the respective zones. There are:

- Aspiring House - A commercial building within the Business Mixed Use Zone across the road from the site, approved through a non-notified consent process (QLDC reference RM230893), to a height of 19.35m; and
- Mount Iron Resort Hotel within the Business Mixed Use and High Density Residential Zones at the northern end of Three Parks, approved through a notified process (QLDC reference RM220141) to a height of 19.5m.

- 6.19 The QLDC's Business Mixed Use Design Guide encourages additional height where positive design outcomes are achieved and visual interest is created, without resulting in adverse effects. Additional height is also encouraged for corner sites that have the opportunity to create landmark buildings. In this case the comprehensive development is designed to a very high standard by Warren and Mahoney, with positive design resolve and visual interest across the site frontages, corner sites and internal laneway.
- 6.20 The proposed buildings will not obscure views of the surrounding mountains from Sir Tim Wallis Drive, Deering Street or the future Grace Wright Drive beyond what could be anticipated in the zone. While taller than enabled by the plan, the architects have employed variations in the façade, glazing and massing across the block to reduce any dominance. Further the fourth storey of Buildings 1 and 3 will be set back from the façade. The fifth storey of Buildings 2 and 4 will be glazed and setback, making them more light weight in appearance. The three laneways between the buildings will be wider than what would have occurred if this portion of Sir Tim Wallis Drive were developed in a similar manner to the stretch to the south-west. The height and style of the buildings will be consistent with that achieved by Aspiring House on the other corner of Deering Street.
- 6.21 The design, including the additional height, has been assessed by Garth Falconer of Reset Urban. Mr Falconer considers that the building will interact positively with the existing street environment.
- 6.22 With regards to shading, as shown in the shadow diagrams on pages 67 - 69 of the Architectural Plans, during the summer solstice and equinox, there is very little shading of Sir Tim Wallis Drive, and what shading there is on the footpath will move quickly into the site during the summer months. During the winter solstice, there is no shading on Sir Tim Wallis Drive due to the orientation of the site. To the south-west, shading could be experienced from Building 1 on Deering Street, and across the road onto 20 Sir Tim Wallis Drive, however these effects can be disregarded as the owners have provided their written approval. During the winter solstice



shading could be experienced from Building 1 across the block of land to the south-west. The shading would largely affect the laneway, and the rear of the commercial properties for a maximum of 3 hours in the morning, during the shortest days of the year.

- 6.23 Overall the anticipated adverse effects in relation to visual amenity, shading and dominance from the construction of the four buildings along Sir Tim Wallis Drive will be minor.
- 6.24 The hospital and car parking buildings will be located in the Three Parks Business Zone. The purpose of this zone is to provide for a range of industrial, service and trade related activities. The zone provides for a range of activities that are not necessarily suited to other zones. Community activities such as the hospital are not provided for in this zone, and therefore consent is required for a non-complying activity. The intention of this zone is to largely ensure compatible activities are co-located, and, to this end, the zone enables a wide range of activities.
- 6.25 The activities in the surrounding area include a storage activity, recreational activities, car wash, funeral director, showrooms, and a car dealership and mechanic. While the hospital will be different in nature to these activities, the levels of noise and vehicle storage will be compatible. Should any heavy industrial activity establish in the area in the future it is considered that the hospital use would not be sensitive to such a use.
- 6.26 Further it is considered that the hospital and car park buildings, although higher than enabled the plan, will not affect the amenity of any of the users of the adjacent businesses. The hospital building, being the highest in the development, will be set back approximately 42m from the boundary with Sir Tim Wallis Drive and 108m from Deering Street. Although it is located closer to Grace Wright Drive, no development to the east of Grace Wright Drive has as of yet been proposed or approved.
- 6.27 As such the nature of development to the south-east is anticipated to complement the health precinct use. Further, it is anticipated once a hospital and associated car parking is approved, uses that complement this health provision are likely to be intuitively established in the vicinity.
- 6.28 The proposed hospital building, while high, will contribute positively to the streetscape and surrounding areas. The building is designed with light coloured horizontal terracotta striations as cladding, which provides interest and lightens up the appearance of the building, breaking up the façade. This visually reduces the scale of the building, particularly where each floor has variations in widths and setbacks from the façade frontage. The hospital building adjoins land

owned by Willowridge Developments Limited on three sides, who have provided their written approval.

- 6.29 Any shading created by the hospital is limited to land owned by Willowridge, or the health precinct itself. Considering the above, the effects of the hospital are considered less than minor or minor on the environment.
- 6.30 The car parking structure use is partially considered a 'service station' for the EV charger component, which is a permitted activity in this zone, and the remainder of the car parking, whilst located on a separate lot, is accessory to the primary uses of the health precinct. The car parking is not intended to be used for public use, but for those visitors to the health precinct. The transport effects associated with this activity have been assessed in paragraphs 6.75 to 6.88 below.
- 6.31 The car parking building extends across four commercial lots and is up to 12m in height. As such the building has the potential to result in dominance effects. However, Warren and Mahoney have designed the building in such a way as to create visual interest and break up the façade through utilising the following design elements:
- Mesh cladding with fixed planters to encourage climbing vegetation to clad the structure over time;
  - Timber fins to provide vertical emphasis; and
  - Over steel subframe to create visual permeability.
- 6.32 As a result the building will be broken down into smaller elements, reducing the visual scale of the building on the street environment. Further, McCormick Street is a secondary street so there will be less vehicle and pedestrian traffic than on Sir Tim Wallis Drive.
- 6.33 Internally to the site, and from Deering Street, the western and south-western façade would be visible. Smaller retail tenancies are proposed adjoining the internal laneway. Given the variation in façade design and these uses, any associated effect would be minimal as well as internalised to the site.
- 6.34 In relation to shading, during the winter solstice, shading could be experienced from the car parking structure across the block of land to the south-west, for a maximum of 3 hours in the morning, during the shortest days of the year. The height of the building on the south-western boundary is only 2.0m higher than the permitted height of the zone, and therefore this shading will be similar to the built form enabled by the plan, and limited in adverse effects and nature.

- 6.35 The ancillary food and beverage and retail spaces would be ancillary to the principal use of the site (hospital and health).
- 6.36 Overall adverse effects in relation to dominance and shading will be less than minor to minor.

***Nature and Scale of Activity***

- 6.37 The proposed activities within Buildings 1 – 4 along Sir Tim Wallis Drive are enabled by the zone and will be of a nature that is consistent with what is anticipated in the zone. While the scale is slightly larger than provided for, the buildings will have large setbacks between them and the scale of the use will likely be only slightly higher than what would occur if the sites created by RM230084 were developed as provided for by the plan. No adverse effects are anticipated in this regard.
- 6.38 As assessed above, the proposed hospital is considered to be a community activity, which is not provided for in the Three Parks Business Zone. The Three Parks Business Zone seeks to provide for activities that would not necessarily be suitable in the commercial zones or in the General Industrial Zone. Although not provided for by the rules in the zone, the hospital activity would fall into that category as it is not provided for elsewhere.
- 6.39 Generally community activities can be noise sensitive and, as a result, provided for their establishment alongside light industrial and service activities can be problematic as it can result in reverse sensitivity effects. However the proposed hospital activity will not be noise sensitive and will not result in reverse sensitivity effects in relation allowing permitted activities to establish in the area in the future.
- 6.40 The activity includes comparatively large buildings and a comprehensively designed health and wellness precinct. The scale of the activity will not affect the users of nearby activities given the distance of the building from these activities and the design of the development. There is no zone within the Wānaka urban area that provides for 20m high buildings or hospital activities. It is therefore considered that the Three Parks Business Zone is the zone best placed to accommodate a development of this scale and nature.
- 6.41 The car parking building will be ancillary to the hospital but it sits on a separate site. As with the hospital, car parking is not a noise sensitive activity and it will not create reverse sensitivity effects. The nature of the activity is compatible with what is provided for in the Three Parks Business Zone. While the building is larger than those approved and constructed in the vicinity,

the effects associated with the building will not affect the operations of the business located to the south-east to a more than minor degree.

- 6.42 Overall, adverse effects in relation to the scale and nature of the development will be no more than minor.

### ***Urban Design***

- 6.43 Mr. Garth Falconer of Reset Urban has prepared an Urban Design Assessment in relation to the proposed development. This has been included as **Appendix K** to this application.
- 6.44 Mr. Falconer is of the opinion that the proposal will set a high standard for a large-scale development within Three Parks and will consolidate the developing urban environment. Mr. Falconer considers that the proposal can be supported from an urban design perspective, subject to a small number of recommendations set out in the report.
- 6.45 These recommendations have been taken into account and will be further addressed in the detailed design stage. Health and safety of patients and visitors to the site is of paramount importance, which will be designed in through lighting, safety assessment, and on-going management, through each stage of the process. This will be reinforced through conditions of consent.
- 6.46 The development within the Business Mixed Use Zone (BMUZ) along Sir Tim Wallis Drive typically includes 2-3 storey commercial buildings. The QLDC BMUZ Desing Guide 2021 seeks to encourage the modulation of facades, variation in material, positive street interfaces. Diversity in building height and roof form is identified as a potentially positive design element reducing the perceived bulk and form of development. Locating taller buildings on corners or prominent sites can create landmarks and local focal points.
- 6.47 Mr. Falconer notes that the frontage of the development to Sir Tim Wallis Drive is porous and that the layout creates a high level of visual permeability. The facades are heavily modulated and the overall development supports low impact stormwater features and public spaces.
- 6.48 In Mr. Falconer's opinion the proposal will diversify the range of activities in the urban environment and will be centrally accessible. Mr. Falconer considers that the proposal will create a high bench mark for development and become a major feature of the Three Parks Development.

- 6.49 Mr. Falconer notes that the buildings provide a positive interface with the public realm. The ground floor of all buildings are open with high ceilings and well-lit pedestrian facilities. Mr. Falconer considers the proposal will create positive street edges and be visually engaging.
- 6.50 With regard to amenity, Mr. Falconer considers that the proposed development will create a high level of amenity and that the proposal successfully integrates the functional requirements of the hospital with high amenity spaces.
- 6.51 While the proposal will breach the building coverage limits on some individual lots the building coverage of the development across the entire site is 58%, well below the 75% limit in the District Plan. Although the buildings exceed the height limit, Mr. Falconer considers that the buildings will be landmarks and will not result in overshadowing of neighbouring sites. The larger masses are located to the rear of the site, away from Sir Tim Wallis Drive. Overall, Mr. Falconer is of the opinion that the proposal achieves a high quality built form and design. Mr. Falconer considers that the proposal successfully provides high amenity public and communal open spaces, as well as a high level of accessibility.
- 6.52 The development also provides high levels of natural surveillance and, in Mr. Falconer's opinion, the site layout is logical. Mr. Falconer has made a number of recommendations in relation to increasing the safety of the development, but considers that, overall, the development fits well with Crime Prevention through Environmental Design (CPTED) Principles.
- 6.53 Mr. Falconer considers the proposed waste management and storage will be appropriate. He further considers that the proposal will minimise any effects on neighbouring properties. In Mr. Falconer's opinion the proposal will also support sustainable development.
- 6.54 Overall, Mr. Falconer supports the proposal and finds it to be consistent with the Business Mixed Use Zone Design Guide 2021. Adverse effects in relation to urban design are considered to be less than minor.

### ***Cultural Effects***

- 6.55 The site is not located in an area that has been identified as having high cultural value. Notwithstanding this, given the scale and nature of the proposal, and the intention to include Māori design in the development, a Cultural Impact Statement (CIS) has been undertaken by Te Ao Mārama Inc and included with this application as **Appendix L** to this application.
- 6.56 There is one relevant iwi authority, Te Rūnanga o Ngāi Tahu who represent Ngāi Tahu.

- 6.57 There are 2 organisations that liaise between Te Rūnanga o Ngāi Tahu and the rūnanga of the Otago/Southland regions, and engage on their behalf with the local authorities in relation to RMA matters, being Aukaha (1997) Limited ('Aukaha') and Te Ao Mārama Incorporated ('TAMI'). Engagement with Aukaha and TAMI commenced in February 2024 around the proposal and is on-going.
- 6.58 The CIS acknowledges the applicant has 'worked hard to ensure that cultural values were of a high priority, resulting in a project that Mana Whenua are comfortable with'. The CIS includes the following recommendations:
- That Roa provide TAMI with annual updates;
  - That the accidental discovery protocol be followed;
  - Roa should seek comment from TAMI should any variations to the development be proposed;
  - The maintenance of an ongoing relationship with TAMI is encouraged.

Roa have accepted the recommendations in the report and the proposed conditions, included as **Appendix Q**, have included a number of them.

- 6.59 Roa continues to engage with the Mana Taiao Consents within Aukaha in order to understand whether there are any matters of cultural importance or significance to consider with the site and its surrounds, and ensuring the project aligns with the cultural values of mana whenua. This engagement is on-going, and Aukaha have confirmed they will also provide a cultural impact statement in relation to the development.
- 6.60 Roa have also been working with Mana Ahurea, Aukaha's cultural development and design team. Reset Urban and Mana Ahurea are collaborating in the design of the central community and communal spaces of the project, to bring through and represent Wānaka's rich cultural history to be showcased through design opportunities such as sculptures, signage, street/building naming, touchstones, motifs in furniture, panels, feature elements, lighting, sounds, reflection pools and specifically chosen plant species important to Māori culture.
- 6.61 Through this collaboration and engagement, it is understood that whilst there is cultural history extending through Wānaka to, and across the lakes and waterways, the construction of such a project will not adversely affect the cultural importance of the area. Instead, this project

provides an opportunity for this history, cultural beliefs and values to be told to the community and passed onto visitors through design and messaging.

- 6.62 Overall, adverse effects on cultural values will be less than minor.

### **Noise Effects**

- 6.63 Although the proposal is located in a commercial area, helicopter landings on the helipad located on the roof of the hospital have the potential to give rise to noise effects that could impact the surrounding area.
- 6.64 After discussions with Helicopters Otago, who provide the emergency medical services by helicopter to the region, Marshall Day Acoustics have made a thorough acoustic assessment of the rescue helicopter routes, landings, take-offs, and the likely associated noise effects on the surrounding land uses. This assessment has been included as **Appendix M**.
- 6.65 The acoustic assessment identifies the PDP noise rules to be very stringent and recommends using the New Zealand Standard for Noise Management and Land Use Planning for Helicopter Landing Areas as a more appropriate standard for analysis. The New Zealand Standard sets out 50 dB L<sub>dn</sub> as being an acceptable level of noise experienced day and night at a residential and rural receiver, being the most sensitive. Marshall Day considers the area where noise levels may potentially exceed 50 dB L<sub>dn</sub> is localised around the hospital, and predominantly sites across a relatively small area of Three Parks Business and Business Mixed Use zoned land. Outside of this area, there may be limited effects on amenity, however whilst there is a primary school operating partially within the 45 dB L<sub>dn</sub> area, there are no established residential properties. Noise effects may be largely insignificant beyond 500m to 600m from the landing area, where noise levels fall to below 45 dB L<sub>dn</sub>.
- 6.66 With regards to the effects on the business area, Marshall Day concludes that the proposal will not disturb sleep in this area and while there may be some interruptions to phone calls and conversations, the disturbance will be generally acceptable. Marshall Day also consider that noise effects would be acceptable to the users of the Recreation Centre.
- 6.67 With regards to the school, Marshall Day predict that the school week will likely coincide with a maximum of 1-2 helicopter flights (being 2-4 movements) a week. Any associated effect, in their opinion, will be brief in duration.

- 6.68 The proposed helicopter landings could also affect the undeveloped residentially zoned land to the east. Daytime noise will be generally suitable. However Marshall Day consider that the proposal will potentially have an amenity effect at nighttime in this area. It is noted, however that these flights already occur from the existing helicopter landing area outside the medical centre on Cardona Valley Road, and it is just the location that would change.
- 6.69 Noise effects will be less in the residentially zoned areas to the north-west.
- 6.70 However, it is noted that the owner of this land (Willowridge Developments Limited) has provided written approval for the development and therefore these effects must be disregarded.
- 6.71 Noise levels would also be exceeded over the rural and rural living properties further to the south by up to 3 decibels during the day. Further the flyovers may result in disturbed sleep. Because the proposal represents a change in the location of the helicopter landings rather than a new activity, and the infrequency of the flights, adverse effects on the owners or occupiers of these properties are considered to be minor.
- 6.72 Marshall Day Acoustics have recommended a number of conditions, that have been included in **Appendix Q**.
- 6.73 Overall, adverse acoustic effects of the proposal are considered to be minor.

### ***Ecological Effects***

- 6.74 The current ecological values of the site are limited as it is devoid of vegetation, water, and currently being earthworked for the creation of the subdivided lots. As such, the proposed development will have negligible adverse effects on the current ecological values of the site. Landscaping throughout the community/communal spaces will increase the opportunity for biodiversity, increasing the overall ecological benefits to the site, and opportunities for linkage through the surrounding area.

### ***Transportation and Traffic Effects***

#### ***Transport Effects***

- 6.75 An Integrated Traffic Assessment has been prepared by Ms. Allie Mace-Cochran of Novo Group and has been attached as **Appendix G**.



- 6.76 The site incorporates 13 lots, each of which is capable of accommodating a commercial building, with associated car parking and traffic movements. The proposal incorporates five buildings with largely health-related uses, and a car parking structure to support those activities.
- 6.77 Novo Group consider that the traffic that would be generated by the hospital activity would be generally commensurate with the traffic generated by the construction of commercial buildings on these lots as originally anticipated by the subdivision design.
- 6.78 Traffic generation proposed is less than the anticipated permitted development for the site by 2,698 vehicles per day, and 618 vehicle movements per hour. Novo Group consider whilst the character of the precinct will be pedestrianised, including the central laneway, with active travel modes encouraged to and from the site and the current lack of public transport modes, sufficient on-site parking is required for convenience and safety to patients and visitors.
- 6.79 While the proposal breaches a number of transport rules in the District Plan, Novo Group have assessed each non-compliance of the PDP. Together with the effects on the transport network, and consideration of the NPS-UD, Novo Group consider adverse effects of the proposal to be acceptable and less than minor.
- 6.80 With regard to off-site parking, while the proposed parking is technically ‘off-site’, it is all within the same precinct and no adverse effects in this regard are anticipated from the proposal. With regard to mobility parking, Novo Group assess the shortfall of one park to be less than minor. Novo Group consider the number of pick up and drop off places to be sufficient as this can be managed if required by discharge times.
- 6.81 With regard to queuing space, it is considered that any extension of the vehicle queue into the road will be very short in duration as a result of the electronic nature of the barrier. Novo Group consider any associated effects to be less than minor.
- 6.82 Loading for the hospital building is proposed to occur within the parking garage. However, Novo Group notes that deliveries from smaller vehicles such as vans to the office buildings along Sir Tim Wallis Drive will likely utilise on street parking if available. Novo Group considers any associated effects to be less than minor.
- 6.83 The accesses into the hospital building are larger than enabled by the plan. These widths are to ensure they can accommodate heavy vehicles and provide sufficient visibility of pedestrians on the footpath. Novo Group considers this deviation acceptable and any associated adverse effects to be less than minor.

- 6.84 Overall, therefore, Novo Group considers that any adverse effects associated with the breaches to District Plan rules to be less than minor.

*Transport and Pedestrian Safety*

- 6.85 CPTED principles are incorporated into the design, with internal and external lighting to comply with the PDP. A well-lit pedestrian prioritised route is provided from the car parking spaces to the entrance of the hospital. The on-site manager located within the ground level of the car parking structure is placed to provide a continual presence and oversight, to ensure a safe area and functioning for users, day and night.

*Modal Shift*

- 6.86 With the provision of car parking, the proposal does not encourage a modal shift to public transport, as the provision of such is very limited in the local area at this stage. The proposal does however support a shift in transport and enable increased use of electric vehicles to alleviate climate change effects, by providing a facility which encourages reduction in carbon emissions through 78 EV chargers. The car parking structure is designed in such a way that it can be repurposed for a future use efficiently, when sufficient public transport is provided and the use of the car parking is no longer required.
- 6.87 Encouragement of active transport is provided through 150 bicycle parks, charging and servicing, and sufficient end of trip facilities in the car parking structure, and each individual building. The pedestrianisation of the central laneway further encourages active modes of travel, and a shift in mentality within the site, which is aimed at extending to the surrounding spaces, through cycle and pedestrian linkages.
- 6.88 Overall, adverse effects in relation to transport, access and parking are considered to be less than minor.

***Infrastructure and Servicing Effects***

- 6.89 The 13 subdivided commercial lots that form the site will be fully serviced with connections to the public reticulated system for water supply and wastewater. These lots will also have connections to the private stormwater network. Electricity, gas and telecommunication connections will also be provided to each lot. These physical servicing works are currently under construction and are anticipated to be completed with titles issued early 2025.

- 6.90 Holmes Engineering has prepared a Infrastructure Assessment, which has been attached as **Appendix J**. Holmes Engineering find that due to the nature of the proposed uses, the proposal will generally have a lower impact on infrastructure than an otherwise anticipated enabled development would if there were to be a commercial building constructed on each lot. Water and wastewater demands are anticipated to be lower, and stormwater can be adequately managed on site through low impact design and on-site soakage methods.
- 6.91 It is noted that consent notice condition 16(e) of RM230084, through which the lots are being created, requires a stormwater disposal system design to be provided at the time a building is erected. The stormwater design will be provided with the building consent, once detailed design has been undertaken, such that this future consent notice will be complied with.
- 6.92 In relation to electricity, an Energy Capacity Report and Solar Capacity Report have been prepared by NES and attached as **Appendices N and O**. Previous discussions with Aurora in relation to the EV charger station resource consent application RM230650 established feasibility of the proposal. Actual sizing, type and angles of solar panels and type of chargers are yet to be decided upon. Similarly, batteries vs. transformers, and the sizes of these are yet to be determined, and as the detailed design progresses, these details will be worked through. These reports remain applicable to this application, considering the 78 EV chargers that were approved under RM230650, have been reconfigured within the site. Additional solar panels have been included in this application, considering the more surface area available on the roof tops.
- 6.93 Notwithstanding this, Aurora confirmation that there is capacity in the network to accommodate the proposed development has been included in **Appendix J**.
- 6.94 The adverse effects relating to infrastructure and servicing are considered therefore to be less than minor.

### ***Natural Hazards***

- 6.95 Natural Hazards were assessed by GCL as part of the underlying subdivision consent and the associated assessment has been included in **Appendix J** to this application. The assessment identified the ground conditions, geology, groundwater levels and surface water, liquefaction risk, alluvial landform, seismic characteristics, slope stability, bearing capacity, soil expansivity and settlement. The assessment concluded that the risk of liquefaction is low to nil and that there are depressed groundwater levels. In addition, no surface water bodies, lineation or

ephemeral flow paths were observed. The site contains no alluvial landforms and there was good ground on the site.

- 6.96 No other natural hazard risks were identified. Further geotechnical investigations will be undertaken at detailed design stage, particularly to inform the building design for the basement parking considerations, foundations, load bearing, and the Importance Level factor of the hospital.
- 6.97 Provided the current and future geotechnical recommendations are adhered to, the project will have less than minor adverse effects from and on natural hazard risk.

