

2011

Monitoring Report for the Quail Rise Special Zone



Policy and Planning
Queenstown Lakes District Council
September 2011

Executive Summary

In accordance with section 35 of the Resource Management Act, this report assesses the effectiveness and efficiency of the objectives, policies and rules of the Quail Rise Special Zone of the Queenstown Lakes District Plan.

Overall, the majority of the objectives and policies were found to be effective. However objective 2 and the supporting policies 2.1 – 2.5 were found to be only moderately effective as they lacked clear direction and contained occasional contradictions. Policy 2.3 seeks to avoid development that has the potential to adversely affect the openness and rural character of the zone, however the zone enables a residential subdivision and in all areas except (G), the rural character is lost. A lack of clear direction is also apparent in the pivotal policy 2.1, which guides the ‘controlled activity’ consent which every new residential unit requires.

The rules were generally found to be effective, although a number of improvements could be made to enhance their effectiveness as part of the upcoming District Plan review. A number of unnecessary rules could also be removed to streamline the special zone provisions.

The zone delivered consents relatively efficiently, with all consents that were anticipated by the zone granted on a non-notified basis, at an average cost over the last three years of \$1686 (including GST). However this average cost is higher than other ‘residential’ special zones, such as Meadow Park.

As part of the upcoming District Plan review, this monitoring report identifies a number of areas that could be tidied up in order to make the plan provisions more effective and efficient. These relatively minor changes primarily relate to the rules, and would enhance the efficiency and effectiveness of the zone provisions.

It would also be prudent to consider whether the zone needs to sit in Part 12 as a ‘Special Zone’ or whether it could better sit in the Residential section of the District Plan (Part 7), much like the Residential Arrowtown Historic Management Zone does, with its own objectives, policies and rules.

1. Introduction

Section 35 of the Resource Management Act states that:

***Every local authority shall monitor-
...[(b)] the efficiency and effectiveness of policies, rules, or other methods....***

and take appropriate action (having regard to the methods available to it under this Act) where this is shown to be necessary.

This report fulfils the requirements of section 35(b) in relation to the Quail Rise Special Zone. This report monitors the effectiveness and efficiency of the Quail Rise Special Zone policies, rules and other methods. The zone objectives are also considered.

Findings in this report will assist in informing the review of the Queenstown Lakes District Plan, due to be publicly notified in October 2013.

This monitoring report is limited to the operative Quail Rise Special Zone provisions. A Private Plan Change (Plan Change 37: Quail Rise Estate) was lodged with Council in July 2009 and was heard by Commissioners in September 2010. An Environment Court appeal to the Plan Change has recently been resolved. As this private plan change has not been implemented, it has not been considered as part of this monitoring report. However reference is made to the plan change where necessary, for example if an objective, policy or rule has been altered as part of the plan change to address an identified problem.

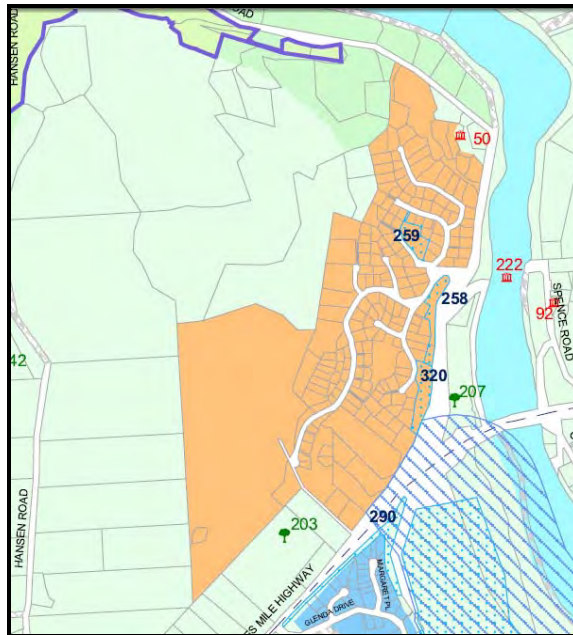
This report is limited to monitoring the effectiveness and efficiency of the objectives, policies, rules, and is not an urban design review of the development that has occurred.

2. What is the Quail Rise Special Zone?

The Quail Rise Special Zone is shown in Figure 1 below. It covers some 88 hectares and is located to the east of the Shotover River, on an elevated terrace accessed off the Lake Hayes – Arrow Junction Highway (State Highway 6). From Tucker Beach Road, a single access branches off into a series of eight cul de sacs to provide access to individual properties.