### ***Construction and Earthworks Effects***

- 6.98 Earthworks will be undertaken to create the basement of the hospital and car parking buildings, and the building platforms for foundations. An Environmental Management Plan, which includes a Erosion and Sediment Control Plan (ESCP) has been prepared by Hewland Projects Limited and attached as **Appendix I**. The EMP identifies controls and measures to be in place for the duration of works to ensure on and off-site effects are well managed, and any adverse effects mitigated to an appropriate level. This is a dynamic document which will be updated as necessary, as the earthworks and construction progresses.
- 6.99 Construction will be undertaken in stages, however there are likely to be multiple stages under construction at any one time, to provide the project to the community as efficiently as possible, or as the market dictates. A Construction Noise and Vibration Management Plan will be provided to ensure noise, vibration, dust, hours, traffic, parking and any other construction effects are appropriately managed for the duration of the works. This is offered as a condition of consent.
- 6.100 With the Construction and Environmental Management Plans in place, effects can be appropriately mitigated and managed. Overall, therefore, adverse effects in relation to earthworks and construction are considered to be less than minor.

### ***Effects on Neighbours***

- 6.101 As shown on Figure 3 of **Appendix D**, the adjacent neighbour along three of the boundaries of the site is Willowridge Developments Limited - the developer of Three Parks, who has provided written approval to the application. Therefore adverse effects on these properties have been disregarded.

6.102 There are three other adjacent neighbours across Deering Street and Sir Tim Wallis Drive from the site, as follows:

- 19 Sir Tim Wallis Drive, owned by Cornering Limited. This site has a recently constructed office building, with the key tenant being Ray White Real Estate.
- 20 Sir Tim Wallis Drive, owned by Southern Lakes Property Trust Limited. This site is currently vacant; however, a recent resource consent has been granted for a four-level commercial building. Southern Lakes Property Trust have provided their written approval at **Appendix C**. Therefore adverse effects on these persons have been disregarded.
- 17 McCormick Street, owned by Kassandra Jackson and Nicholas Davison. A 'wash station' and offices are located on this site.

6.103 With regards to effects on 17 McCormick Street, and the project has been designed to be largely compliant along the south-western side of the development in terms of height and bulk of Building 1, and the car parking structure, with permitted uses, whereby largely aligning with the anticipated development on these lots. The fourth level on Building 1 would be barely visible from this adjacent neighbouring site, considering its set back from the boundary and the remainder of the building façade. As such, the neighbouring property would experience a three level, 12m high, light brick commercial building from a human scale. It is acknowledged from certain vantage points outside the site more of the development would be visible from the south, particularly down the central laneway, where buildings on either side would be visible. Considering these buildings are located behind Building 1 and the car parking structure, creating distance between these larger buildings and this adjacent neighbour (60m), the effects on the adjacent neighbour at 17 McCormick Street are considered to be less than minor, when compared to what is anticipated by the plan relating to building bulk, height and use. The car parking activity is considered complementary to this adjacent use, being a predominantly vehicle wash station. Therefore adverse effects on these persons are considered to be less than minor.

6.104 With regards to the effects on 19 Sir Tim Wallis Drive, the part of the built form experienced closest to this adjacent neighbour (Building 1) will be largely anticipated by the plan, as the bulk of the light-coloured brick portion of the building is within the permitted 12m height. A fourth level is located on top of the brick form, however this is set well back from the façade, and clad in glass, resulting in a somewhat floating roof structure, that will be barely, if at all visible from this neighbouring property, and will not be visible at human scale at ground level. The use of this

building is permitted. As this neighbour looks further down Sir Tim Wallis Drive, the remainder of the three allied health commercial buildings will be visible, however considering the distance afforded by the road, the orientation perpendicular to this neighbouring property, and the high level of design, the effects on owners and occupiers of this building are considered to be less than minor.

- 6.105 Other properties that are nearby but not adjacent, such as 15 - 18 Sir Tim Wallis Drive, 13 - 15 McCormick Street, are considered a sufficient distance from the project that the adverse effects on these property owners and tenants would be less than minor. It is noted additionally that written approval has been received from the owners of 17 Lister Lane (17 Sir Tim Wallis Drive), and the effects on these owners can be disregarded.
- 6.106 Noise associated with the intermittent rescue helicopter operations have been assessed in paragraphs 6.63 to 6.73 above. Marshall Day considers that any adverse effects on the owners or occupiers of the commercial properties in the vicinity of the site will be less than minor. However adverse effects on the owners or occupiers of the rural living properties to the south will be minor.
- 6.107 Other neighbours in the vicinity include Queenstown Lakes District Council, other commercial lot owners, and the Ministry of Education. These neighbours are considered to be an adequate distance from the site such that they would not be directly adversely affected by the built form and uses. However, the proposal will likely result in minor noise effects on Te Kura o Take Kārara. Roa have consulted with QLDC and Te Kura o Take Kārara School Board in relation to the project.
- 6.108 Overall, adverse effects on neighbours are considered to be less than minor to minor.

### ***Positive Effects***

- 6.109 There are significant positive effects on the neighbourhood, community and wider Queenstown Lakes District and Otago Region resulting from the project.
- 6.110 On-going collaboration with Mana Whenua is enabling cultural opportunities to be incorporated into the design of the communal space, buildings and naming. This expression considers the values of the area to Ngāi Tahu and communicates Māori culture to the community and general public, through considerate design opportunities.
- 6.111 The project will provide significant regional benefits, by helping to meet the current and future health needs of the Upper Clutha and Queenstown Lakes' rapidly growing population, through

delivering a comprehensively designed health precinct with an integrated regional hospital, and four new purpose-built commercial buildings for predominantly allied medical services. This regionally significant health precinct will not only provide for the region's health needs, but also benefit the economy of the region by supporting population growth, and creating employment, through the design, construction and operation phases.

- 6.112 The comprehensive development will provide a space for health and well-being, available to the community, region and general public, of all ages. This will be provided both internally within the medical buildings, and externally within the urban landscape providing for healing, restoration, gathering, play, education and cultural representation opportunities.
- 6.113 The project provides for a reduction in carbon emissions through design of the buildings and spaces to achieve a high level of sustainable and resilient design.
- 6.114 The health precinct is appropriately located within a highly urbanised business and employment area, sufficiently serviced, with active travel modes available. Future public transport routes are likely to be within walking distance. The provision of car parking is appropriate for the use of the site, and other means of travel are encouraged through substantial bike storage, charging and servicing and EV charging, and by providing employment opportunities within walking distance from residentially zoned spaces.
- 6.115 Planting and low impact design on-site stormwater disposal through means such as bioswales, rain gardens, stormwater retention, native planting, and regenerative treatments will increase the biodiversity and green network of the site and surrounds.
- 6.116 In addition, the project will provide significant economic benefit to the people and industries involved in the project, through the provision of employment in the Upper Clutha which aligns with the objectives of QLDC's Economic Diversification Strategy.
- 6.117 Regarding social benefits, the health precinct will provide a level and provision of healthcare that is not otherwise provided in the District or Region. The hospital itself will provide surgical services for the wider region, and the allied health buildings have the potential to provide a wide range of health services, such as (but not limited to):
  - Shared medical and specialist suites for procedural and consultation uses;
  - Clinics of differing medical uses, such as optometry, audiology, podiatry, chiropractic, fractures;

- Movement, function and general health and wellbeing - Physiotherapy (of varying services), osteopathy, nutritionist, naturopath, acupuncture, health coaching, mental health services;
- Family health services, such as fertility services, women's health, men's health, through to paediatric care;
- Pathology, labs, phlebotomy;
- Medical research.

6.118 With these intended uses complementary to the hospital in a co-located and comprehensively designed precinct with central well-being, community spaces, the substantial social needs of the community, and Upper Clutha region are being provided for.

6.119 Overall, the positive effects of the proposal are considered to be substantial.

### ***Summary of Effects***

6.120 Overall it is considered that the actual and potential adverse effects of the proposed development will be no more than minor.

6.121 Positive effects are considered to be substantial.

## **7.0 OBJECTIVES AND POLICIES**

### ***Proposed District Plan***

7.1 The objectives and policies of the Proposed District Plan of particular relevance to the consideration of the proposed development are contained in Chapter 3 – Strategic Direction, Chapter 4 – Urban Development, Chapter 5 - Tangata Whenua, Chapter - 16 Business Mixed Use, Chapter 19B – Three Parks Business, Chapter 25 – Earthworks, Chapter 29 - Transport and Chapter 30 – Energy and Utilities. An assessment of the relevant objectives and policies has been included in **Appendix P** to this application.

7.2 Overall it is considered that the proposed development is consistent with, and not contrary to, the relevant Objectives and Policies of the Proposed District Plan.



***Operative District Plan***

- 7.3 The objectives and policies of the Operative District Plan of particular relevance to the consideration of the proposed development are contained in Part 4 – District Wide Issues and Part 12 – Three Parks Special Zone. An assessment of the relevant objectives and policies has been included in **Appendix P** to this application.
- 7.4 Overall it is considered that the proposed development is inconsistent with, but not contrary to, the relevant Objectives and Policies of the Operative District Plan.

***Weighting between Operative District Plan and Proposed District Plan***

- 7.5 A weighting assessment in relation to the Operative District Plan and Proposed District Plan is required if the conclusions reached under either planning document is different (i.e. the assessment under one plan concludes that consent can be granted and the other concludes that consent should be refused).
- 7.6 In this case the proposed development is well aligned with the provisions of the PDP but inconsistent with the ODP as a result of the rezoning of the area. However none of the provisions in relation to the application in the PDP are under challenge and therefor substantially more weight can be afforded to the PDP provisions.

***Partially Operative Otago Regional Policy Statement 2019***

- 7.7 Whilst the site and surrounds are not registered in the PDP as being wāhi tūpuna, recognising Ngāi Tahu and their interest in the land is paramount. Consultation and engagement with Aukaha and Te Ao Marama has been on-going and will continue. Communication with the iwi authorities for rūnanga Ngāi Tahu will continue to progress to ensure Mana Whenua values are not impacted and addressed through the project. Further, cultural history and stories will be told through design, whereby Reset Urban and Aukaha are collaborating on designing the central community space.
- 7.8 The project will promote the efficient use of the natural and physical resources and will enable the social, economic and cultural wellbeing for present and future generations through the provision of high quality, regionally significant healthcare within a highly urbanised, commercial environment.

- 7.9 Any adverse effects on the natural resources and ecosystems will be readily avoided and enhanced, considering the lack of ecosystem currently provided.
- 7.10 Infrastructure, earthworks, and all construction is, and will be designed in such a way to ensure no adverse effects on the water quality and quantity of fresh water.
- 7.11 Natural hazard risk is low, and any low risk can be adequately mitigated as assessed by GCL.
- 7.12 Infrastructure is managed and developed in a sustainable manner and is integrated with the land use.
- 7.13 Energy efficient transport is encouraged through the project, with the provision of EV chargers, bike parking, charging and servicing, and sufficient end of trip facilities.
- 7.14 Urban design is integral to the design of the development, ensuring a safe and healthy community, appropriate built form, good access and connectivity, areas where people can work, play, heal, recover, gather, with provision of social and cultural opportunities.
- 7.15 Overall, the project aligns with the objectives and policies of the Partially Operative Otago Regional Policy Statement 2019.

***Proposed Otago Regional Policy Statement 2021***

- 7.16 Mana Whenua objectives and policies seek to recognise and provide for Kāi Tahu values and resource management issues. Collaboration has been encouraged with Kāi Tahu through consultation with Aukaha and Te Ao Marama Incorporated, which is ongoing.
- 7.17 Natural hazards have been identified as being a significant risk in Otago and may be exacerbated by the effects of climate change. The natural hazards assessment by GCL assesses the risk to the site is low, and any risk can be appropriately mitigated.
- 7.18 The assessment above in the 2019 statement regarding the protection of natural resources and ecosystems also apply to the 2021 statement as the two documents seek a similar outcome.
- 7.19 The energy, infrastructure and transport objectives and policies seek to ensure it is effective, efficient and safe, resilient to natural hazards, and connects communities and their activities. The location of the project in Three Parks ensures the activity will occur in a coordinated manner with regards to infrastructure, including social infrastructure such as healthcare. As previously assessed, the healthcare will be effective, efficient, safe and resilient.

- 7.20 Regarding urban form and development, the proposal achieves all anticipated environmental outcomes, and therefore align with the objectives and policies, whereby the precinct will result in a consolidated, well-connected, and well-designed urban form which is integrated with infrastructure, with a development designed to maximise energy efficiency, and minimise impacts on water quality and quantity. The development is at low to no risk of natural hazards, including those due to the impacts of climate change. The current and future needs of the current community will be met through provision of healthcare, being Additional Infrastructure. Commercial and social activities are enabled within town centres and commercial zoned areas.
- 7.21 The Strategic Planning part of the RPS seeks that Additional Infrastructure should be integrated, timely, efficient and effectively provided.
- 7.22 It is noted that the site does not impact on matters pertaining to Air, Coastal Environment, Land and Freshwater, Contaminated Land, or Historical and Cultural Values.
- 7.23 Overall, it is considered that the proposed activity would be consistent with the relevant objectives and policies of the Proposed RPS 21.

## 8.0 OTHER MATTERS

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

- 8.1 As the proposal involves earthworks to accommodate the buildings, the applicant has elected to address the provisions of the NES by undertaking an assessment of the most up to date information about the site and surrounding area that Council holds. In addition, the applicant has undertaken an assessment of any information available from the Otago Regional Council. The findings of this assessment can be summarised as follows:

#### *Otago Regional Council's 'Database of Selected Land Uses'*

- 8.2 An extract from Otago Regional Council's contaminated land database is shown in **Figure 3** below which demonstrates that there are no records of land uses or activities have been (or are being) carried out on the site and the immediately surrounding area that have the potential to contaminate land.

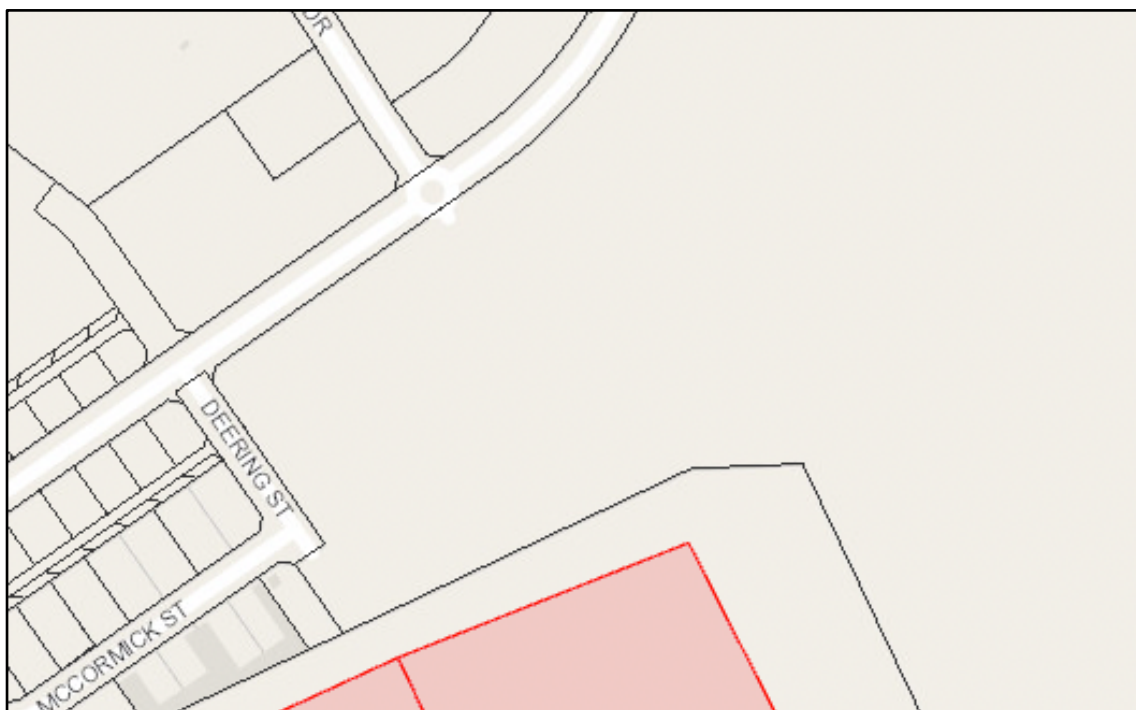


Figure 3 : Image from ORC Contaminated Land Database

*Queenstown Lakes District Council files*

- 8.3 No records held on Queenstown Lakes District Council's eDocs suggest that any activity or industry described in the HAIL has taken place on the land to which the application specifically relates.

*QLDC – Hazards Register*

- 8.4 Queenstown Lakes District Council's GIS shows that there are no Dangerous Goods Licences and/or Potential Contaminated Sites on the subject site or in the wider area.
- 8.5 It therefore appears that an activity or industry described in the HAIL, which could have resulted in the contamination of the site, is unlikely to have been undertaken on the site and as such the provisions of the NES need not apply.

**National Policy Statement on Urban Development**

- 8.6 The National Policy Statement on Urban Development 2020 (NPS UD) supersedes the National Policy Statement on Urban Development Capacity 2016 (NPS UDC) and directs local authorities to provide sufficient development capacity for housing within urban areas. The rezoning of the site and wider area to Business Mixed Use (BMUZ) and Three Parks Business were considered

and approved in light of the NPS UDC which had similar objectives to the NPS UD in terms of the provision of development capacity.

- 8.7 The Business Mixed Use Zone is intended to contribute to development capacity by enabling infill subdivision and intensification.
- 8.8 The relevant objectives and policies are assessed as below.
- 8.9 The project achieves Objective 1 through providing for a significant benefit for the social, economic and cultural wellbeing, and for the health and safety of the community, now and into the future. The hospital and allied health buildings will provide for community wellbeing, health and safety, and the project is specifically designed for resilience and sustainability.
- 8.10 Objective 3 seeks more businesses and community services to be located in an urban environment. Whilst the whole of Wānaka, including the site, is not serviced by existing or planned public transport, the site is within Three Parks, which is a highly urbanised locality, with many employment opportunities in close vicinity. There is high demand for business land in the area relative to other areas within the urban environment, and therefore the community services and businesses will be appropriately located.
- 8.11 With regards to Objective 4, the project responds to Wānaka's changing urban environment by providing a larger scale community health development outside of the Wānaka Town Centre. This in turn will support the establishment of higher, more intensive development at Three Parks while retaining the lower height character of the town centre. This outcome appears to be the desire of the community, as is evident in the public submissions released in May 2024 for the PDP Urban Intensification Variation.
- 8.12 The project provides a medium to long term provision for health services for the region in Three Parks, on land that is 'infrastructure ready', ensuring the location of the development is strategically located, aligning with Objective 6.
- 8.13 Objective 8 seeks that NZ's urban environment supports reductions in greenhouse gas emissions, and resilience to the current and future effects of climate change. The intention of the project as a whole is to achieve New Zealand's highest sustainability standard, being the Green Star 6 Communities. The allied health commercial buildings fronting Sir Tim Wallis Drive are intended to be designed to achieve the imminent Green Star 6 Buildings standard, being the highest New Zealand building standard, or similar, to support the reduction in greenhouse gas emissions, and create a development resilient to climate change effects.

- 8.14 The project will enable the site to provide for a much-needed regional integrated hospital and business sectors, in a prime, urbanised area. The design of buildings and comprehensive development as a whole will support the reduction in greenhouse gas emissions and resilience to climate change, ensuring alignment with Policy 1.
- 8.15 Policy 2 enables heights and density of urban form commensurate with the level of accessibility to active transport, or relative demand for business use in each location. The height of the buildings exceed that permitted, and being a tier 2 urban environment, the greater height is directed to be enabled considering the high demand of business use in this location, providing for community services. With a higher height of buildings enabled, this in itself is not necessarily an adverse effect. This is reinforced through the design of the comprehensive development, ensuring amenity values will not be adversely affected through the project as proposed. Accessibility to main transportation routes is high, however public transport is currently limited in Wānaka. With the site located near two main transport routes into Wānaka (Ballantyne Road and State Highway 84), once public transport opportunities are developed, the site will have a high level of public transportation accessibility.
- 8.16 The provision of additional regional health and commercial space enabled by greater heights will be a relevant contribution to meeting the requirements of the NPS-UD, aligning with Policy 6.
- 8.17 Policy 9 requires hapu and iwi to be involved in plan making and decision-making on resource consents. Ngāi Tahu have been engaged, consulted and collaborated with through Aukaha and Te Ao Mārama on the project, and cultural values have been assessed and addressed through design of infrastructure, community spaces, and the provision of health. On-going engagement will continue past the resource consent decision making, to ensure Mana Whenua values are adequately incorporated through to delivering the project and beyond.
- 8.18 Policy 10 requires tier 2 authorities to engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning. The NPS-UD defines 'additional infrastructure', as including *'social infrastructure, such as schools and healthcare facilities'*.
- 8.19 Roa have engaged with QLDC through the resource consent pre-application meeting process, where it was identified that Three Parks is a key location for such infrastructure. QLDC's Housing Development Capacity Assessment 2021 prepared by ME Consulting confirmed that QLDC is satisfied that there is sufficient additional infrastructure to support urban development and that it is likely to be available commensurate with demand growth.

- 8.20 Policy 11 seeks that district plans do not set minimum car parking rates, and that authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans. Aside from those relating to mobility parks the minimum parking rates have been removed from the QLDC PDP, and as assessed by Novo Group in the Integrated Transport Assessment, the effects of the car parking supply are effectively managed. It is acknowledged this is to encourage a modal shift to active and public transport. In this case, the site and area can be accessed via active modes of transport, however public transport is not yet present, or planned for this area. Additionally, the activities the car parking will provide for, are uses that will require some reliance on vehicles (such as a hospital and allied healthcare, medical services). As such, the proposed car parking seeks to strike an appropriate balance between encouraging alternative means of travel while providing for the functional needs of the proposed activities.
- 8.21 With the provision of an integrated regional hospital and comprehensively designed health precinct designed to New Zealand's highest sustainability standards on plan-enabled, infrastructure ready land in the commercial heart of urbanised Wānaka, the project aligns with the overall principle and policy direction of the NPS-UD.

***National Policy Statement for Renewable Electricity Generation 2011***

- 8.22 This NPS is relevant as the photovoltaic (PV) panels proposed on top of the four commercial buildings and EV charger car parking building are considered 'Renewable electricity generation', and 'Small and community-scale distributed electricity generation'.
- 8.23 The project contributes towards achieving the overall objective of this NPS through the provision for renewable electricity generation. Objective and Policy A recognises the benefits of renewable electricity generation activities through reducing greenhouse gas emissions, of which this project is aligned with. Objective and Policy F require regional, and district plans to incorporate provisions for small and community-scale renewable electricity generation activities, which QLDC have achieved, and as such there are local consenting requirements providing for such activities.
- 8.24 It is considered the project aligns with the NPS for Renewable Electricity Generation 2011.

***Business Mixed Use Zone Design Guidelines 2021***

- 8.25 The QLDC BMUZ Design Guidelines encourage buildings to create a positive street edge, use vertical and horizontal detailing to create a human scale design, incorporate signage with the

built elements, and to promote active travel and pedestrian links. Although generally higher than anticipated, the proposed buildings will be consistent with the direction provided by the design guidelines and will be a positive contribution to the streetscape along Sir Tim Wallis Drive, Deering Street and Grace Wright Drive.

***QLDC Variation to the Proposed District Plan: Urban Intensification***

- 8.26 During the full Council meeting on 1 June 2023, QLDC confirmed that they endorse the notification of a variation to the Proposed District Plan that will enable urban intensification in line the requirements of Policy 5 of the NPS UD. While these provisions have not been notified and, therefore have no legal effect at this stage, an assessment in relation to these matters is considered to be an “other” matter under Section 104(1)(c).
- 8.27 The provisions relating to the Business Mixed Use Zone include the following amendments (additional text underlined, deleted text ~~struck through~~):

***16.2.2 Objective – New development achieves high quality building and urban design outcomes that minimises impacts on infrastructure and roading networks and minimises adverse effects on adjoining residential areas and public spaces.***

***Policies:***

***16.2.2.1 Require development to provide or enhance connections to active transport networks (walking, trails and cycleways) where appropriate and encourage the provision of facilities that would help facilitate mode shift;***

***16.2.2.2 Require the site layout and design of development provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures.***

- 8.29 The rules have also been amended to enabled to accommodate a maximum height of 16.5m in Wānaka.
- 8.30 The proposed changes focus less on maintaining amenity and more on accommodating change. There would no longer be policy direction to maintain the amenity of neighbouring sites but rather to ensure the development provides amenity for future users of the commercial area. Overall, it is considered that the proposal would be consistent with the changes made to the provisions.



8.31 No changes to the Three Parks Business Zone have been proposed however submissions on the variation have sought to increase the height limit in the Business Mixed Use Zone to 20m.

8.32 Overall, it is considered that the proposed changes would be consistent with the direction signalled by the proposed amendments to the PDP.

***Queenstown Lakes Climate and Biodiversity Plan 2022 – 2025***

8.33 The Queenstown Lakes Climate and Biodiversity Plan 2022 - 2025 set out in 2020 to achieve a net zero carbon goal for the district by 2050. To achieve this, there are six outcomes:

8.34 QLDC to demonstrate climate and biodiversity leadership

- Better connect the transport system and change to low-emission
- Encourage the built environment to be low-emission and resilient
- Create low-emission and climate resilient communities
- Low-emission businesses to thrive
- Result in a flourishing natural environment

8.35 The built environment is responsible for approximately 20% of New Zealand's carbon footprint. Through its sustainable design and focus, the project will address and contribute to minimising climate change through reducing its carbon intensity (both embodied and operational), to enable New Zealand to meet our carbon reduction commitments, to ensure the prosperity of future generations.

8.36 The intention of the development to achieve a high, globally recognised Greenstar certification for the comprehensive development as a whole (Greenstar 6-star Communities), and the four allied health buildings to achieve as high a sustainability rating as possible. The hospital will be balanced in the need to achieve long term resilience, the necessary structural and clinical requirements, with sustainable design, however as the project moves through the detailed design phase, the sustainability certifications and ratings will be decided, and where possible, carbon conscious design and methods being a focus.

8.37 With the provision of a hospital providing secondary and tertiary healthcare in Wānaka, this will reduce the number of people travelling to Dunedin, Invercargill, Christchurch for such healthcare, in turn reducing the greenhouse gas emissions associated with this currently necessary travel.

- 8.38 Whilst vehicle parking cannot be eliminated at this stage due to the lack of public transport provision, the structure has been designed as sustainably as possible- to enable future repurposing/reduction in scale, 78 EV charger ports, provision of a large number of secure bicycle parking spaces including e-bike charging facilities, and end-of-trip facilities, all encouraging more sustainable modes of transport where possible.
- 8.39 The location of the project is near two main transport routes into Wānaka, Ballantyne Road and State Highway 84. Once public transport opportunities are developed for the region, the site is likely to be located adjoining a public transport route, enabling a high level of accessibility for the future.
- 8.40 Overall, the project will support the reductions in greenhouse gas emissions and will be resilient to the likely current and future effects of climate change.

#### ***Precedent and District Plan Integrity***

- 8.41 It is noted that, as a non-complying activity, the proposal has the potential to set a precedent or affect the integrity of the District Plan.
- 8.42 However the proposed development is unique. Not only does it proposed to provide much needed health infrastructure to Wānaka, but is also proposes to do so with a substantially reduced carbon footprint. The design incorporates elements of Te Ao Māori, including a low-impact stormwater design. The buildings have been designed to a high standard, incorporating substantial modulation and variation in façade design, as well as the utilisation of glazing and pedestrian and public connections.
- 8.43 With regard to height and the establishment of community activities within this portion of the Three Parks Business Zone, it is acknowledged that a precedent may be set in that regard. However, each proposal must be assessed on its own merits and any associated precedent enabling slightly higher buildings or the co-location of health and wellness services in this area would not be an undesirable precedent.

## **9.0 CONSULTATION**

- 9.1 Section 95B of the Act requires that, should the consent authority determine that public notification is not necessary, it must decide whether there are any affected persons in relation to the activity. Section 95E requires that a person is an affected person if the adverse effects of

the activity on the person are minor or more than minor (but not less than minor) and affected party approval has not been provided.

- 9.2 Written approval has been provided from Willowridge Developments, Cadep Holdings Limited, and Southern Lakes Property Trust Limited.
- 9.3 Consultation has also been undertaken with QLDC, Te Kura o Take Kārara, Te Ao Mārama and Aukaha.
- 9.4 Adverse effects on the owners or occupiers of the other adjacent properties has been assessed in Paragraphs 6.101 to 6.108 above. Adverse effects on these persons have been determined to be less than minor to minor and therefore no further consultation has been undertaken.

## 10.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

- 10.1 Under Part 2 of the Resource Management Act 1991 Section 5 sets out the purpose of the Act as follows:

### 5 **Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and 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.*

- 10.2 In order to achieve the purpose of the Act, the proposed development must be considered in the context of Section 5 above. Paragraphs (a), (b) and (c) of Section 5(2) are to be afforded full

significance and applied accordingly in the circumstances of the particular case so that promotion of the Act's purpose is effectively achieved.

- 10.3 It is considered that the proposal appropriately sustains the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations while avoiding adverse effects on the life-supporting capacity of air, water, soil and ecosystems and adverse effects on the environment generally. The proposed health precinct will enable the community to provide for their health and well-being needs. It is therefore considered that the proposed development represents the sustainable management of the District's natural and physical resources as defined in Section 5 of the Act.
- 10.4 Section 6 of the Act sets out matters of national importance which must be taken into consideration in achieving the purpose of the Act. There are no matters of national importance relevant to the proposed development.
- 10.5 Section 7 lists other matters to have regard to. As assessed in the assessment of effects, the application sits comfortably with the other matters set out in section 7. With regards to 7(b), granting consent would enable a more efficient use of the physical resource that is comprised in the site, where the project has been designed to manage adverse effects to an acceptable level. The efficient end use of energy (s7(ba)) is well considered and incorporated through the project, through renewable sources of energy, sustainable design, and promoting alternative means of travel. Regarding 7(c) and 7(f), the proposal enables the maintenance and enhancement of amenity values and the quality of the environment through the design of buildings, communal and community space, and provision of healthcare. The effects of climate change have been considered, through the sustainable design, providing resilience, and longevity for future generations, with regard to 7(e).
- 10.6 Regarding Section 8, there are known values of cultural importance for this site that have been considered and represented through design and collaboration with Ngāi Tahu authorities, and the principles of Te Tiriti o Waitangi are taken into account through the relevant sections of the PDP, and NPS.
- 10.7 It is therefore considered that the proposed development achieves the purpose of the RMA.

## 11.0 CONCLUSION

- 11.1 Resource consent is sought to construct a health precinct with associated allied health/commercial buildings and car parking on Sir Tim Wallis Drive, Wānaka. The proposal requires a non-complying activity land use consent under the Proposed District Plan.
- 11.2 It is considered that the proposal will result in minor adverse effects on the environment and is consistent with and not contrary to the relevant objectives and policies of the Proposed District Plan. The proposal is inconsistent with but not contrary to the relevant objectives and policies of the Operative District Plan.
- 11.3 The proposal is not precluded from public or limited notification under s95A and s95B of the Act, however public notification of the application is volunteered.
- 11.4 With regard to the consideration of applications for non-complying activities Section 104D of the Resource Management Act 1991 states:

***“Particular restrictions for non-complying activities***

1. *Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—*

*(a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*

*(b) the application is for an activity that will not be contrary to the objectives and policies of*

*(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*

*(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*

*(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.”*

- 11.5 As outlined above it is considered that the proposal will result in minor adverse effects on the environment and is consistent with, and not contrary to, the relevant objectives and policies of

the Proposed District Plan. Therefore it is considered that the proposal passes both limbs of the threshold test set out in Section 104D of the Act and, pursuant to Section 104B of the Act, resource consent can be granted for the development as proposed.

Yours faithfully,  
Edgar Planning Ltd,



Erin Stagg  
Planner



Scott Edgar  
Planner



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



R.W. Muir  
Registrar-General  
of Land

**Identifier** **1146272**

**Land Registration District** **Otago**

**Date Issued** 22 December 2023

**Prior References**

1114834

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<b>Estate</b>	Fee Simple
<b>Area</b>	71.6595 hectares more or less
<b>Legal Description</b>	Lot 981 Deposited Plan 587232 and Lot 982 Deposited Plan 590655 and Lot 984 Deposited Plan 523538 and Lot 985 Deposited Plan 523538 and Lot 988 Deposited Plan 523538 and Lot 980 Deposited Plan 574876 and Lot 971 Deposited Plan 567411 and Lot 972 Deposited Plan 567411

**Registered Owners**

Willowridge Developments Limited

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**Interests**

Subject to Section 59 Land Act 1948 (Affects Lot 981 DP 587232 part formerly Section 50 Block IV Lower Wanaka Survey District contained in RT OT5B/475)

Appurtenant to Lot 988 DP 523538 part formerly Lot 2 DP 510626 is a right to convey water created by Transfer 5206560.6 - 3.5.2002 at 9:00 am

Appurtenant to Lots 971 & 972 DP 567411 & Lots 984 & 985 DP 523538 & Lot 988 DP 523538 part formerly Section 2 SO 519746 & Lot 982 DP 590655 & Lot 980 DP 574876 & Lot 981 DP 587232 is a right of way and a right to convey water and a right to drain water and sewage created by Easement Instrument 9928670.10 - 11.2.2015 at 5:00 pm

The easements created by Easement Instrument 9928670.10 are subject to Section 243(a) Resource Management Act 1991 10784847.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.6.2017 at 11:49 am (Affects Lot 988 DP 523538 part formerly Lot 2 DP 510626)

11674965.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.4.2020 at 6:04 pm (Affects Lots 984 - 985 & 988 DP 523538)

Subject to a right to drain sewage (in gross) over part Lot 981 marked AE and a right to drain and discharge water (in gross) over part Lot 981 marked DE & J and a right to drain water (in gross) over part Lot 981 marked E on DP 587232 and a right of way (in gross) over part Lot 971 marked P on DP 567411 in favour of the Queenstown Lakes District Council created by Easement Instrument 11674965.13 - 22.4.2020 at 6:04 pm

The easements created by Easement Instrument 11674965.13 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey and transform electricity (in gross) over part Lot 985 marked G on DP 523538 in favour of Aurora Energy Limited created by Easement Instrument 11674965.14 - 22.4.2020 at 6:04 pm

The easements created by Easement Instrument 11674965.14 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water over part Lot 988 marked DA on DP 523538 created by Easement Instrument 11674965.15 - 22.4.2020 at 6:04 pm

The easements created by Easement Instrument 11674965.15 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part Lot 988 marked BC on DP 523538 created by Easement Instrument 11674965.17 - 22.4.2020 at 6:04 pm

Appurtenant to Lot 988 DP 523538 is a right of way created by Easement Instrument 11674965.17 - 22.4.2020 at 6:04 pm

The easements created by Easement Instrument 11674965.17 are subject to Section 243 (a) Resource Management Act 1991

Subject to a parking and manoeuvring easement over part Lot 988 marked BD and a signage easement over part Lot 988 marked H on DP 523538 created by Easement Instrument 11674965.18 - 22.4.2020 at 6:04 pm

Appurtenant to Lot 988 DP 523538 is a parking and manoeuvring easement created by Easement Instrument 11674965.18 - 22.4.2020 at 6:04 pm

11787707.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.7.2020 at 4:08 pm (Affects Lots 971 & 972 DP 567411)

Subject to a right to drain sewage (in gross) over part Lot 972 marked FC on DP 567411 in favour of the Queenstown Lakes District Council created by Easement Instrument 11787707.9 - 13.7.2020 at 4:08 pm

The easements created by Easement Instrument 11787707.9 are subject to Section 243 (a) Resource Management Act 1991

11787707.12 Mortgage to Westpac New Zealand Limited - 13.7.2020 at 4:08 pm

11787707.13 CAVEAT OF LOT 984, 985, 988 DP 523538 AND LOT 982 DP 590655 AND LOT 981 DP 587232 BY QUEENSTOWN LAKES DISTRICT COUNCIL - 13.7.2020 at 4:08 pm

11787707.14 CAVEAT OF LOT 988 DP 523538 BY FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED - 13.7.2020 at 4:08 pm

12010107.1 CAVEAT OF LOT 988 DP 523538 BY AURORA ENERGY LIMITED - 4.2.2021 at 11:24 am

11898151.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.4.2021 at 12:42 pm (Affects Lot 982 DP 590655)

Subject to a right to drain and discharge water (in gross) over part Lot 981 marked B and a right to drain water (in gross) over part Lot 981 marked K & L and a right to drain sewage (in gross) over part Lot 981 marked C & E on DP 587232 in favour of the Queenstown-Lakes District Council created by Easement Instrument 11898151.11 - 12.4.2021 at 12:42 pm

The easements created by Easement Instrument 11898151.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant (in gross) in favour of Queenstown-Lakes District Council created by Covenant Instrument 11898151.12 - 12.4.2021 at 12:42 pm (Affects Lot 982 DP 590655)

Land Covenant (in gross) in favour of BP Oil New Zealand Limited created by Covenant Instrument 11898151.13 - 12.4.2021 at 12:42 pm (Affects Lot 982 DP 590655)

12208648.1 CAVEAT OF LOT 988 DP 523538 BY AURORA ENERGY LIMITED - 4.8.2021 at 2:17 pm

12552763.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.9.2022 at 3:11 pm (Affects Lot 980 DP 574876 & Lot 981 DP 587232)

Subject to a right to drain sewage (in gross) over part Lot 981 marked CB & CM DP 587232 and over part Lot 980 marked CJ on DP 574876 and right to drain water (in gross) over part Lot 981 marked A, DD, CB, CM, DA & CN on DP 587232 and over part Lot 980 marked CK & CJ on DP 574876 and a right to discharge water (in gross) over part Lot 981 marked DA & CN on DP 587232 in favour of the Queenstown Lakes District Council created by Easement Instrument 12552763.10 - 27.9.2022 at 3:11 pm

The easements created by Easement Instrument 12552763.10 are subject to Section 243 (a) Resource Management Act 1991



12599490.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.11.2022 at 4:39 pm (Affects Lots 971 & 972 DP 567411)

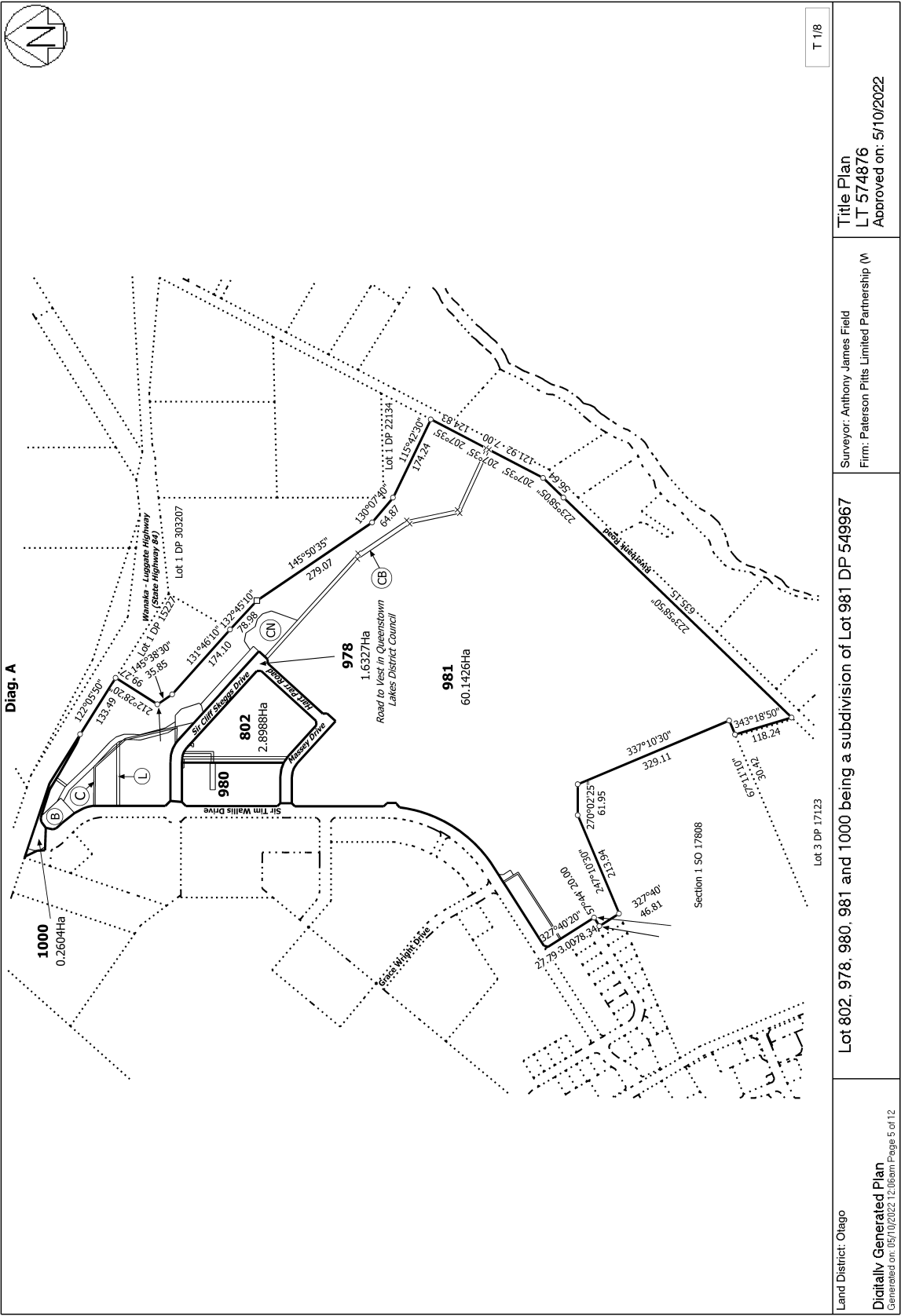
Subject to a right to convey water (in gross) over part Lot 971 marked P, Y & Z and a right of way (in gross) over part Lot 971 marked Z on DP 567411 in favour of the Queenstown Lakes District Council created by Easement Instrument 12599490.6 - 16.11.2022 at 4:39 pm

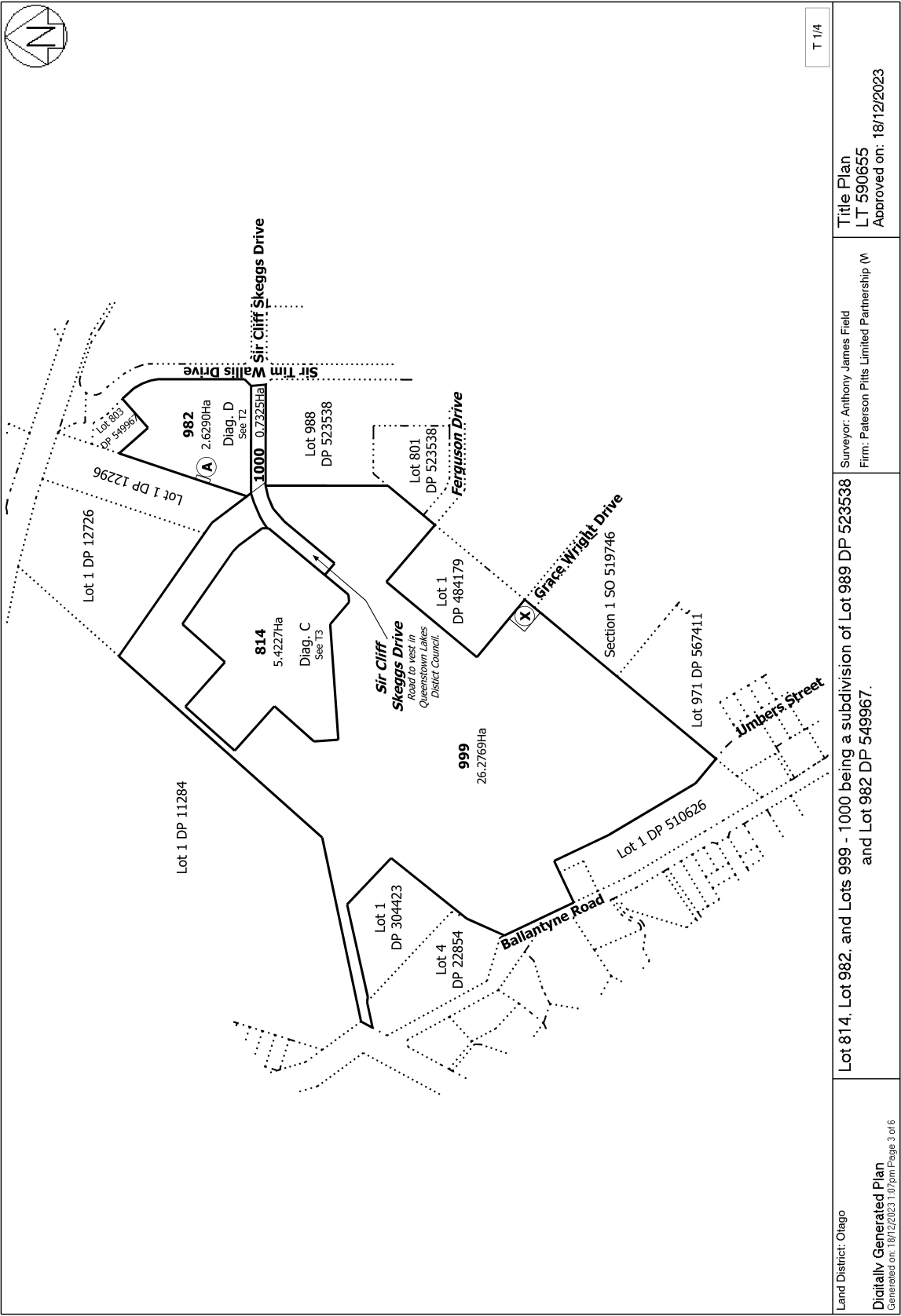
The easements created by Easement Instrument 12599490.6 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a gas easement (in gross) over part Lot 972 marked GI on DP 567411 in favour of Rockgas Limited created by Easement Instrument 12599490.8 - 16.11.2022 at 4:39 pm

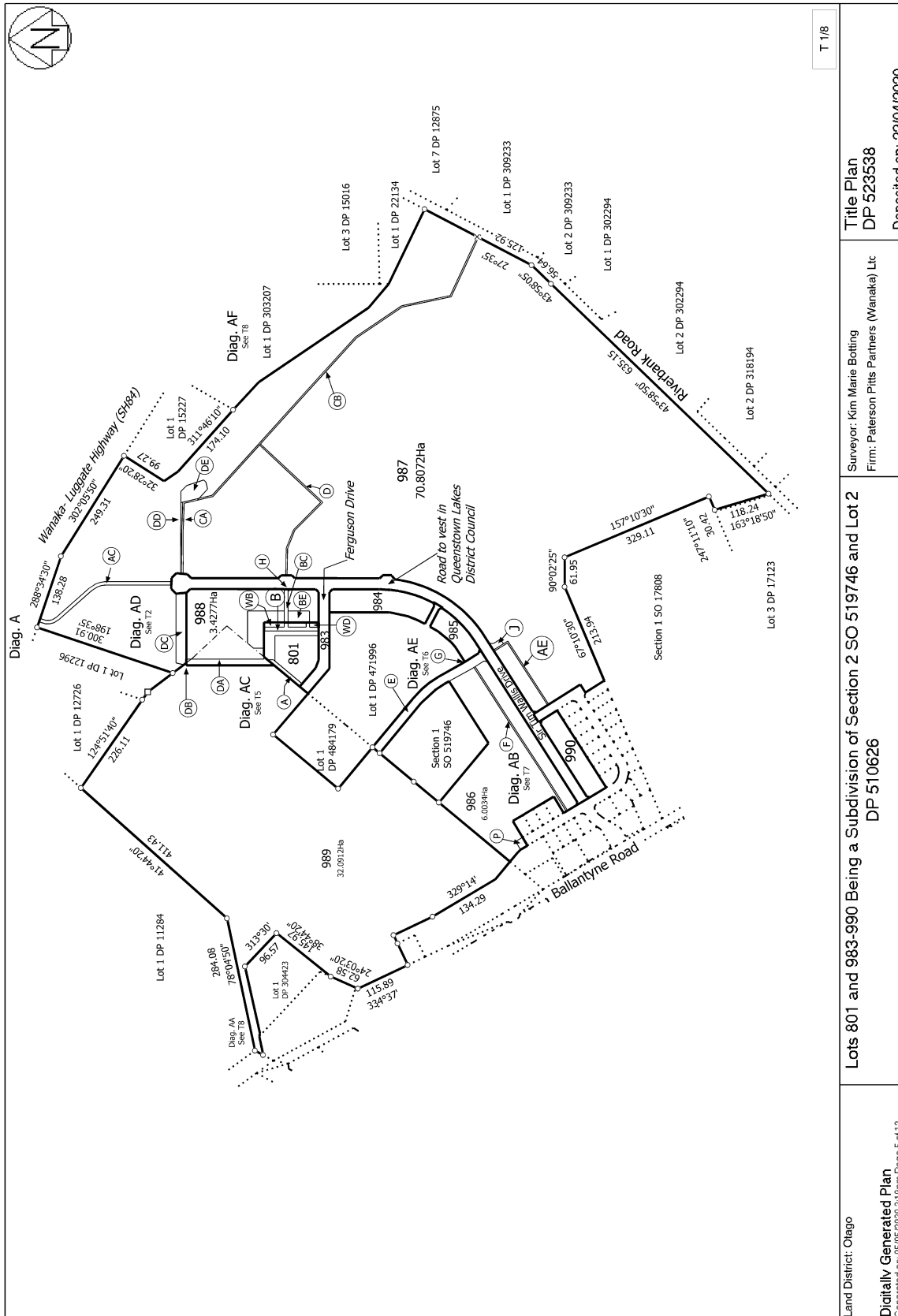
The easements created by Easement Instrument 12599490.8 are subject to Section 243 (a) Resource Management Act 1991  
Subject to Section 241(2) Resource Management Act 1991 (affects DP 590655)

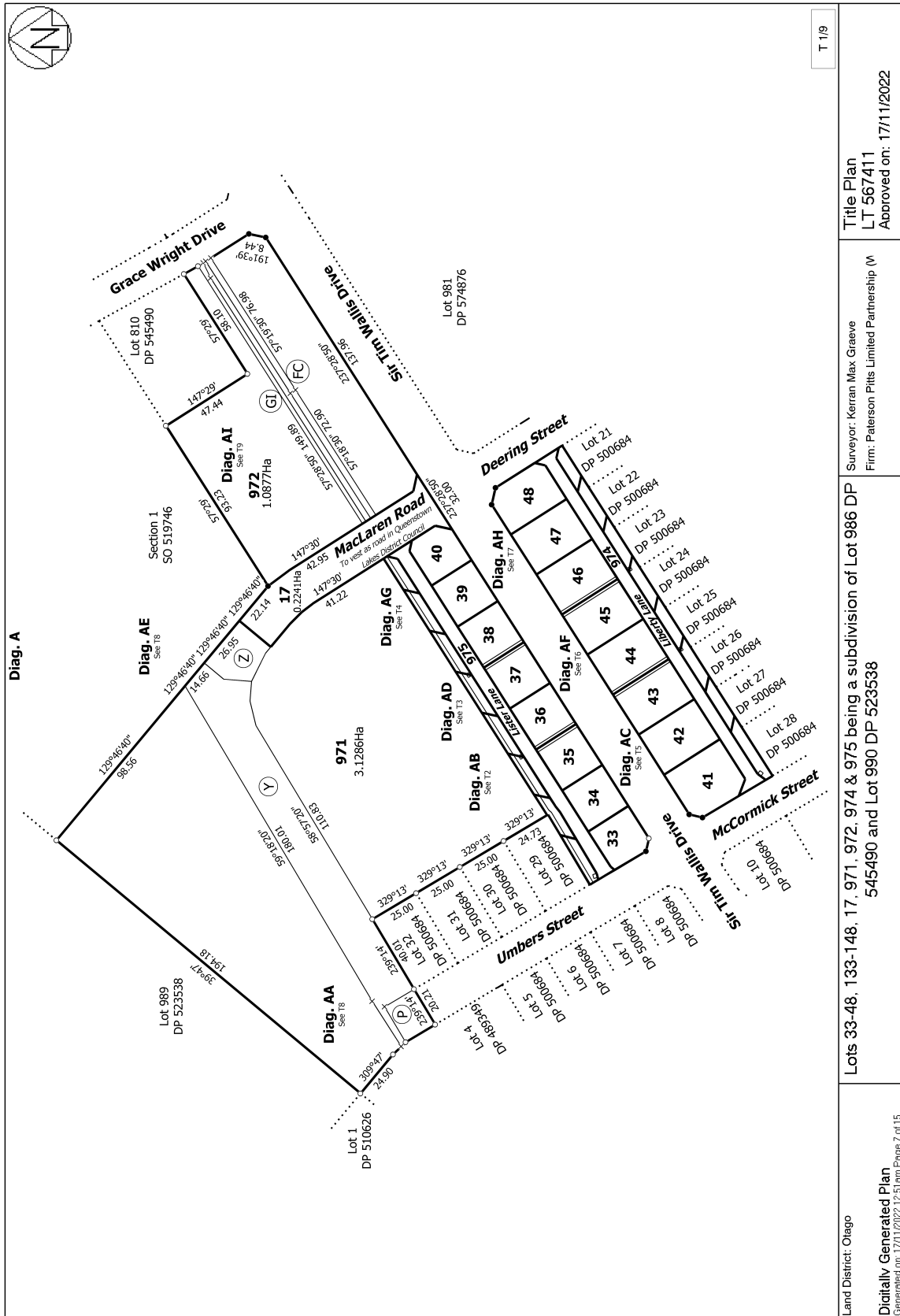
Subject to a right (in gross) to convey electricity over part Lot 981 DP 587232 marked AI, AJ and AK on DP 595330 in favour of Aurora Energy Limited created by Easement Instrument 12987069.5 - 24.5.2024 at 10:31 am

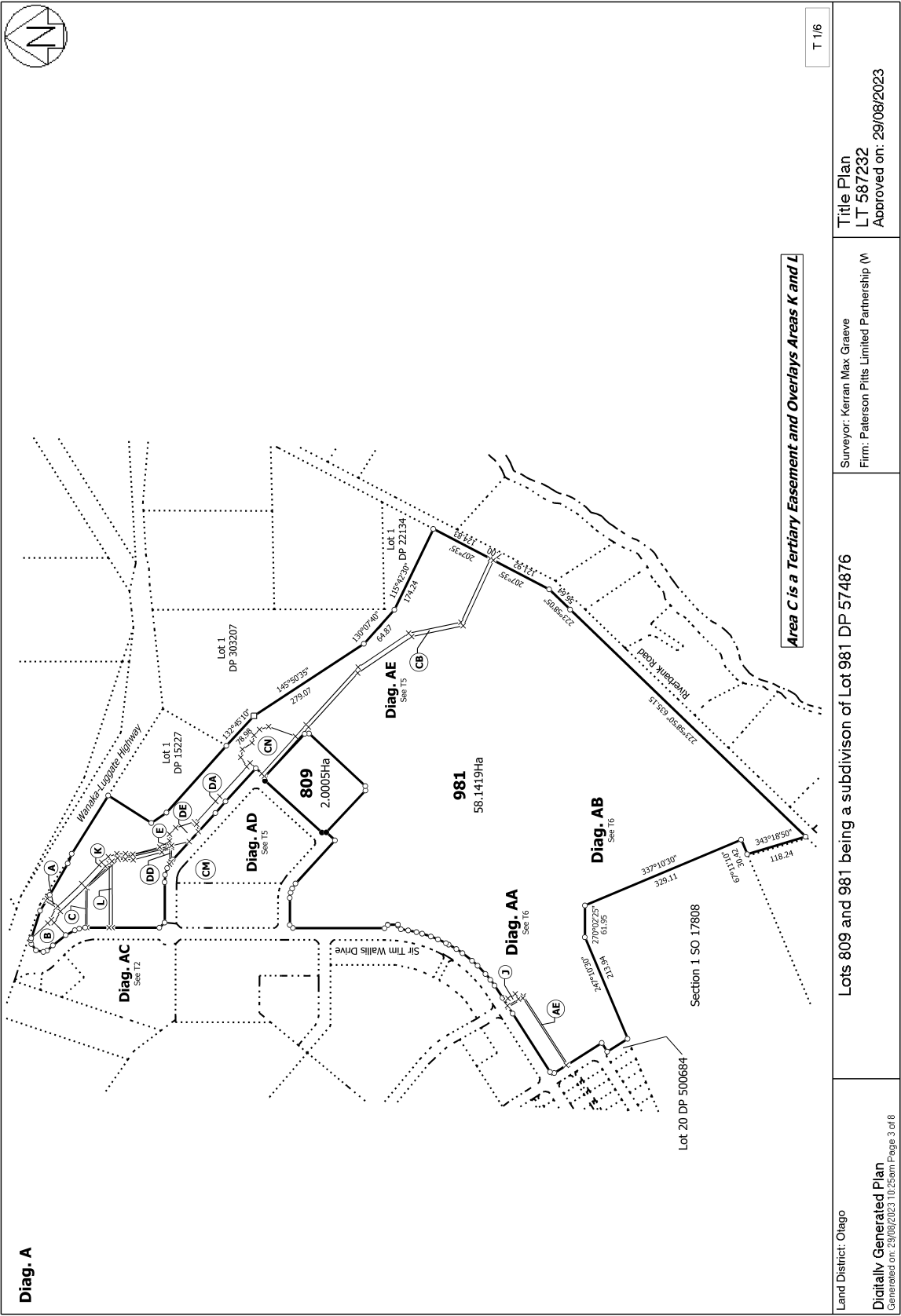
The easements created by Easement Instrument 12987069.5 are subject to Section 243 (a) Resource Management Act 1991











## Explanation of Title Instruments

### As applicable to Lot 981 DP 587232

Instrument	Instrument Description	Comment
Subject to Section 59 Land Act 1948		<i>This is not applicable, as Section 59 of this Act has been repealed.</i>
Transfer 5206560.6	Appurtenant to Lot 988 DP 523538 part formerly Lot 2 DP 510626 is a right to convey water.	<i>Not applicable to the subject lot.</i>
Easement Instrument 9928670.10	Right of way and a right to convey water and a right to drain water and sewage.	<i>This instrument relates to Easement 'B', which is located at the northern end of the Three Parks development, some 800m from the site, and will be unaffected by any of the project works.</i>
Consent Notice 10784847.2	Pursuant to Section 221 Resource Management Act 1991.	<i>Not applicable to the subject lot.</i>
Consent Notice 11674965.12	Pursuant to Section 221 Resource Management Act 1991.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11674965.13	Subject to a right to drain sewage (in gross) over part Lot 981 marked AE and a right to drain and discharge water (in gross) over part Lot 981 marked DE & J and a right to drain water (in gross) over part Lot 981 marked E on DP 587232 and a right of way (in gross) over part Lot 971 marked P on DP 567411 in favour of the Queenstown Lakes District Council.	<i>Easement 'AE' covers underground services in place under the central laneway of the project. This servicing will remain in place and protected throughout works, and in perpetuity on the title as an easement. Easement 'J' is located at the entrance of Road 6 (extension to Grace Wright Drive), adjoining the site boundary. No works are proposed that would affect this easement outside the site boundary. Easement 'DE' is located 750m from the project and will be unaffected by any of the works. Easement 'E' and 'P' are not applicable to this lot.</i>
Easement Instrument 11674965.14	Subject to a right to convey and transform electricity (in gross) over part Lot 985 marked G on DP 523538 in favour of Aurora Energy Limited.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11674965.15	Subject to a right to drain water over part Lot 988 marked DA on DP 523538.	<i>Not applicable to the subject lot.</i>

Easement Instrument 11674965.17	Appurtenant to Lot 988 DP 523538 is a right of way.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11674965.18	Subject to a parking and manoeuvring easement over part Lot 988 marked BD and a signage easement over part Lot 988 marked H on DP 523538.	<i>Not applicable to the subject lot.</i>
Consent Notice 11787707.8	Pursuant to Section 221 Resource Management Act 1991.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11787707.9	Subject to a right to drain sewage (in gross) over part Lot 972 marked FC on DP 567411 in favour of the Queenstown Lakes District Council.	<i>Not applicable to the subject lot.</i>
Caveat 11787707.13	Lot 984, 985, 988 DP 523538 and Lot 982 DP 590655 and Lot 981 DP 587232.	<i>Whilst the subject lot is listed on this instrument it is not applicable to the subject lot.</i>
Caveat 11787707.14	Lot 988 DP 523538 by Foodstuffs (South Island) Properties Limited.	<i>Not applicable to the subject lot.</i>
Caveat 12010107.1	Lot 988 DP 523538 by Aurora Energy Limited.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11898151.11	Subject to a right to drain and discharge water (in gross) over part Lot 981 marked B and a right to drain water (in gross) over part Lot 981 marked K & L and a right to drain sewage (in gross) over part Lot 981 marked C & E on DP 587232 in favour of the Queenstown-Lakes District Council.	<i>Easements 'B', 'K', 'L', 'C' and 'E' are located at the northern end of the Three Parks development, some 700 – 800m from the site, and will be unaffected by any of the project works.</i>
Covenant Instrument 11898151.12	Land Covenant (in gross) in favour of Queenstown-Lakes District Council.	<i>Not applicable to the subject lot.</i>
Covenant Instrument 11898151.13	Land Covenant (in gross) in favour of BP Oil New Zealand Limited.	<i>Not applicable to the subject lot.</i>



Caveat 12208648.1	Caveat of Lot 988 DP 523538 by Aurora Energy Limited.	<i>Not applicable to the subject lot.</i>
Consent Notice 12552763.9	Pursuant to Section 221 Resource Management Act 1991 - 27.9.2022 at 3:11 pm (Affects Lot 980 DP 574876 & Lot 981 DP 587232).	<i>The conditions on this consent notice require the lots to be serviced upon subdivision. This has been approved through RM230084, as has the cancellation of condition (b) as applicable to these lots, and therefore the relevant conditions of this consent notice have been cancelled or met.</i>
Easement Instrument 12552763.10	Subject to a right to drain sewage (in gross) over part Lot 981 marked CB & CM DP 587232 and over part Lot 980 marked CJ on DP 574876 and right to drain water (in gross) over part Lot 981 marked A, DD, CB, CM, DA & CN on DP 587232 and over part Lot 980 marked CK & CJ on DP 574876 and a right to discharge water (in gross) over part Lot 981 marked DA & CN on DP 587232 in favour of the Queenstown Lakes District Council.	<i>These Easements are located at the northern end of the Three Parks development, some 700 – 800m from the site, and will be unaffected by any of the project works.</i>
Consent Notice 12599490.5	Pursuant to Section 221 Resource Management Act 1991.	<i>Not applicable to the subject lot.</i>
Easement Instrument 12599490.6	Subject to a right to convey water (in gross) over part Lot 971 marked P, Y & Z, and a right of way (in gross) over part Lot 971 marked Z on DP 567411 in favour of the Queenstown Lakes District Council.	<i>Not applicable to the subject lot.</i>
Easement Instrument 12599490.8	Subject to a gas easement (in gross) over part Lot 972 marked GI on DP 567411 in favour of Rockgas Limited.	<i>Not applicable to the subject lot.</i>
Subject to Section 241(2) Resource Management Act 1991		<i>Not applicable to the subject lot.</i>



# View Instrument Details

Instrument No.	107848472	Application as Notified 78
Status	Registered	
Date & Time Lodged	13 Jun 2017 11:49	
Lodged By	Karamaena, Rebecca Mary	
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991	

*Toitu te*  
**Land whenua**  
**Information**  
New Zealand



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Affected Computer Registers	Land District
783035	Otago
783036	Otago

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**Annexure Schedule:** Contains 4 Pages.

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## Signature

Signed by Rebecca Mary Karamaena as Territorial Authority Representative on 19/06/2017 03:30 PM

**\*\*\* End of Report \*\*\***

Application as Notified 79

IN THE MATTER of Lots 1 and 2 Being a  
Subdivision of Lot 2 DP 484179

AND

IN THE MATTER of Consent RM 160863  
Queenstown Lakes District Council.

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CONSENT NOTICE PURSUANT TO  
SECTION 221 OF THE RESOURCE  
MANAGEMENT ACT 1991

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PATERSON PITTS LIMITED PARTNERSHIP  
REGISTERED SURVEYORS  
WANAKA

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**BACKGROUND**

Queenstown Lakes District Council (Council) has granted consent RM 160863 for the Subdivision of Lots 1 and 2 Being a Subdivision of Lot 2 DP 484179 subject to conditions which are to be complied with in perpetuity by the owner of the land, being the conditions specified in the Operative Part hereof.

**OPERATIVE PART**

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.

**OPERATIVE PART A**

*The following Conditions a) & b) shall apply to the following lot:*

*Lot 1 Deposited Plan 510626 held in computer freehold register 783035*

**CONDITION**

- a. Lot 1 has no service provisions nor have any development contributions been paid as it is intended that Lot 1 is a bulk lot to be further developed. The owner of the lots shall provide services to this lot in accordance with Council's standards at that time the site is further developed. Development contributions will be payable for Lot 1 at this time, noting that no historic dwelling equivalent credits as set out in the Council's Policy on Development Contributions are available for this lot.
- b. In the event that services are provided to Lot 1 and development contributions are paid as per (a) above, this consent notice condition shall be deemed to have expired and may be removed from the Computer Freehold Register for Lot 1.

**OPERATIVE PART B**

*The following Conditions c) shall apply to the following lots:*

*Lot 1 Deposited Plan 510626 held in computer freehold register 783035*

*Lot 2 Deposited Plan 510626 held in computer freehold register 783036*


**CONDITIONS**

- c. Area A shown on 'Structure Plan Overlay, Lots 1 & 2 being subdivision of Lot 2 DP 484179' W4987, Sheet 102 Revision C by Paterson Pitts Group dated 21/08/2016' shall be for the purposes of road only. No development within Lot 1 or 2 shall restrict the ability of a road being formed within Area A.

Application as Notified 81

Dated this 8 day of MAY 2017

SIGNED for and on behalf  
Of the QUEENSTOWN LAKES  
DISTRICT COUNCIL under delegated  
Authority by its Manager,  
Resource Management Engineering  
David James Wallace



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ANNEXURE SCHEDULE - CONSENT FORM<sup>1</sup>

## Land Transfer Act 1952 section 238(2)

Person giving consent

*Surname must be underlined*

Capacity and Interest of Person giving consent

*(eg. Mortgagee under Mortgage no.)*

Neil MATCHETT and William HAIG

Caveator under caveat 10581047.1

## Consent

*Delete words in [ ] if inconsistent with the consent**State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

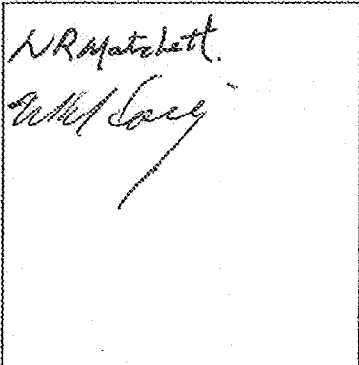
the Person giving consent hereby consents to:

Registration of the following documents attached hereto:

1. Consent Notice

Dated this 6<sup>th</sup> day of June 20 17

## Attestation

	<p>Signed in my presence by the Person giving consent</p> <p><i>NR Matchett</i> <i>W Haig</i></p> <p>Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed):</p> <p>Witness name <u>AVRIL LYANE MATCHETT</u></p> <p>Occupation <u>Retired Manageress</u></p> <p>Address <u>189 MASPIRING RD, WANAKA</u></p> <p><u>2 Westburn Tce</u></p> <p><u>ILAM</u></p> <p><u>Christchurch</u></p>
<p>Signature [Common seal] of Person giving consent</p>	

<sup>1</sup> An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



# View Instrument Details

Instrument No.	11674965	Application as Notified 83
Status	Registered	
Date & Time Lodged	22 Apr 2020 18:04	
Lodged By	Lister, Margaret Christina	
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991	

*Toitu te*  
**Land whenua**  
**Information**  
New Zealand



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Affected Records of Title	Land District
844346	Otago
844347	Otago
844348	Otago

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**Annexure Schedule** Contains 3 Pages.

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## Signature

Signed by Margaret Christina Lister as Territorial Authority Representative on 22/04/2020 02:54 PM

**\*\*\* End of Report \*\*\***

Application as Notified 84

**IN THE MATTER** of Lots 801, 983-990 DP  
523538 being a Subdivision of Sec 2 SO 519746  
and Lot 2 DP 510626

**AND**

**IN THE MATTER** of Resource Consent RM  
170836 (as varied by RM190014) Queenstown  
Lakes District Council

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**CONSENT NOTICE PURSUANT TO SECTION 221  
OF THE RESOURCE MANAGEMENT ACT 1991**

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**PATERSON PITTS LIMITED PARTNERSHIP  
SURVEYING PLANNING ENGINEERING  
WANAKA**

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## BACKGROUND

- A. Willowridge Developments Ltd has applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 827685 and 783036 (Otago Registry).
- B. Council has granted subdivision consent **RM 170836 (varied by RM 190014)** to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

## OPERATIVE PART

The following conditions pertaining to this Consent Notice shall be registered against the titles of the following allotments:

Lot 801 Deposited Plan 523538 comprised in record of title 844346  
 Lot 984 Deposited Plan 523538 comprised in record of title 844348  
 Lot 985 Deposited Plan 523538 comprised in record of title 844348  
 Lot 986 Deposited Plan 523538 comprised in record of title 844348  
 Lot 987 Deposited Plan 523538 comprised in record of title 844348  
 Lot 988 Deposited Plan 523538 comprised in record of title 844348  
 Lot 989 Deposited Plan 523538 comprised in record of title 844347  
 Lot 990 Deposited Plan 523538 comprised in record of title 844348

## Conditions

The following conditions shall apply to Lot 801:

- a) At the time a building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of the Manager of Resource Management Engineering at Council prior to implementation and shall be installed prior to occupation of the dwelling. This shall include:
  - (i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to the Manager of Resource Management Engineering at Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".

(ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to the Manager of Resource Management Engineering at Council for acceptance prior to installation of the individual soak pit infrastructure.

The following conditions shall apply to Lots 984 to 990:

- b) Lots 984 to 990 are balance allotments intended for further development and have not been serviced in accordance with Council's standards and no development contributions have been paid. At the time of any future development of Lots 984 to 990, all necessary services shall be provided to the lots (and any additional lots) in accordance with Council's standards and connection policy as they apply at the time of the future development. For the purposes of this condition the term "necessary services" includes wastewater disposal, water supply, stormwater disposal, telecommunications and electricity supply. The costs of providing services and making any connections shall be borne by the owner of the lot for the time being and they shall also pay to the Council any applicable development contributions at that time.
- c) In the event that all necessary services are provided to Lots 984 to 990 and development contributions are paid as per Condition (b) above, this consent notice condition shall be deemed to have expired and may be removed from the Computer Freehold Register for Lots 984 to 990.

Dated this 25th day of March 2020

**SIGNED** for and on behalf  
Of the **QUEENSTOWN LAKES**  
**DISTRICT COUNCIL** under delegated  
Authority by its Acting Team Leader,  
Subdivision, Development Contributions, & Property

  
Keri Anne Garrett



# View Instrument Details

Instrument No.	117877078	Application as Notified 87
Status	Registered	
Date & Time Lodged	13 Jul 2020 16:08	
Lodged By	Karamaena, Rebecca Mary	
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991	

*Toitu te*  
**Land whenua**  
**Information**  
New Zealand



Affected Records of Title	Land District
933928	Otago
933929	Otago

**Annexure Schedule** Contains 3 Pages.

## Signature

Signed by Rebecca Mary Karamaena as Territorial Authority Representative on 13/07/2020 11:04 AM

\*\*\* End of Report \*\*\*

Application as Notified 88

**IN THE MATTER** of Lots 810, 982, and 986 DP  
545490 being a Subdivision of Lot 986 DP  
523538

**AND**

**IN THE MATTER** of Resource Consent  
RM190368 Queenstown Lakes District Council

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**CONSENT NOTICE PURSUANT TO SECTION  
221 OF THE RESOURCE MANAGEMENT ACT  
1991**

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**PATERSON PITTS LIMITED PARTNERSHIP  
SURVEYING PLANNING ENGINEERING  
WANAKA**

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## BACKGROUND

- A. Willowridge Developments Limited has applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 844348 (Otago Registry).
- B. Council has granted subdivision consent **RM190368** to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

## OPERATIVE PART

The following conditions pertaining to this Consent Notice shall be registered against the titles of the following allotments:

Lot 810 Deposited Plan 545490 comprised in record of title 933928  
 Lot 986 Deposited Plan 545490 comprised in record of title 933929

### Conditions

The following conditions shall apply to Lot 810:

- a) At the time a building is erected on Lot 810, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation and shall be installed prior to occupation of the residential unit. This shall include:
  - (i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
  - (ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to Council for acceptance prior to installation of the individual soak pit infrastructure.

The following conditions shall apply to Lot 986:


- b) Lot 986 is a balance allotment intended for further development and has not been serviced in accordance with Council's standards and no development contributions have been paid. At the time of any future development of Lot 986, all necessary services shall be provided to the lot (and any additional lots) in accordance with Council's standards and connection policy as they apply at the time of the future development. For the purposes of this condition the term "necessary services" includes wastewater disposal, water supply, stormwater disposal, telecommunications, and electricity supply. The costs of providing services and making any connections shall be borne by the owner of the lot for the time

being and they shall also pay to the Queenstown Lakes District Council any applicable development contributions at that time.

- c) In the event that all necessary services are provided to Lot 986 and development contributions are paid as per Condition (b) above, this consent notice condition shall be deemed to have expired and may be removed from the Record of title for Lot 986.

Dated this 13th day of May 2020

**SIGNED** for and on behalf  
Of the **QUEENSTOWN LAKES**  
**DISTRICT COUNCIL** under delegated  
Authority by its Team Leader,  
Subdivision, Development Contributions, & Property



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Alex John Dunn



# View Instrument Details

Instrument No.	11898151	Application as Notified	91
Status	Registered		
Date & Time Lodged	12 Apr 2021 12:42		
Lodged By	Lister, Margaret Christina		
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991		

*Toitu te*  
**Land whenua**  
**Information**  
New Zealand



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Affected Records of Title	Land District
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947344	Otago
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947345	Otago
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**Annexure Schedule** Contains 3 Pages.

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## Signature

Signed by Margaret Christina Lister as Territorial Authority Representative on 07/04/2021 11:06 AM

\*\*\* End of Report \*\*\*

Application as Notified 92

**IN THE MATTER** of Lots 803,977,981 and 982  
DP 549967 being a Subdivision of Lot 987 DP  
523538

**AND**

**IN THE MATTER** of Resource Consent RM  
181439 Queenstown Lakes District Council

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**CONSENT NOTICE PURSUANT TO SECTION 221  
OF THE RESOURCE MANAGEMENT ACT 1991**

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**PATERSON PITTS LIMITED PARTNERSHIP  
SURVEYING PLANNING ENGINEERING  
WANAKA**

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## BACKGROUND

- A. Willowridge Developments Limited has applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 933929 (Otago Registry).
- B. Council has granted subdivision consent **RM 181439** to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

## OPERATIVE PART

The following conditions pertaining to this Consent Notice shall be registered against the titles of the following allotments:

Lot 803 Deposited Plan 549967 comprised in record of title 947344  
 Lot 981 Deposited Plan 549967 comprised in record of title 947345  
 Lot 982 Deposited Plan 549967 comprised in record of title 947345

## Conditions

The following conditions shall apply to Lot 981 and 982

- a) Lots 981 and 982 are balance allotments intended for further development and have not been serviced in accordance with Council's standards and no development contributions have been paid. At the time of any future development of Lots 981 and 982, all necessary services i.e. wastewater disposal, water supply, telecommunications and electricity supply shall be provided to the lot (and any additional lots) in accordance with Council's standards and connection policy as they apply at the time of the future development. The costs of providing services and making any connections shall be borne by the owner of the lot for the time being and they shall also pay to the Queenstown Lakes District Council any applicable development contributions at that time.
- b) In the event that all necessary services are provided to Lots 981 and 982 and development contributions are paid as per Condition (a) above, this consent notice condition shall be deemed to have expired and may be removed from the Computer Freehold Register for Lots 981 and 982.

The following conditions shall apply to Lot 803

- d) At the time a building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of the Manager of Resource Management Engineering at Council prior to implementation and shall be installed prior to occupation of the dwelling. This shall include:
  - (i) Percolation testing shall be undertaken at the individual soak pit locations to confirm

soakage. A copy of the test results shall be provided to the Manager of Resource Management Engineering at Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".

- (ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and shall cater for a 20-year ARI event. This information shall be provided to the Manager of Resource Management Engineering at Council for acceptance prior to installation of the individual soak pit infrastructure.
- (iii) The finished floor level of any building constructed on Lot 803 shall have a minimum reduced level of 314.30m amsl (Dunedin Vertical Datum 1958). The origin of levels for this finished floor level is TRIG 11584 (A3PF), 314.076m amsl (Dunedin Vertical Datum).

Dated this 12<sup>th</sup> day of March 2021

**SIGNED** for and on behalf  
Of the **QUEENSTOWN LAKES**  
**DISTRICT COUNCIL** under delegated  
Authority by its Team Leader,  
Subdivision, Development Contributions, & Property



---

Alex John Dunn

# View Instrument Details



<b>Instrument No</b>	12552763.9
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	27 September 2022 15:11
<b>Lodged By</b>	Karamaena, Rebecca Mary
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Records of Title	Land District
1062305	Otago
1062306	Otago

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**Annexure Schedule** Contains 5 Pages.

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## Signature

Signed by Rebecca Mary Karamaena as Territorial Authority Representative on 01/11/2022 01:41 PM

\*\*\* End of Report \*\*\*

**IN THE MATTER** of Lots 802, 980, 981 and 1000  
DP 574876 being a Subdivision of Lot 981 DP  
549967

**AND**

**IN THE MATTER** of Resource Consent  
RM181439 Queenstown Lakes District Council

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**CONSENT NOTICE PURSUANT TO SECTION 221  
OF THE RESOURCE MANAGEMENT ACT 1991**

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**PATERSON PITTS LIMITED PARTNERSHIP  
SURVEYING PLANNING ENGINEERING  
WANAKA**

---

**BACKGROUND**

- A. Willowridge Developments Limited has applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 947345 (Otago Registry).
- B. Council has granted subdivision consent **RM 181439** to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

**OPERATIVE PART**

The following conditions pertaining to this Consent Notice shall be registered against the titles of the following allotments:

Lot 802 Deposited Plan 574876 comprised in record of title 1062306  
Lot 980 Deposited Plan 574876 comprised in record of title 1062305  
Lot 981 Deposited Plan 574876 comprised in record of title 1062305  
Lot 1000 Deposited Plan 574876 comprised in record of title 1062305

**Conditions**

The following conditions shall apply to Lots 980, 981 and 1000

- a) Lots 980, 981 and 1000 are balance allotments intended for further development and have not been serviced in accordance with Council's standards and no development contributions have been paid. At the time of any future development of Lots 980, 981 and 1000, all necessary services i.e. wastewater disposal, water supply, telecommunications and electricity supply shall be provided to the lot (and any additional lots) in accordance with Council's standards and connection policy as they apply at the time of the future development. The costs of providing services and making any connections shall be borne by the owner of the lot for the time being and they shall also pay to the Queenstown Lakes District Council any applicable development contributions at that time.
- b) In the event that all necessary services are provided to Lots 980, 981 and 1000 and development contributions are paid as per Condition (a) above, this consent notice condition shall be deemed to have expired and may be removed from the record of title for Lots 980, 981 and 1000.

The following conditions shall apply to Lot 802

- d) At the time a building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of the Manager of Resource Management Engineering at Council prior to implementation and shall be installed prior to occupation of the dwelling. This shall include:

- (i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to the Manager of Resource Management Engineering at Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
- (ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and shall cater for a 20-year ARI event. This information shall be provided to the Manager of Resource Management Engineering at Council for acceptance prior to installation of the individual soak pit infrastructure.

Dated this                      21<sup>st</sup>                      day of                      October                      2022

**SIGNED** for and on behalf  
Of the **QUEENSTOWN LAKES**  
**DISTRICT COUNCIL** under delegated  
Authority by its Subdivision Officer

  
\_\_\_\_\_  
Nichola Ann McKernan

Form 46

**ANNEXURE SCHEDULE - CONSENT FORM<sup>1</sup>**

(Regulation 6 Land Transfer Regulations 2018)

**Person giving consent***Surname must be underlined***Capacity and Interest of Person giving consent***eg. Mortgagee under Mortgage no.)***QUEENSTOWN LAKES DISTRICT COUNCIL****Caveator under caveat 11787707.13****Consent***Delete words in [ ] if inconsistent with the consent**State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the Person giving consent hereby consents to:

the registration of an easement for the right to drain water and discharge water and the right to drain sewage over Lot 981 (to be contained in RT 1052305) in accordance with LT 574876

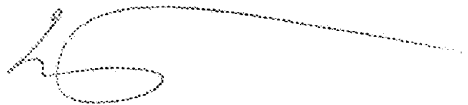
the partial surrender of the easements for the right to drain sewage over areas CA, CB and D and the right to drain water over CA and DD on DP 549967 contained in easement 11674965.13.


the partial surrender of the easements for the right to drain water over areas CA, DD and E on D and the right to drain and discharge water over area DE on DP 549967 contained in easement 11674965.16.

the registration of a consent notice in accordance with RM181439

the partial discharge of mortgage 11787707.12 to Westpac New Zealand over Lot 978 DP 574876 which is to vest as road

Dated this

19<sup>th</sup> day of September 20 22**Attestation**<sup>1</sup> An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.

	Signed in my presence by the Person giving consent
	
	Signature of Witness
	Witness to complete in BLOCK letters (unless legibly printed):
	Witness name MELITA GAZILIS
Occupation EXECUTIVE ASSISTANT	
Address 10 GORGE RD, QUEENSTOWN	





# View Instrument Details

**Instrument No.** 125994905  
**Status** Application as Notified 101  
**Date & Time Lodged** Registered  
**Lodged By** 16 Nov 2022 16:39  
**Instrument Type** Karamaena, Rebecca Mary  
Consent Notice under s221(4)(a) Resource Management Act 1991

*Toitu te*  
**Land whenua**  
**Information**  
New Zealand



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Affected Records of Title	Land District
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1062778	Otago
1062779	Otago
1062780	Otago
1062781	Otago
1062782	Otago
1062783	Otago
1062784	Otago
1062785	Otago
1062786	Otago
1062787	Otago
1062788	Otago
1062789	Otago
1062790	Otago
1062791	Otago
1062792	Otago
1062793	Otago
1062794	Otago

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**Annexure Schedule** Contains 3 Pages.

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## Signature

Signed by Rebecca Mary Karamaena as Territorial Authority Representative on 16/11/2022 01:23 PM

**\*\*\* End of Report \*\*\***

Application as Notified 102

**IN THE MATTER** of Lots 33-48, 133-148, 971, 972, 974 and 975 DP 567411 being a Subdivision of Lot 986 DP 545490 and Lot 990 DP 523538

**AND**

**IN THE MATTER** of Resource Consent RM181624 Queenstown Lakes District Council

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**CONSENT NOTICE PURSUANT TO SECTION 221  
OF THE RESOURCE MANAGEMENT ACT 1991**

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**PATERSON PITTS LIMITED PARTNERSHIP  
SURVEYING PLANNING ENGINEERING  
WANAKA**

---

QLD002894 12509752.1Page 1 of 3

**BACKGROUND**

- A. Willowridge Developments Limited has applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 1062305 (Otago Registry).
- B. Council has granted subdivision consent **RM181624** to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

**OPERATIVE PART**

The following conditions pertaining to this Consent Notice shall be registered against the titles of the following allotments:

Lots 33 and 133 Deposited Plan 567411 comprised in record of title 1062778  
 Lots 34 and 134 Deposited Plan 567411 comprised in record of title 1062779  
 Lots 35 and 135 Deposited Plan 567411 comprised in record of title 1062780  
 Lots 36 and 136 Deposited Plan 567411 comprised in record of title 1062781  
 Lots 37 and 137 Deposited Plan 567411 comprised in record of title 1062782  
 Lots 38 and 138 Deposited Plan 567411 comprised in record of title 1062783  
 Lots 39 and 139 Deposited Plan 567411 comprised in record of title 1062784  
 Lots 40 and 140 Deposited Plan 567411 comprised in record of title 1062785  
 Lots 41 and 141 Deposited Plan 567411 comprised in record of title 1062786  
 Lots 42 and 142 Deposited Plan 567411 comprised in record of title 1062787  
 Lots 43 and 143 Deposited Plan 567411 comprised in record of title 1062788  
 Lots 44 and 144 Deposited Plan 567411 comprised in record of title 1062789  
 Lots 45 and 145 Deposited Plan 567411 comprised in record of title 1062790  
 Lots 46 and 146 Deposited Plan 567411 comprised in record of title 1062791  
 Lots 47 and 147 Deposited Plan 567411 comprised in record of title 1062792  
 Lots 48 and 148 Deposited Plan 567411 comprised in record of title 1062793  
 Lot 971 Deposited Plan 567411 comprised in record of title 1062794  
 Lot 972 Deposited Plan 567411 comprised in record of title 1062794  
 Lot 974 Deposited Plan 567411 comprised in record of titles 1062778 - 1062785  
 Lot 975 Deposited Plan 567411 comprised in record of titles 1062786 - 1062793

**Conditions**

The following conditions shall apply to Lots 33-48, 133-148, 974 and 975:

The purpose of the below conditions is to ensure that Lots 974 and 975 shall be owned and managed in conjunction with Lots 33-48 and Lots 133-148 and shall be for providing access for the benefit of the commercial lots within the Three Parks Subdivision:

- a) All lot owners are required to be part of the management entity as required by condition 15(d) of RM181624. This management entity shall be established and maintained at all times and ensure implementation and maintenance of all internal roading, service infrastructure and facilities associated with the development.

- b) In the absence of a management entity, or in the event that the management entity established is unable to undertake, or fails to undertake, its obligations and responsibilities stated above, then the lot owners shall be responsible for establishing a replacement management entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.

The followings conditions shall apply to Lots 971 and 972:


- c) Lots 971 and 972 are balance allotments intended for further development and have not been serviced in accordance with Council's standards and no development contributions have been paid. At the time of any future development of Lots 971 and 972, all necessary services shall be provided to the lot (and any additional lots) in accordance with Council's standards and connection policy as they apply at the time of the future development. For the purposes of this condition the term "necessary services" includes wastewater disposal, water supply, telecommunications and electricity supply. The costs of providing services and making any connections shall be borne by the owner of the lot for the time being and they shall also pay to the Queenstown Lakes District Council any applicable development contributions at that time.
- d) In the event that all necessary services are provided to Lots 971 and 972, and development contributions are paid, consent notice condition (c) above, this consent notice condition shall be deemed to have expired and may be removed from the Record of Title for Lots 971 and 972.

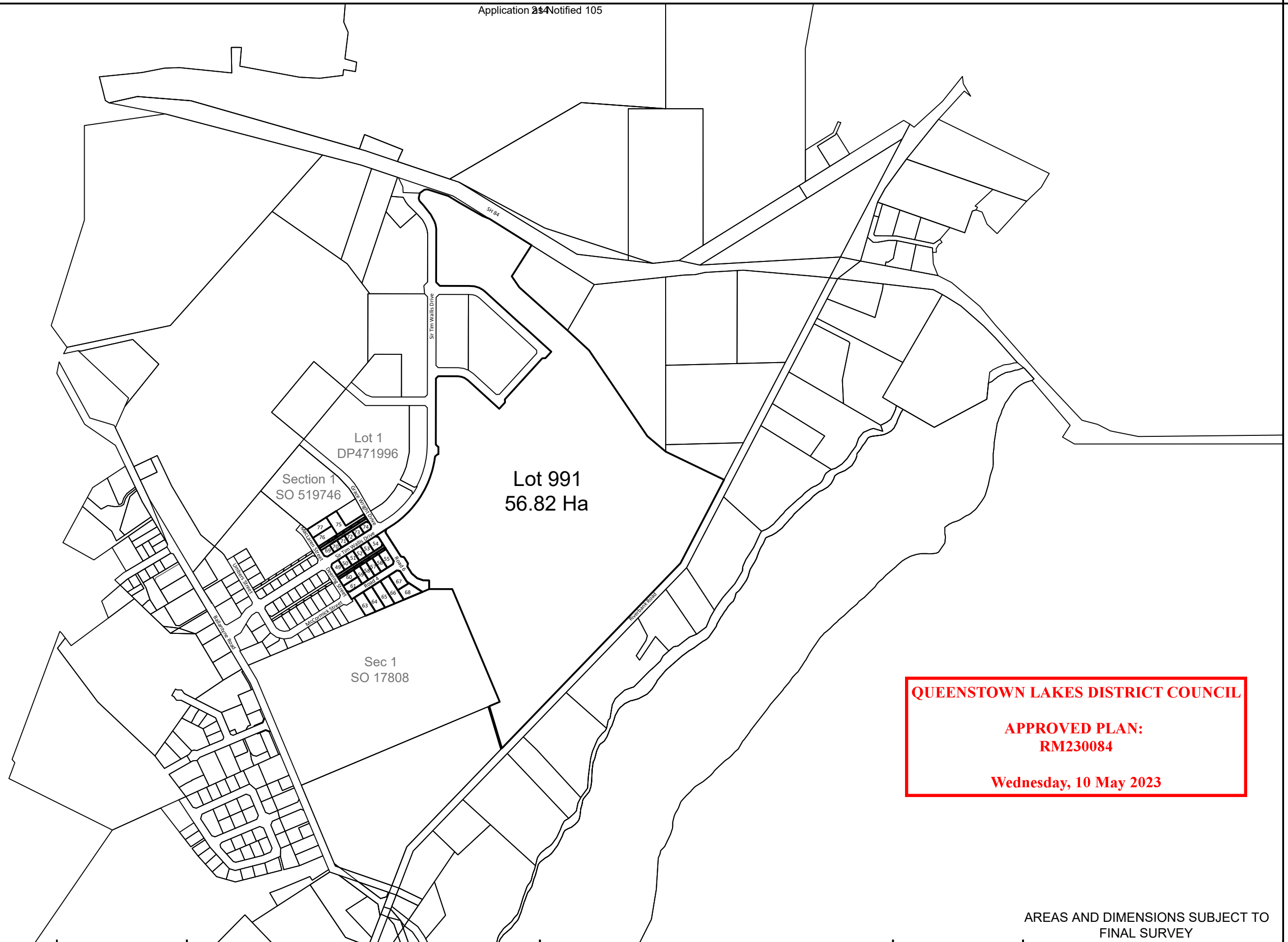
The following condition shall apply to Lots 35-38 and 43-46:

- e) At the time a building is proposed on any lot, a lighting plan shall be submitted to Council for certification showing the proposed lighting strategy for the adjacent pedestrian right of way marked A – H on DP 567411 for the relevant lot.

Dated this 11th day of November 2022

**SIGNED** for and on behalf  
Of the **QUEENSTOWN LAKES**  
**DISTRICT COUNCIL** under delegated  
Authority by its Acting Team Leader,  
Subdivision, Development Contributions, & Property

  
Keri Anne Garrett




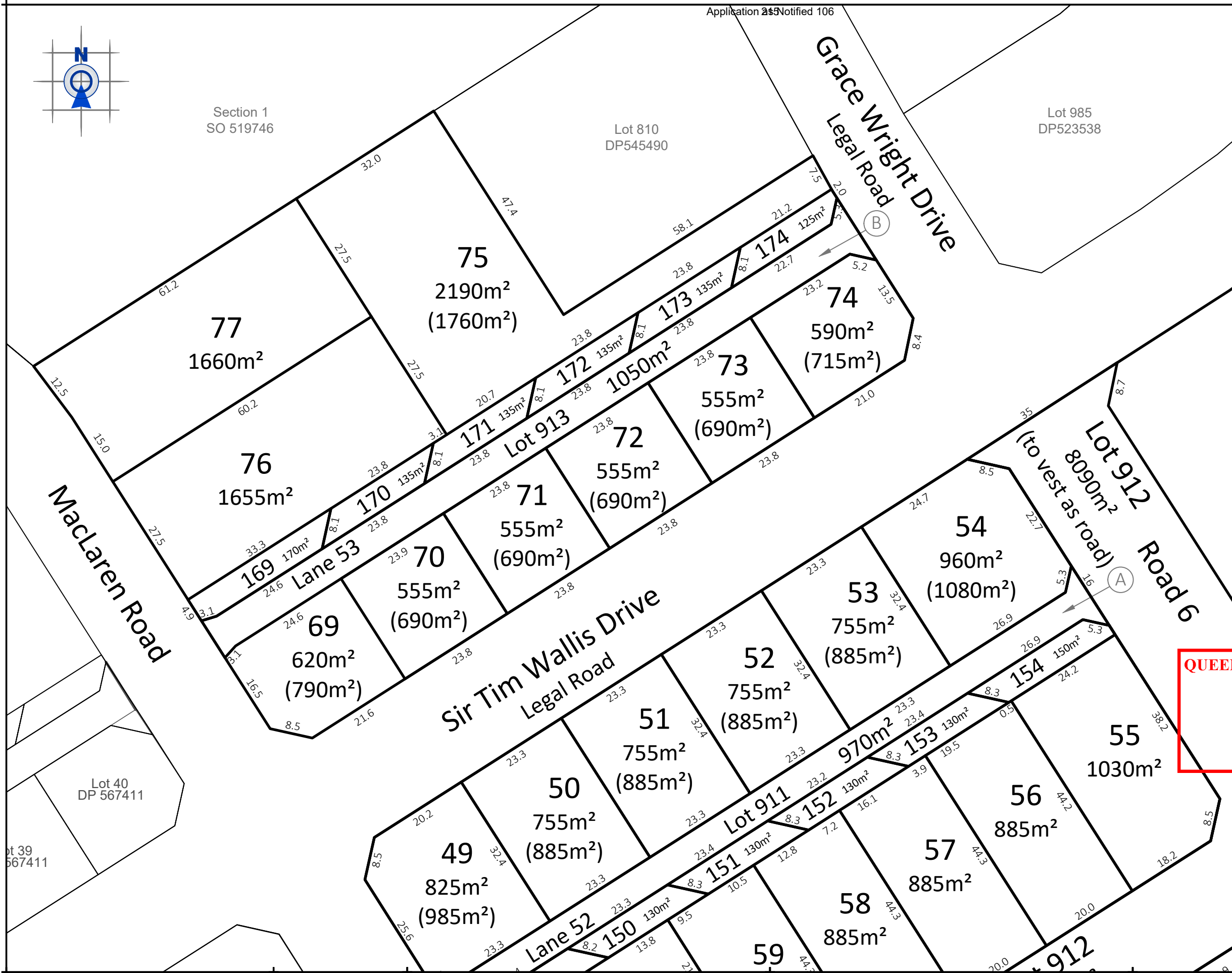
**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
**RM230084**

**Wednesday, 10 May 2023**

### AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY

<p><b>PATERSONPITTS</b>GROUP</p> <p>Your Land Professionals www.ppgroup.co.nz 0800 PPGROUP</p> 	<p>WANAKA BRANCH 19 Reece Crescent or P.O. Box 283 Wanaka 9343 T 03 443 0110 E wanaka@ppgroup.co.nz</p>	<p>Client &amp; Location:</p> <p><b>Willowridge Developments Limited Wanaka</b></p>	<p>Purpose &amp; Drawing Title:</p> <p><b>Scheme Plan Lots 49 - 61, 63-77, 149 - 177, 911 - 913 &amp; 991 being a subdivision of Lot 2 RM230186 &amp; Lot 972 DP567411</b></p>	<p>© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Limited Partnership and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Limited Partnership. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Limited Partnership for its unauthorized use.</p> <table border="1"> <tr> <td>Surveyed by:</td><td>-</td> <td>Original Size:</td><td colspan="2">Scale:</td> </tr> <tr> <td>Designed by:</td><td>-</td> <td rowspan="3">A3</td> <td colspan="2">1:10,000 @ A3</td> </tr> <tr> <td>Drawn by:</td><td>MC</td> <td colspan="2" rowspan="2"><b>DO NOT SCALE</b></td> </tr> <tr> <td>Checked by:</td><td>KG</td> </tr> <tr> <td>Approved by:</td><td>SD</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Job No:</td><td>W3850-10</td> <td>DWG No:</td><td>003</td> <td>Sheet No:</td><td>100</td> </tr> <tr> <td></td><td></td> <td></td><td></td> <td>Revision No:</td><td>5</td> </tr> <tr> <td></td><td></td> <td></td><td></td> <td>Date Created:</td><td>06/04/2023</td> </tr> </table>	Surveyed by:	-	Original Size:	Scale:		Designed by:	-	A3	1:10,000 @ A3		Drawn by:	MC	<b>DO NOT SCALE</b>		Checked by:	KG	Approved by:	SD				Job No:	W3850-10	DWG No:	003	Sheet No:	100					Revision No:	5					Date Created:	06/04/2023
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				Revision No:	5																																						
				Date Created:	06/04/2023																																						



MEMORANDUM OF PROPOSED EASEMENTS			
Shown	Purpose	Servient Tenement	Dominant Tenement
A	Right of Way	Lot 911 Hereon	Lots 49 - 54 & Lots 149-154 hereon
B	Right of Way	Lot 913 Hereon	Lots 69 - 74 & Lots 169-174 Hereon

SCHEDULE OF EASEMENTS IN GROSS			
Shown	Purpose	Servient Tenement	Grantee
A	Right to Drain Sewage	Lot 911 Hereon	QLDC
B	Right to Drain Sewage	Lot 913 Hereon	QLDC

SCHEDULE OF EXISTING EASEMENTS TO SURENDER			
Shown	Purpose	Servient Tenement	Document
AE	Right by Sewage	Lot 981 LT 574876	EI 11674965.13
FC	Right by Sewage	Lot 972 LT 567411	EI 11787707.9
J	Right to Drain and Discharge Water	Lot 981 LT 574876	EI 11674965.13

**Amalgamation Conditions**

Lot 49 and Lot 149 will be held in the same record of title  
Lot 50 and Lot 150 will be held in the same record of title  
Lot 51 and Lot 151 will be held in the same record of title  
Lot 52 and Lot 152 will be held in the same record of title  
Lot 53 and Lot 153 will be held in the same record of title  
Lot 54 and Lot 154 will be held in the same record of title  
Lots 49 to 54 to own equal 1/6th share of Lot 911.  
Lot 69 and Lot 169 will be held in the same record of title  
Lot 70 and Lot 170 will be held in the same record of title  
Lot 71 and Lot 171 will be held in the same record of title  
Lot 72 and Lot 172 will be held in the same record of title  
Lot 73 and Lot 173 will be held in the same record of title  
Lot 74 and Lot 174 will be held in the same record of title  
Lots 69 to 74 to own equal 1/6th share of Lot 913.

Lot 982 DP549967, Lot 971 DP 567411, Lots 980 & 1000 DP574876, Lots 984, 985 & 988 Deposited Plan 523538 and Lot 991 hereon shall be held in the same ROT

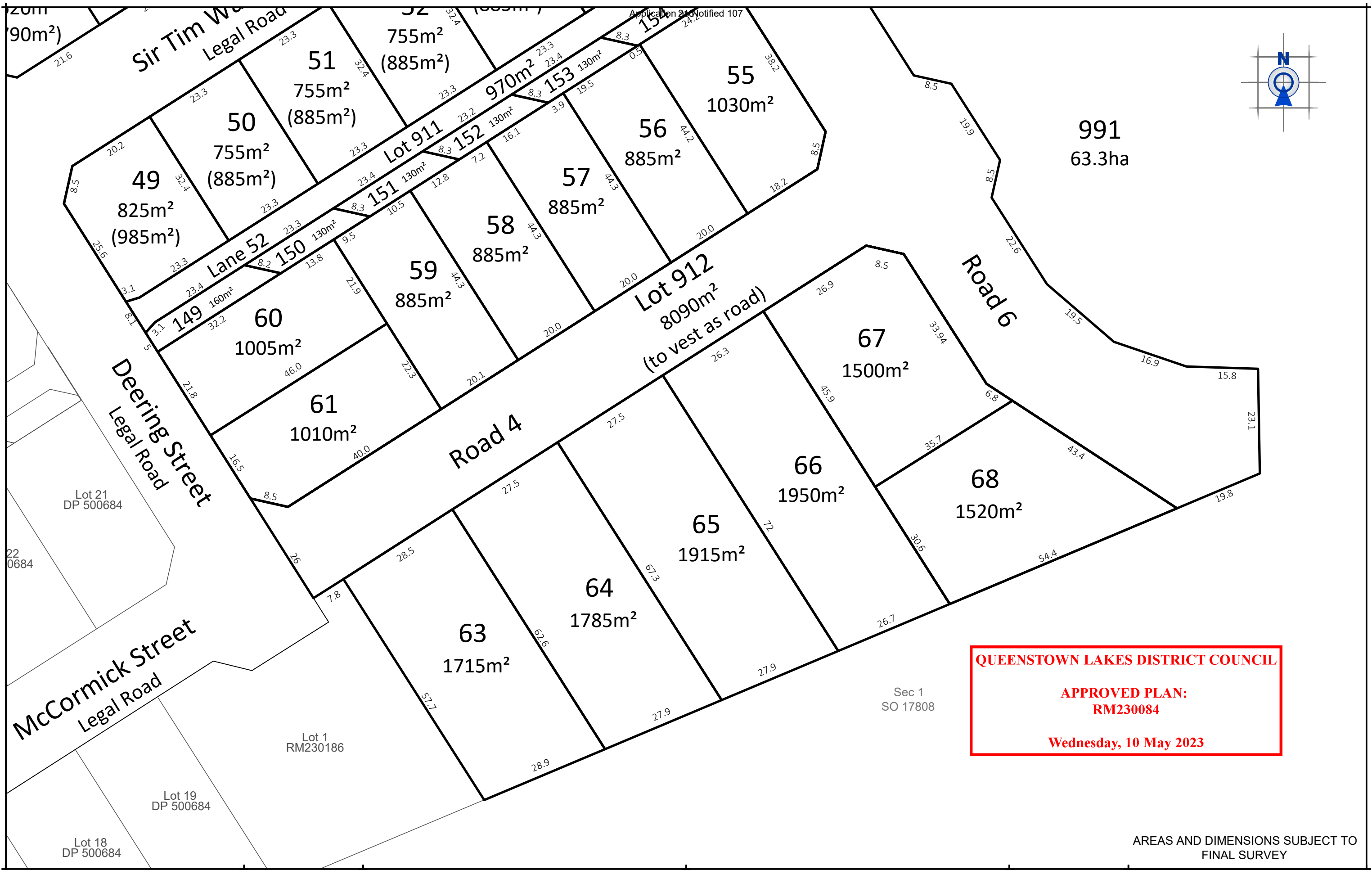
**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
**RM230084**

**Wednesday, 10 May 2023**

<b>PATERSONPITTS</b> GROUP Your Land Professionals www.ppgroup.co.nz 0800 PPGROUP	WANAKA BRANCH 19 Reece Crescent or P.O. Box 283 Wanaka 9343 T 03 443 0110 E wanaka@ppgroup.co.nz	Client & Location:  Willowridge Developments Limited Wanaka	Purpose & Drawing Title:  Scheme Plan Lots 49 - 61, 63-77, 149 - 177, 911 - 913 & 991 being a subdivision of Lot 2 RM230186 & Lot 972 DP567411	© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Limited Partnership and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Limited Partnership. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Limited Partnership for its unauthorized use.	Surveyed by:	-	Original Size:  A3	Scale:  1:750 @ A3
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					Approved by:	SD		
					Job No:	W3850-10	Sheet No:	100a
					DWG No:	003	Revision No:	5
							Date Created:	06/04/2023

AREAS AND DIMENSIONS SUBJECT TO  
FINAL SURVEY



<div><div>PATERSONPITTSGROUP</div><div>Your Land Professionals</div><div>www.ppgroup.co.nz</div><div>0800 PPGROUP</div><div></div></div>	<div><div>WANAKA BRANCH</div><div>19 Reece Crescent</div><div>or P.O. Box 283</div><div>Wanaka 9343</div><div>T 03 443 0110</div><div>E wanaka@ppgroup.co.nz</div></div>	<div><div>Client &amp; Location:</div><div>Willowridge Developments Limited</div><div>Wanaka</div></div>	<div><div>Purpose &amp; Drawing Title:</div><div>Scheme Plan Lots</div><div>49 - 61, 63-77, 149 - 177, 911 - 913 &amp;</div><div>991 being a subdivision of Lot 2</div><div>RM230186 &amp; Lot 972 DP567411</div></div>	<div><div>© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Limited Partnership and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Limited Partnership. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Limited Partnership for its unauthorized use.</div></div> <table><tr><td>Surveyed by:</td><td>-</td><td rowspan="3">Original Size:</td><td rowspan="4">A3</td><td colspan="2" rowspan="2">Scale:</td></tr><tr><td>Designed by:</td><td>-</td></tr><tr><td>Drawn by:</td><td>MC</td><td colspan="2" rowspan="2">1:750 @ A3</td></tr><tr><td>Checked by:</td><td>KG</td><td colspan="4">DO NOT SCALE</td></tr><tr><td>Approved by:</td><td>SD</td><td rowspan="2">Job No:</td><td rowspan="2">DWG No:</td><td rowspan="2">Sheet No:</td><td rowspan="2">Revision No:</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td><td>W3850-10</td><td>003</td><td>100b</td><td>5</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>Date Created:</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>06/04/2023</td></tr></table>	Surveyed by:	-	Original Size:	A3	Scale:		Designed by:	-	Drawn by:	MC	1:750 @ A3		Checked by:	KG	DO NOT SCALE				Approved by:	SD	Job No:	DWG No:	Sheet No:	Revision No:					W3850-10	003	100b	5						Date Created:						06/04/2023
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					06/04/2023																																											



Roa Property Holdings Limited  
PO Box 582  
Wanaka 9343

18<sup>th</sup> April 2024

Dear Mike,

This letter confirms that Willowridge Developments Limited, as current landowner of the application land, support the application for resource consent for a health district as shown on the plans prepared by Warren & Mahoney, involving the following activities:

- Five level hospital building with emergency department and helipad
- Four medical practice/office buildings
- A car parking building which includes electric vehicle charging stations
- Pedestrianised laneway

The application land is made up of 13 commercial lots (being lots 49 – 61), approved by subdivision RM230084, of Lot 981 DP 587232.

Kind regards,

Willowridge Developments Limited



Mark Pittaway

**Authorised Signatory**



Roa  
PO Box 582  
Wanaka 9343

27<sup>th</sup> August 2024

Dear Mike,

This letter confirms that Cadep Holdings Limited, as landowner of 17 Lister Lane, Three Parks, Wanaka, support the application for resource consent for a health district as shown on the plans prepared by Warren & Mahoney, involving the following activities:

- Five level hospital building with emergency department and helipad
- Four medical practice/office buildings
- A car parking building which includes electric vehicle charging stations
- Pedestrianised laneway
- Piazza

The application land is made up of 13 commercial lots (being lots 49 – 61), approved by subdivision RM230084, of Lot 981 DP 587232.

Kind regards,

Cadep Holdings Limited



Nicholas Calder

**Director**



Lynne Calder

**Director**

Roa  
PO Box 582  
Wanaka 9343

29<sup>th</sup> August 2024

Dear Mike,

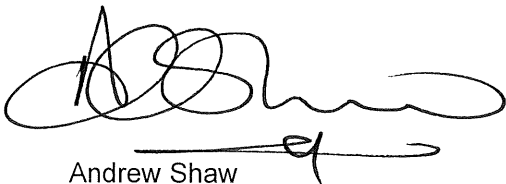
This letter confirms that Southern Lakes Property Trust Limited, as landowner of 20 Sir Tim Wallis Drive, Three Parks, Wanaka, support the application for resource consent for a health district as shown on the plans prepared by Warren & Mahoney, involving the following activities:

- Five level hospital building with emergency department and helipad
- Four medical practice/office buildings
- A car parking building which includes electric vehicle charging stations
- Pedestrianised laneway
- Piazza

The application land is made up of 13 commercial lots (being lots 49 – 61), approved by subdivision RM230084, of Lot 981 DP 587232.

Kind regards,

Southern Lakes Property Trust Limited

A handwritten signature in black ink, appearing to read 'Andrew Shaw', with a horizontal line underneath.

Andrew Shaw  
**Director**

A handwritten signature in black ink, appearing to read 'Michael Saegers', with a horizontal line underneath.

Michael Saegers  
**Director**

Wanaka Health Precinct.

## Appendix 4 – Project Location Maps



Figure 1 - Project Site and Surrounding Context

Source – QLDC Map Navigator 2024



Wanaka Health Precinct.



Figure 2 - Project Location

Source – QLDC Map Navigator 2024



Wanaka Health Precinct.



Figure 3 – Owners of Neighbouring Sites

Source – QLDC Map Navigator 2024

Wanaka Health Precinct.

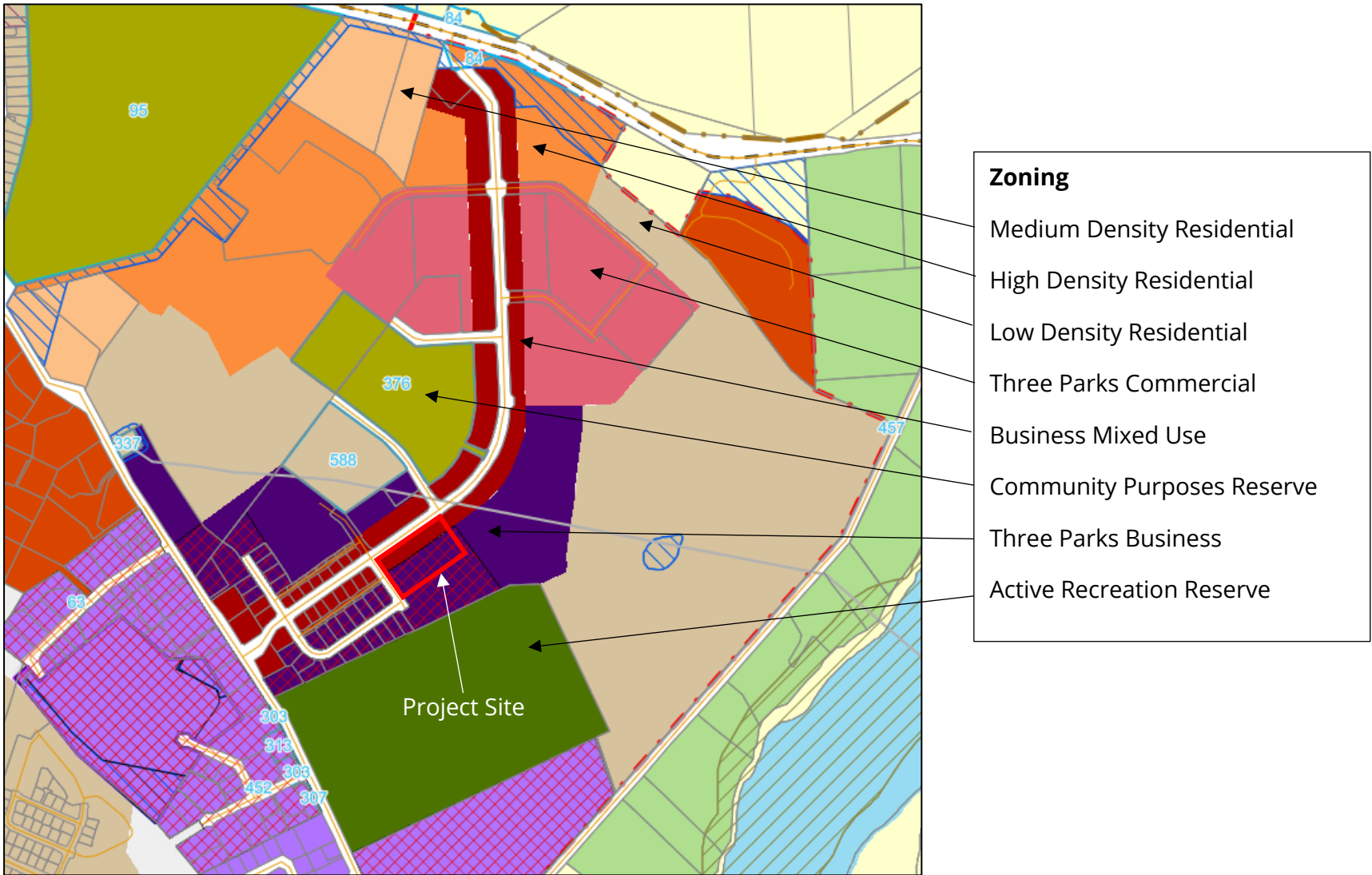


Figure 4 - Proposed District Plan Zoning Map

Source - QLDC Map Navigator 2024



Wanaka Health Precinct.

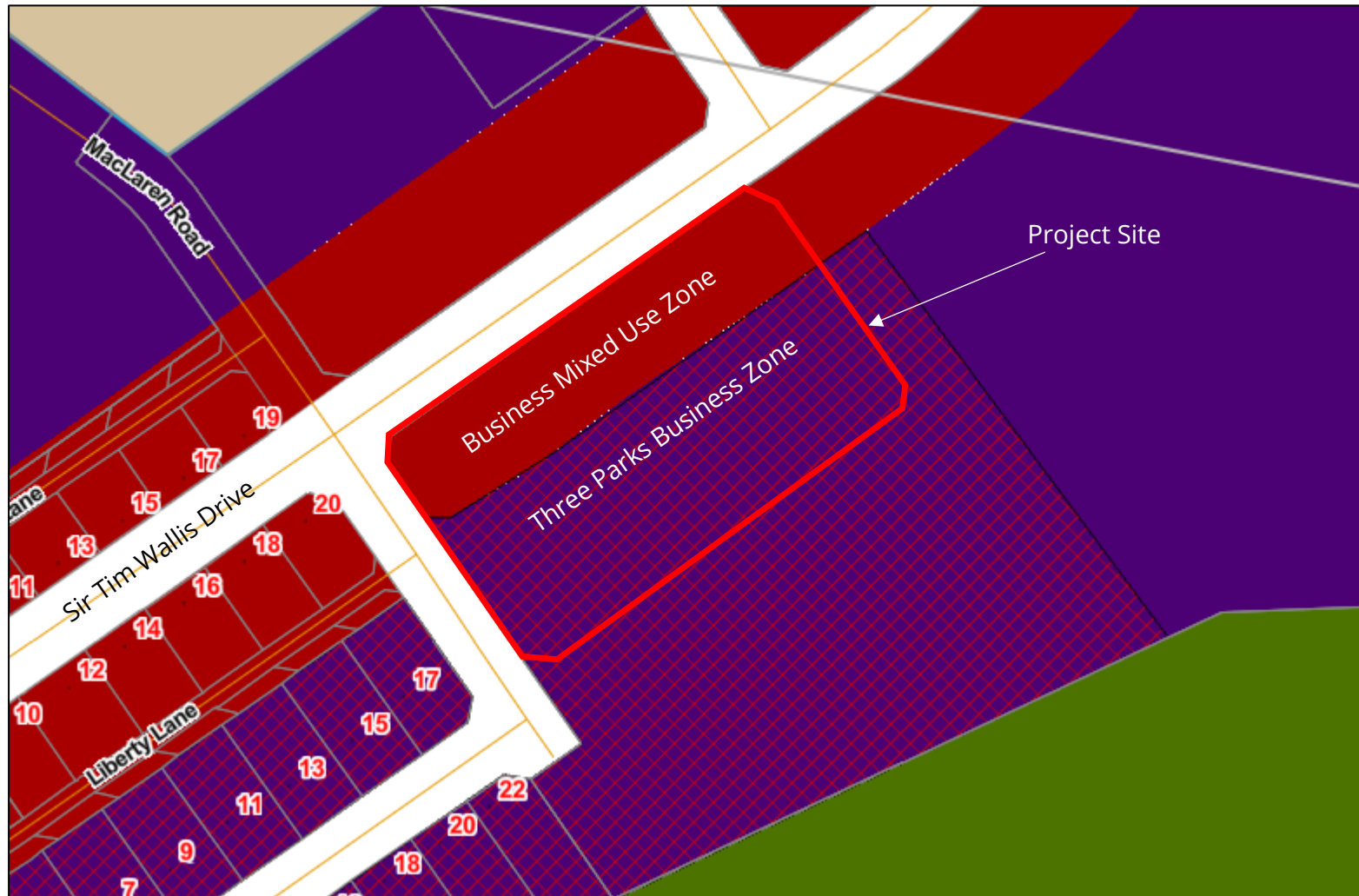


Figure 5 - Proposed District Plan Zoning of Site

Source – QLDC Map Navigator 2024



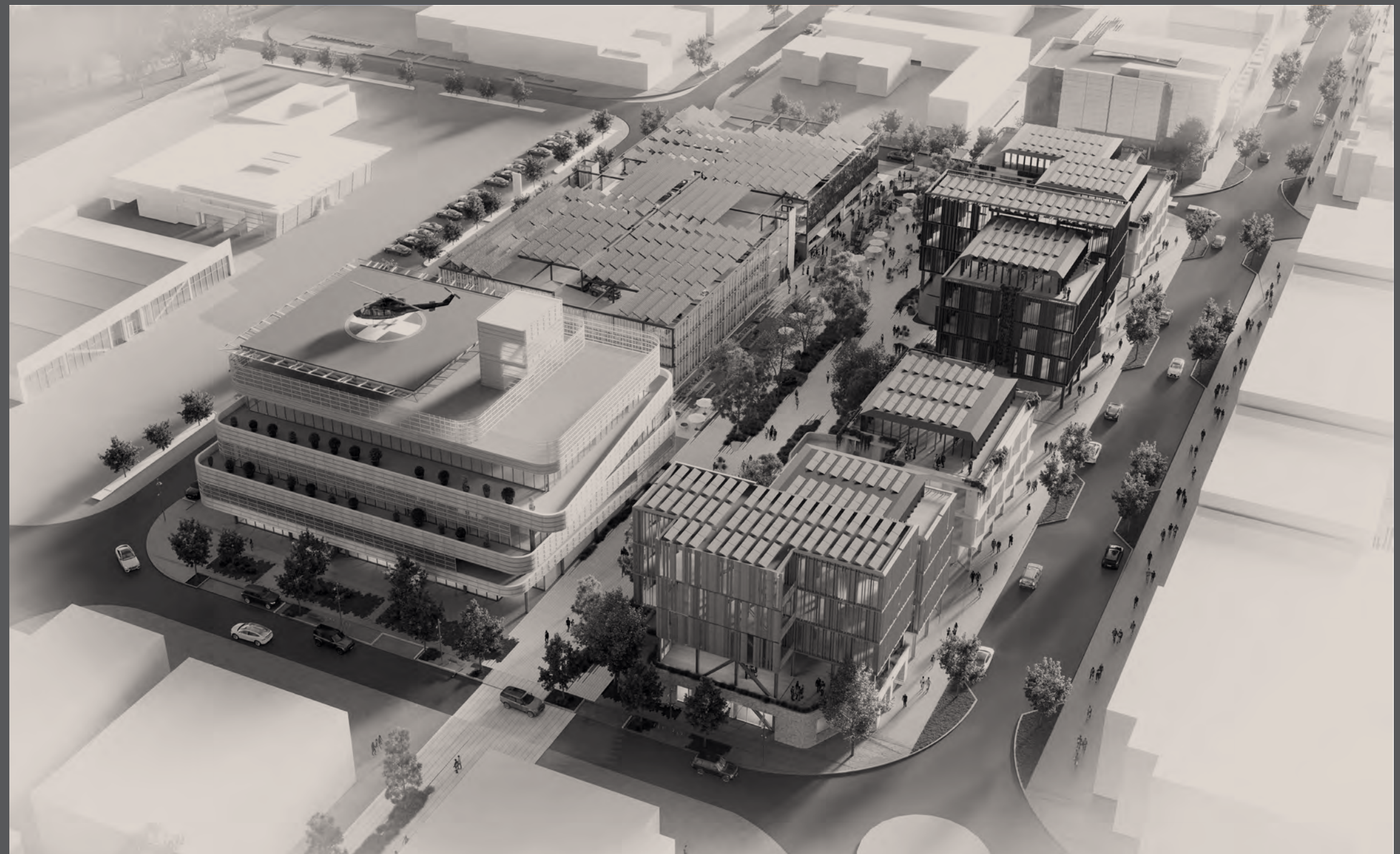
# Wānaka First District

Application as Notified 116

# Design Report

Project Number 10022  
June 2024

Wanaka First District





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Date 04.06.2024

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Disclaimer

While Warren and Mahoney has endeavored to summarise the preliminary design process in this document and appendices, the report format cannot represent the broad range and depth of information captured on the preliminary design Drawings, Specifications and Schedules. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.



# Contents

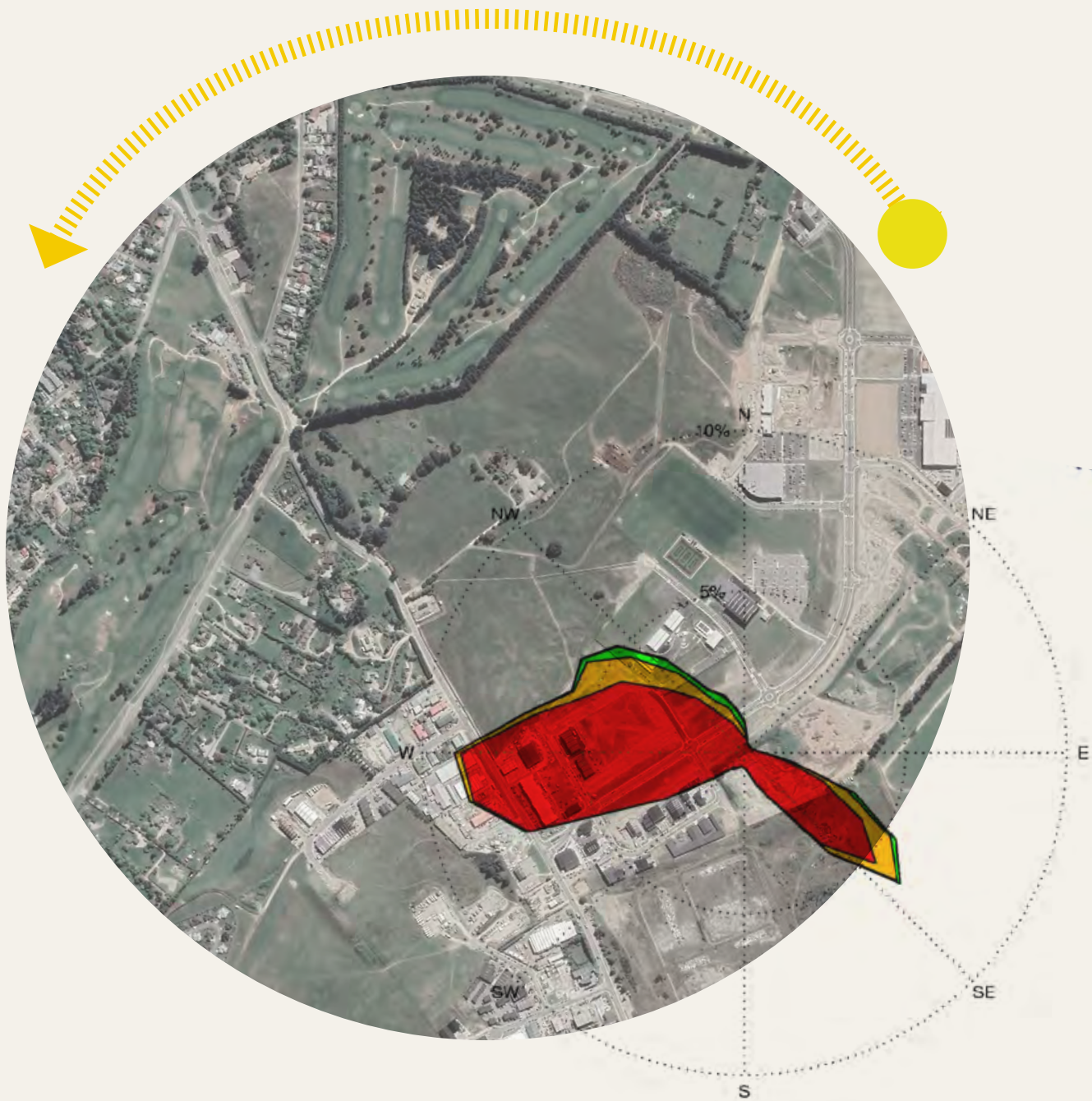
Context Analysis	04
Site Plan	06
Design Drivers	07
Key Masterplan Influences	08
Urban Design Vision	09
Key Urban Design Objectives	12
Massing	17
Lighting Strategy	18
Site Strategy	19
Street Elevations	20
Landscape Strategy	24
Site Access Strategy	25
Site Activity Strategy	26
Site Access Strategy	27
Context Analysis	28
Commercial	32
EV Charger Car Park	44
Hospital	50
Shadows	62





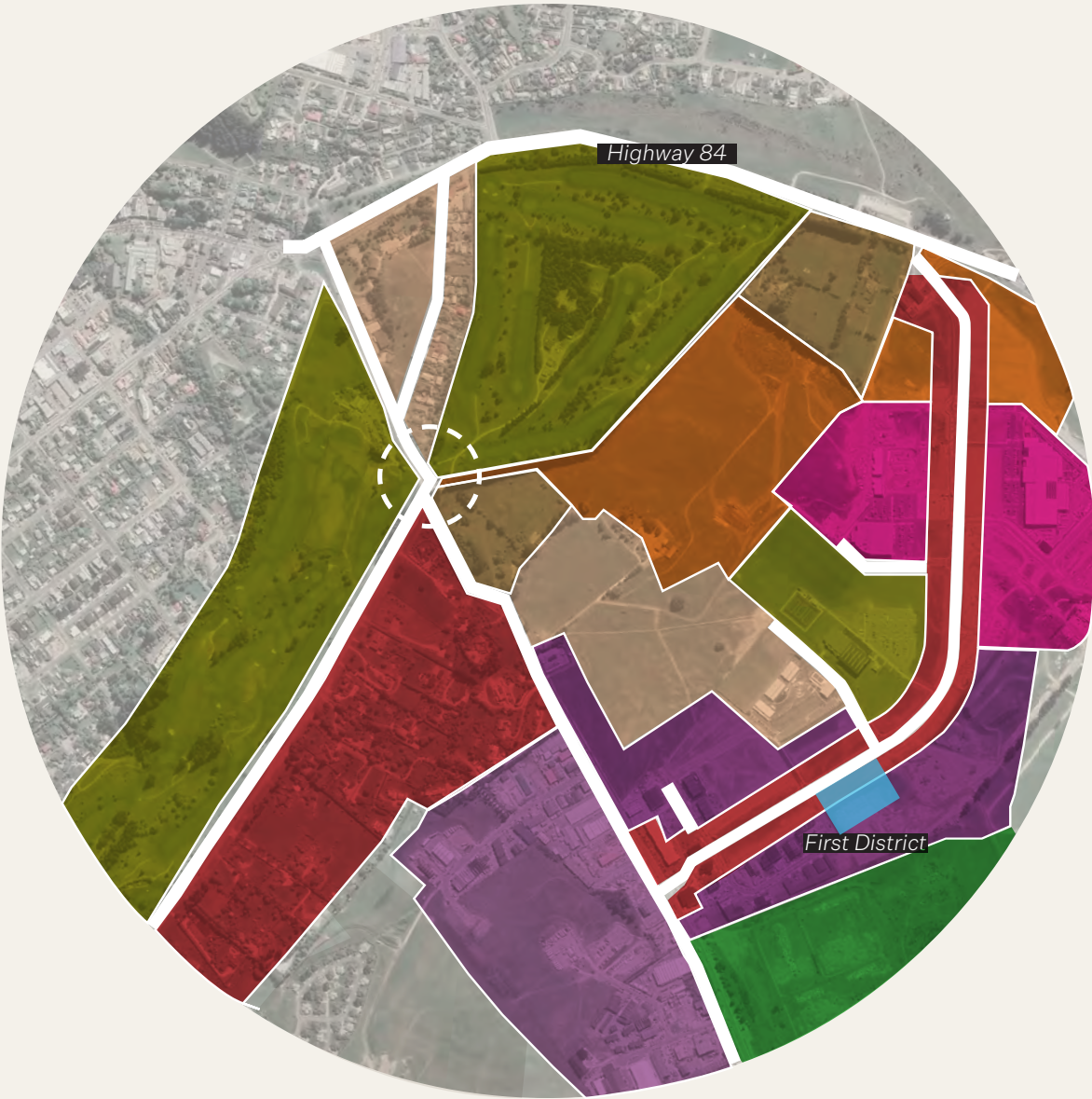


# Context Analysis



**PREVAILING WIND DIRECTION**

1-20 km/hr	
21-30 km/hr	
31-40 km/hr	
>40 km/hr	



**KEY**

Lower Density Suburban Residential	
Medium Density Residential	
High Density Residential	
Business Mixed Use	
Community Purposes	
Active Sports and Recreation	
Three Parks Business	
Three Parks Commercial	



# Context Analysis





# Site Plan

The site is located at the heart of the Three Parks Development on Sir Tim Wallis Drive between Deering Street and Grace Wright Drive. The site forms part of the key frontage onto Sir Tim Wallis Drive at the intersection linking to the local school, sports facility, and future residential developments.

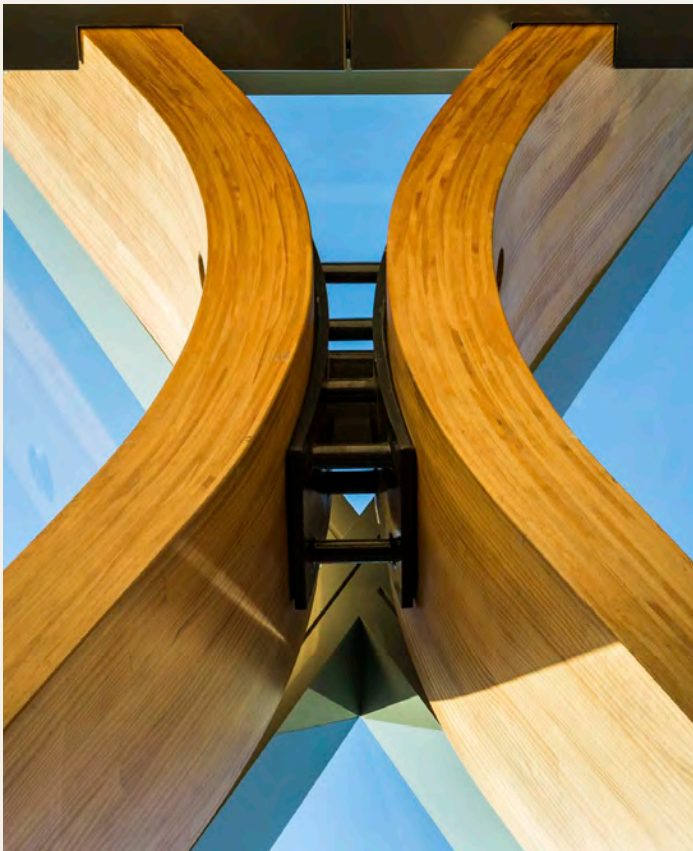
The First District is a unique opportunity to develop a block-wide urban strategy that generates positive synergies for tenants and will set a high benchmark for the surrounding Three Park commercial developments. The resulting vision is for a vibrant precinct with pedestrian laneways, public squares, attractive landscaping, and outdoor eating areas that will greatly enhance the wellbeing and character of the local community.





# Design Drivers

The First District is a unique opportunity to develop a block-wide urban strategy that generates positive synergies for tenants and will set a high benchmark for the surrounding Three Park commercial developments. The proposed scheme reflects the aspiration for a vibrant precinct with pedestrian laneways, public squares, attractive landscaping, and outdoor eating areas that greatly enhance the well-being and character of the local community.



## Low Carbon Future

Reducing the carbon intensity of our buildings is vital if New Zealand is to meet our carbon reduction commitments to ensure the prosperity of future generations. To create a meaningful positive impact our environment, it is becoming increasingly vital to align sustainable design with tenant expectations and commitments.

We have utilised the latest technology to test different design strategies and their impacts on embodied carbon and building energy use. This process has driven choice of timber primary structure, window sizing and orientation, along with selected building materials to ensure the carbon footprint is minimised.

## Wellbeing & Community

Designing a building with a focus on well-being and community involves creating spaces that promote physical and mental health, enhance productivity, and foster a sense of comfort and connection.

This is achieved by maximising access to daylight and views, providing good indoor air quality, and the use of natural materials.

The proximity retail amenities, meaningful urban spaces such as laneways and outdoor breakout spaces is key in creating a desirable workplace.

Creating pedestrian and cycle friendly urban spaces amongst the new buildings maximises the foot traffic potential and creates a vibrant, people-friendly environment.

## Unique to Wānaka

Wānaka has a unique and spectacular natural setting with distinctly beautiful seasons that make it a highly desirable location to visit and live. The dramatic alpine landscape and surrounding wilderness have created a unique community that is defined by love of the nature and sense of adventure. This is reflected in the built environment which is vibrant and contemporary, but also steeped in its rural past and respectful to its natural beauty.

## Human Scale

Human-scale buildings foster a sense of connection between individuals and their environment. When buildings are proportionate to human scale, they create a more intimate and relatable setting and will feel more appropriate within the Wānaka setting. Creating variety in the height and form of the facade enhances this sense of human scale and provides a richer urban environment.



# Key Masterplan Influences

The development of the Wanaka First District Masterplan has been influenced by an examination of important factors. The main influences are summarised in the diagrams below offering a summary of the elements that have guided the development process.



## Primary Commercial 'Address'

The First District has the potential to completely change the nature and essence of Sir Tim Wallis Drive turning it into Wanaka's hub for healthcare and business.



## Beyond the Boundary

The First District development comprises an entire block at the epicenter of the business mixed use area. The opportunity exists for the project to influence the development of surrounding streets and blocks- effectively extending the influence of the project into the public realm.

This includes the opportunity to create an urban pathway along Grace Wright Drive that will connect the School and Wanaka Rec Centre in the North with the residential area in the South. The corridor will be filled with greenery allowing for a transition between these important locations.



## Fine Grained Permeability

The First District precinct enables through-site connections at a range of scales - both internal and external. Importantly the masterplan recognises the existing desire line running across the site. This is key to creating a pedestrian friendly precinct that relates to the human scale.



## Central Pedestrian Street

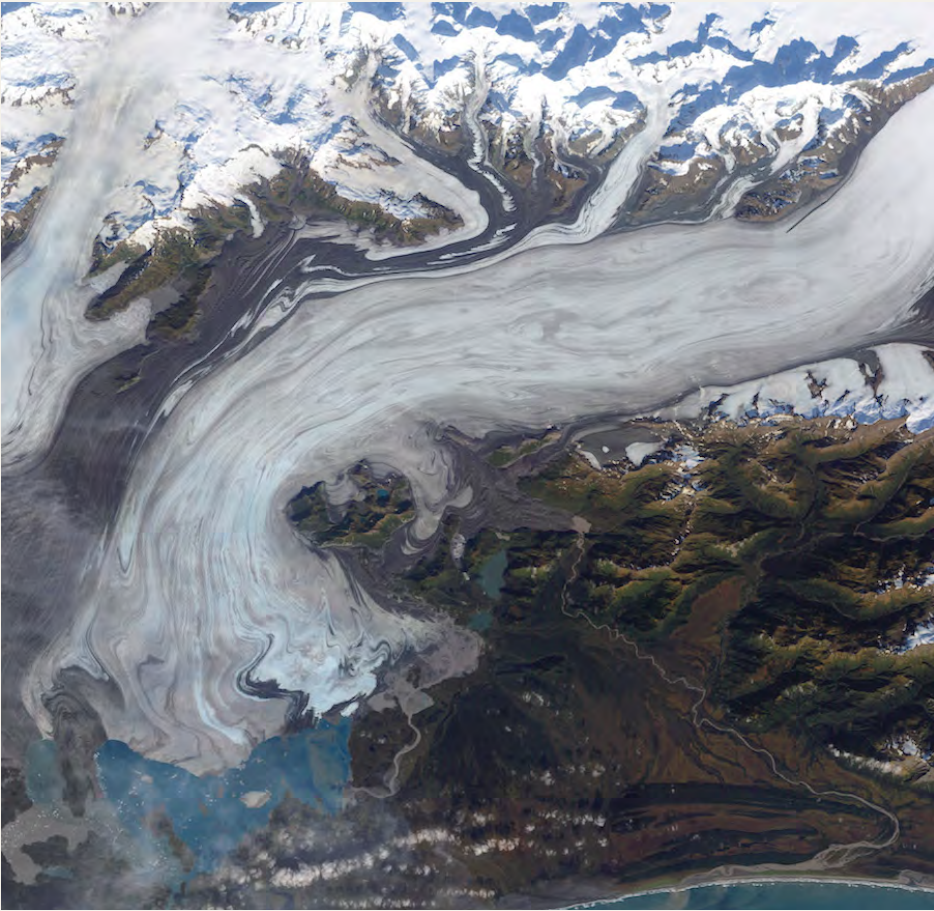
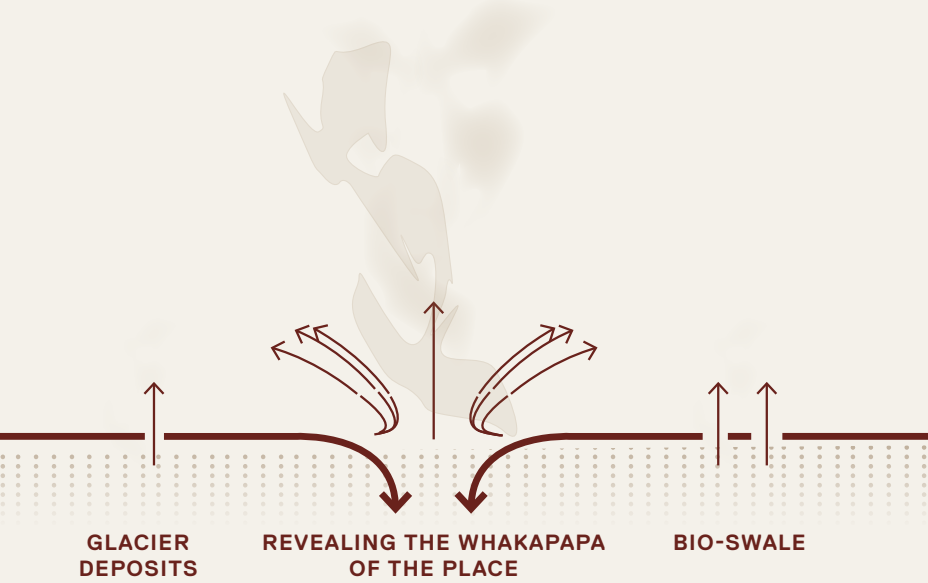
The central pedestrian street bisects the block from east to west. A strong opportunity exists for the First District to extend this axis and with further development eventually be able to facilitate greater connectivity to adjacent sites.



# Urban Design Vision

## Geologies, Ecologies, and Cultures

The design of spaces pays homage to the geological, ecological and cultural aspects of the region. By embracing the deposits formed by rivers and glaciers the landscape incorporates Rākaihautū's story connecting his sculpting of Lake Wānaka, with the erosion process shaped by glacial meltwater. This approach reveals the history and whakapapa of the place. In addition it offers dynamic expression of water and local nature featuring lushly planted small scale watersheds and channels that temporarily hold stormwater promoting sustainability. Through design and consideration for the environment the urban surroundings gain resilience while fostering a coexistence, with nature.



Geology

The Wanaka region is founded in Mesozoic schist overlain, covered by deposits, from the Quaternary period from fluvial glacial processes (**fluvial erosion**). The valley floors and terraces contain a mix of sediment types such, as colluvial materials, including boulders, clay, gravel and occasionally layers of silt and sand.



Rākaihautū

Rākaihautū, the adventurer, from the Waitaha tribe **carefully sculpted Lake Wānaka with his digging stick** known as Tūwhakaroria. In addition to his exploration skills he displayed leadership, scientific knowledge, astronomical understanding and gardening expertise. Through his talents and dedication to shaping the environment and enhancing the lives of those around him Rākaihautū proved himself to be a remarkable individual.



# Urban Design Vision



Bio-swale

The use of bio swales, in areas fits perfectly with the ecological and cultural heritage of the region. These designed spaces pay homage to the story of Rākaihautū, who shaped Lake Wānaka through erosion. The bio swales feature beautifully planted small scale water systems that showcase the beauty of water and local nature. They also serve as storage for stormwater contributing to sustainability and resilience in areas. By incorporating vegetation porous surfaces and filtering plants these bio swales promote friendly rainwater management. The bio-swales foster an ecologically aware environment.



Water

Water takes on a role in the space of the pedestrian street with intentionally designed puddles that temporarily hold stormwater. These created puddles not only serve a functional purpose but also establish a meaningful connection between the sky and the ground enriching the urban environment. The inclusion of water features like fountains, reflective pools and cooling areas adds an interplay of light and water transforming the area into an inviting and playful zone. This creates opportunities for children to explore and enjoy water play adding an aspect to the town scape while also fostering a sense of discovery within this enclosed urban space.



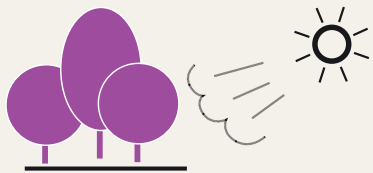
Look and Feel inspired by the fluvio glacial deposits

Taking inspiration from the deposits formed by glacial meltwater and the colors and materials of a fluvio glacial landscape such as rocks, gravel, sand, fine sediment and clay. The color palette encompasses tones ranging from brown to beige and grey resulting in a cohesive and earthy ambiance within the town.

# key urban design objectives

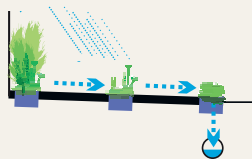
1 - PROMOTING THE PRESENCE OF WATER AND NATURE IN PUBLIC SPACES

indicative floor plan



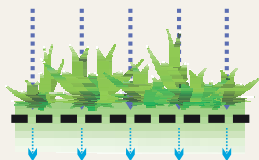
**Plant to protect from the wind and the sun**

Strategic urban planting mitigates wind and sun, fostering a resilient and comfortable environment, enhancing aesthetics, and promoting sustainability in our design approach.



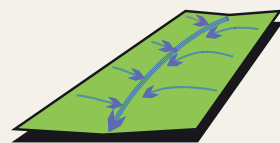
**Manage rainwater runoff**

Efficiently manage rainwater runoff by strategically planting between supply and evacuation points, fostering sustainable water management and enhancing urban resilience.



**Promote permeable spaces**

Promoting permeable areas and incorporating vegetation filtration is crucial, for creating urban environments. It helps to minimise runoff, encourage biodiversity and fosters designs that integrate nature into communities.



**Design public spaces as micro-watershed**

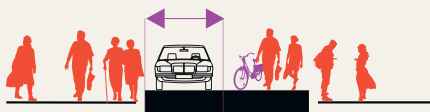
Creating public spaces as micro-watersheds, integrating swales for efficient water management, fostering sustainability, and enhancing urban resilience through thoughtful design and ecological consideration.

2 - LIBERATE PUBLIC SPACE AND STRENGTHEN PARKING INFRASTRUCTURE



**Free up public spaces from parking**

Reclaiming public spaces from parking, fostering vibrant communities, promoting sustainability, and enhancing the quality of life for residents and visitors.



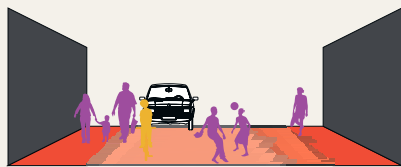
**Reduce the presence of motor vehicles**

Prioritising urban livability by reducing motor vehicle presence, fostering pedestrian-friendly and cycling environments, promoting sustainability, and creating vibrant, inclusive spaces for communities to thrive.



**Lower and widen sidewalks**

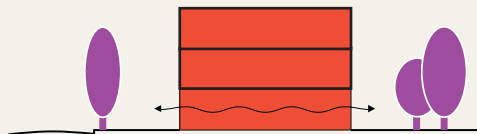
Enhance urban walkability by lowering and widening sidewalks, promoting accessibility, safety, and a welcoming environment for pedestrians in community spaces.



**Promoting fluidity and connectivity**

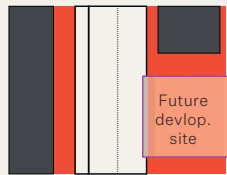
Crafting streets and laneways for readability with a minimalist arrangement, promoting fluidity and continuity, connecting spaces through shared platforms for a harmonious urban experience.

3 - CREATE SPACES AND BUILDINGS WITH THE ABILITY TO ADAPT AND EVOLVE



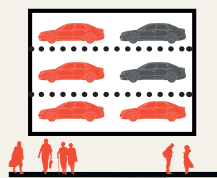
**Permeability of the Ground Floor**

Promote permeability between public and private spaces for diverse use throughout the day, emphasising the role of ground floors in adjacent programs.



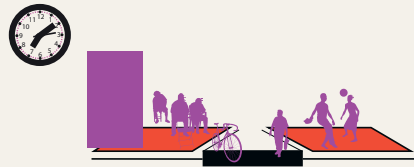
**Tactical urbanism**

Transforming awaiting development site into community spaces for breaks and urban experimentation, harnessing potential for inclusive, vibrant environments in the heart of urban development.



**Reversible and future proof parking strategy**

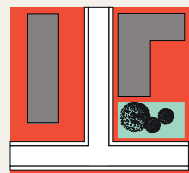
Implement a reversible, future-proof parking strategy with a 4m height ground floor and removable floors, enabling versatile building use and adaptive urban design.



**Identefy adaptable urban areas**

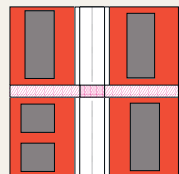
Adaptable urban areas for scheduling temporary businesses, ephemeral street furniture, pop-up retails/ cafes, food trucks, and dynamic activations to enhance vibrancy and community engagement.

4 - PROMOTE A PEDESTRIAN-FRIENDLY TRAFFIC NETWORK



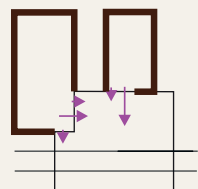
**Green pockets and public spaces**

Strategically create break and public areas, incorporating planted spaces, utilising excess widths in urban fabrics.



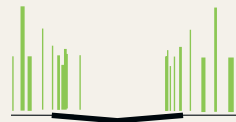
**Facilitate slow network**

Facilitate a slow network by intentionally arranging soft route intersections to make a mark through thoughtful staking, floor treatment, and strategic plantations, enhancing urban connectivity and aesthetics.



**Intensify programmatic synergies**

Legibility of the space



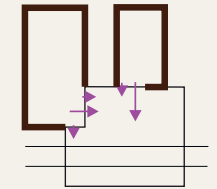
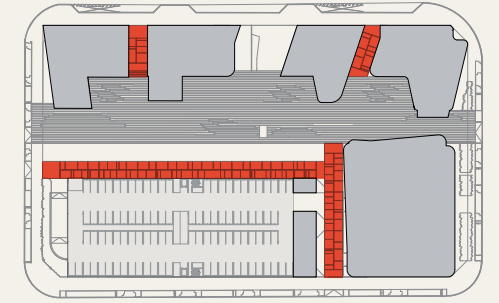
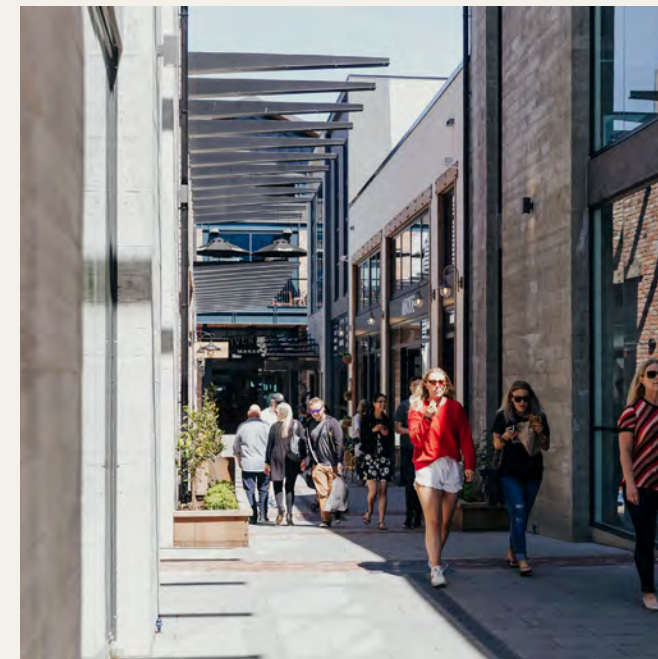
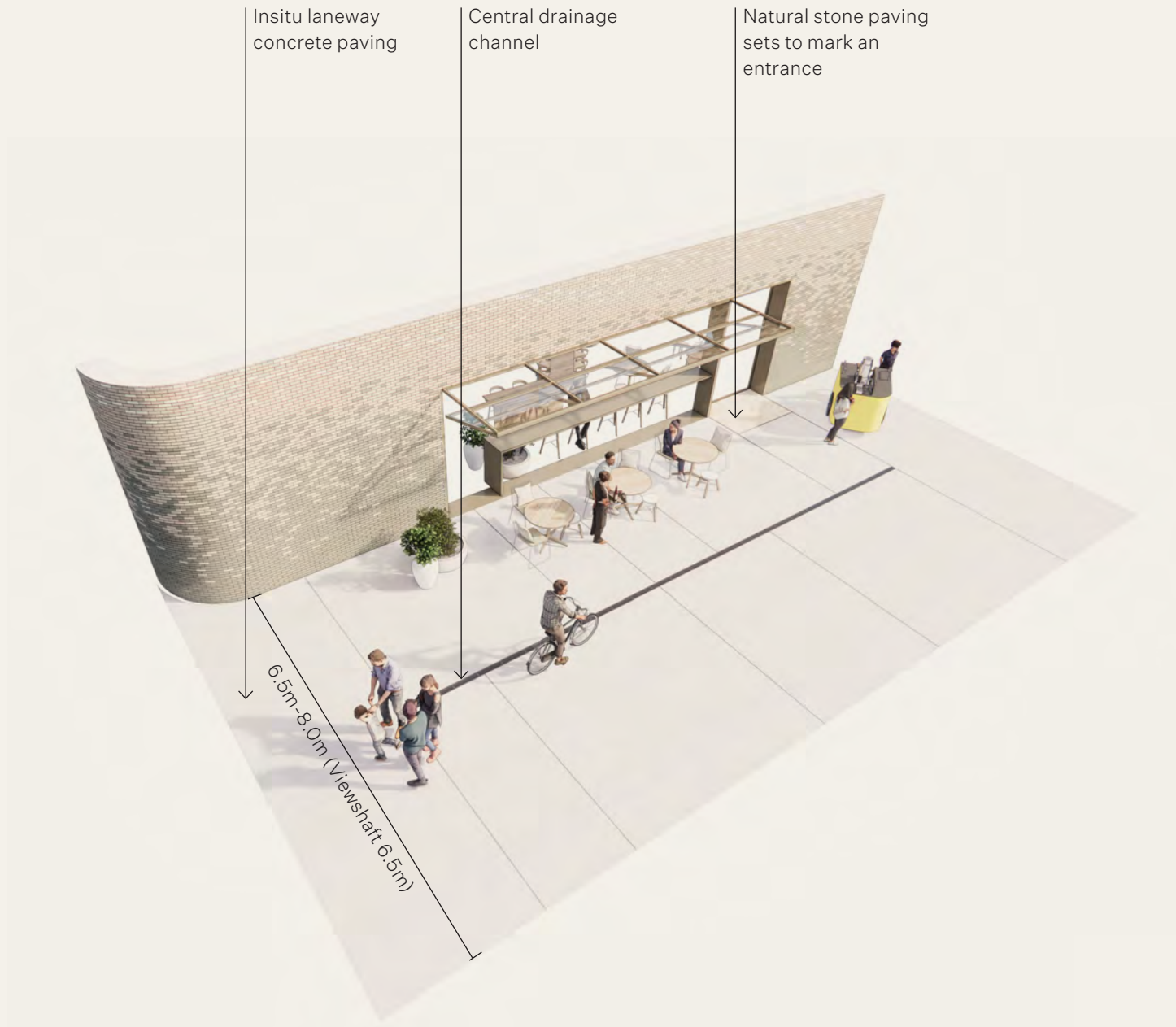
**Punctuate the journey with plantations**

Enhance the journey by punctuating it with carefully curated plantations, creating a harmonious and refreshing experience in the urban environment.



## PEDESTRIAN LANES

Application as Notified 127



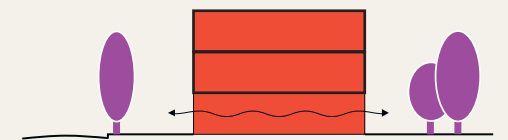
Intensify programmatic synergies



Identify adaptable urban areas



Promoting fluidity and connectivity

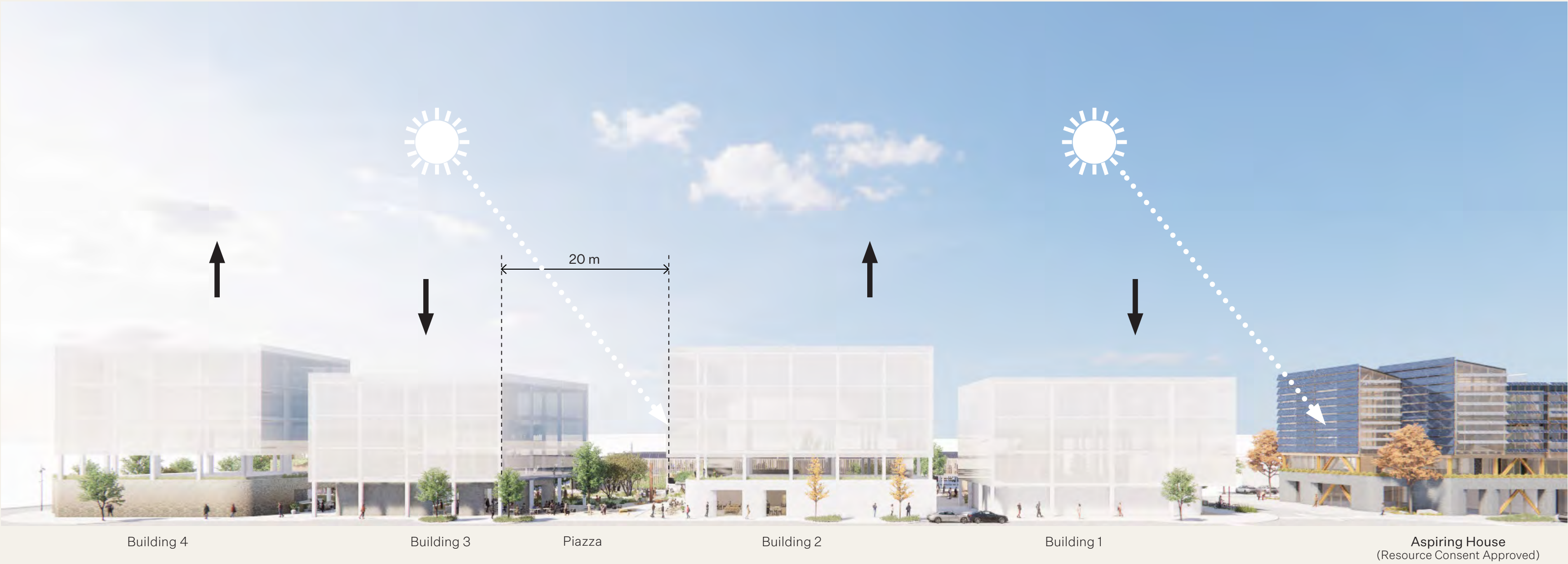


Permeability of the Ground Floor

MASSING

—

SIR TIM WALLIS DRIVE ELEVATION





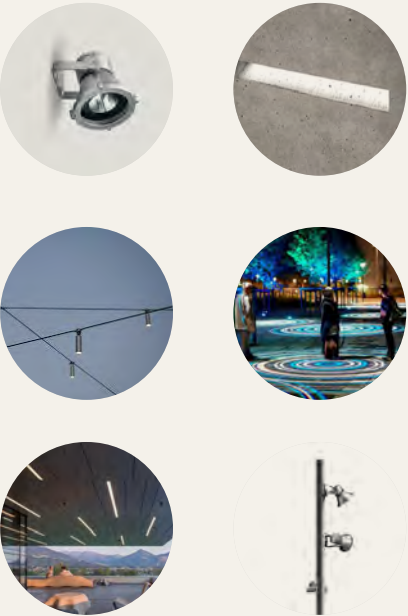
LIGHTING STRATEGY

This strategy explains the lighting concept and aesthetic objectives. Laneway facade mounted light fitting will be consistent with the other laneways in the precinct. The concept includes feature gobo lighting that presents an opportunity for cultural reference.

All lighting to be designed to comply with QLDC PDP Rule 16.5.11 and Rule 198.5.3

KEY

Laneway facade mounted light	●
Plaza soffit mounted light	●
Simes precast seat casted lighting (Ghost linear continuous)	—
Catenary lighting	●●
Feature gobo light	●
Architectural feature light under upper soffit.	■
Laneway light and column	●



Scale 1:500 @ A3





# Site Strategy

Surgical Hospital	Application as Notified 130 EV Charger Park	Building 4	Building 3	Building 2	Building 1
		Medical Specialists	Integrated Health & Wellness	Medical Specialists	Allied Health Providers
Area: 6,300m <sup>2</sup>	Number carparks: 305 Area : 11,660 m <sup>2</sup>	5 Levels 2,960m <sup>2</sup> (600m <sup>2</sup> Floor Plate)	4 Levels 1,770m <sup>2</sup> (420m <sup>2</sup> Floor Plate)	5 Levels 3,260m <sup>2</sup> (660m <sup>2</sup> Floor Plate)	4 Levels 2,780m <sup>2</sup> (700m <sup>2</sup> Floor Plate)





# Street Elevation Sir Tim Wallis Drive

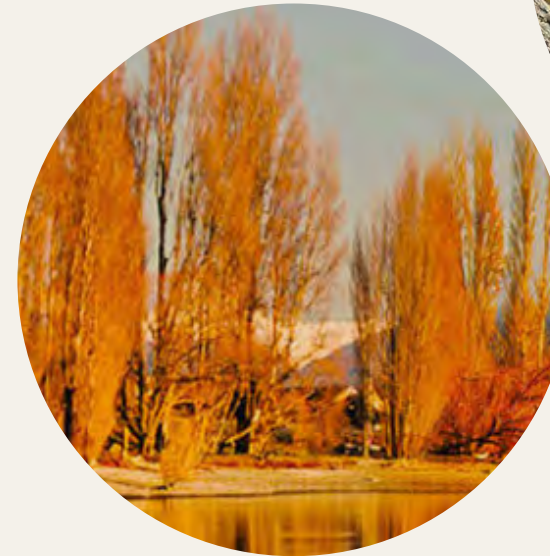


## SCALE AND FORM

Human-scale buildings foster a sense of connection between individuals and their environment. When buildings are proportionate to human scale, they create a more intimate and relatable setting and will feel more appropriate within the Wānaka setting. Creating variety in the height and form of the facade enhances this sense of human scale and provides a richer urban environment.

## UNIQUELY WĀNAKA

Wānaka is uniquely located in an alpine setting on the edge of wilderness. The forms, colours, and materials for the First District landscape design and architecture draw inspiration from Wānaka's untamed landscapes and dramatic seasonal variation.





# Street Elevation Deering Street



**LOCAL MATERIALS**  
The use of masonry brick cladding is expressive of the alpine landscape. Brick also has low embodied carbon and can be sourced locally in the South Island. The use of local materials will be prioritised to reduce the embodied carbon generated by transport and to support local business and industry.



**COMMUNITY**  
Pop-up style retail tenancies open out of the laneway on the ground floor of the car park building. These small spaces offer affordable retail spaces for small operators and start-ups and help to create a more diverse community within the Three Parks District.



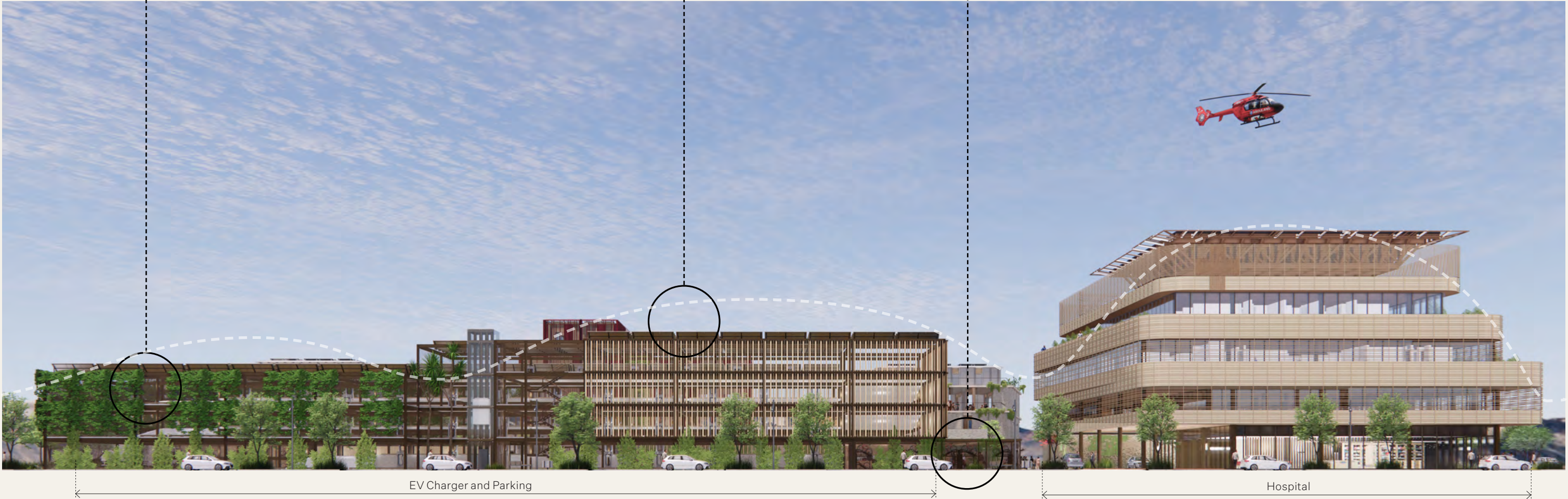


# Street Elevation McCormick Street

**BIOPHILIA**  
The EV Charger car parking building are screened with mesh that will encourage climbing vegetation to clad the car park building over time. Enhancing the presence of nature in the site will also enhance the wellbeing of the community using the precinct.

**RENEWABLE ENERGY**  
Solar panels to the upper levels of the carpark offer shade and cover to parked cars as well as reducing the energy demand of the precinct during peak daytime hours.

**CYCLE FRIENDLY**  
Cycle parking has been strategically placed in highly visible locations to encourage the use to cycling as alternative means of transport. The parking building offers dedicated secure covered cycle parking spaces and there are also numerous cycle parking opportunities within the precinct landscaping.



EV Charger and Parking

Hospital