The zone purpose is to provide low density residential and rural-residential living, in a high amenity area that provides good access to sun and views of the surrounding landscape.

Figure 1: The orange shading indicates the extent of the Quail Rise Special Zone



3. How was the zone created?

The Quail Rise Special Zone is based on the Shotover Resort Zone, a zone from the Transitional District Plan that was carried over into the 1995 Proposed District Plan. The Shotover Resort Zone was to provide for a nine hole golf course and a range of passive and active recreational opportunities.

In July 1993 Woodlot Farm Limited lodged Plan Change 97, a change to the Transitional District Plan to amend the zoning of the land from Rural A to Tourist Development 4 zone. The development proposed for the land was a nine-hole golf course with 140 residential or visitor accommodation units and 24 residential dwellings.

A number of submissions were received to the plan change, and subject to a number of amendments it was ultimately approved by Council. One appeal by Woerlee (RMA215/94) was heard by the Planning Tribunal in September 1994. The Tribunal upheld the appeal and the structure plan was amended accordingly.

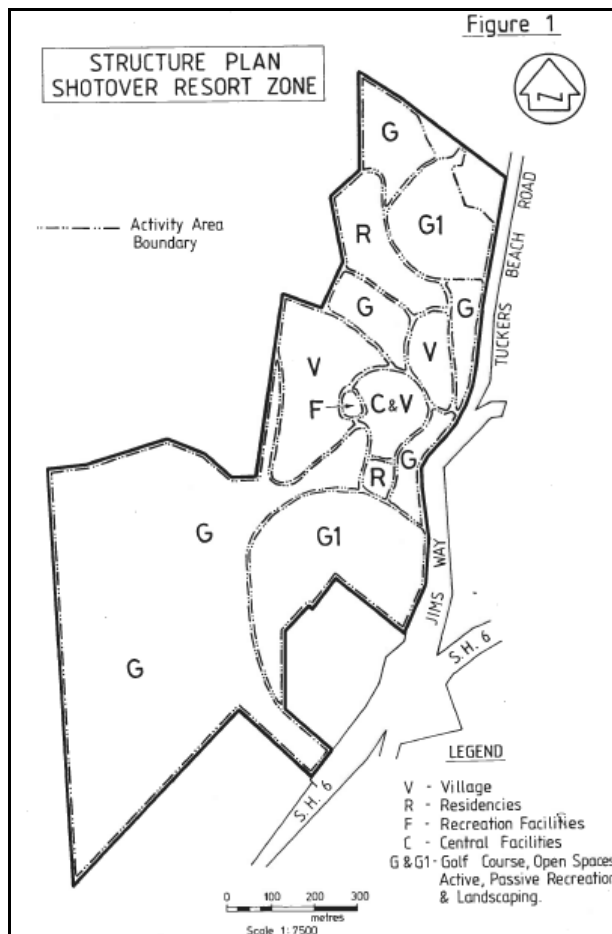
The intent in preparing the Proposed District Plan was to carry over the provisions of the structure plan approved by Plan Change 97 into the Shotover Resort Zone.

The extent of the Shotover Resort Zone from the 1995 Proposed District Plan is shown in Figure 2 below.

Figure 2: Extent of the Shotover Resort Zone, from the 1995 Proposed District Plan



Figure 3: Structure Plan from 1995 Proposed District Plan



The Hearings Committee recognised the potential of the Shotover Resort to contribute to the high demand for rural residential living for permanent residents and visitors alike in a manner that conserves and enhances an attractive amenity and rural setting.

The resort character of the zone has not eventuated and Quail Rise has developed as a low density residential area adjoining both rural and rural residential settings.

4. How much development does the Quail Rise Zone enable?

The plan provisions prior to the PC37 appeal being resolved provided a zone standard maximum of 183 residential units, but with no limit on the number of residential units in Activity Area R1. Activity Area R1 is capable of accommodating some 12 residential units. Therefore prior to PC37, the Quail Rise Special zone enabled a total of approximately 195 residential units.

Following PC37, which zoned more land for development, the zone standard was altered to provide for 218 residential units, with Activity Area R1 (12 residential units) again excluded. When PC37 is ratified by full council, the zone will provide for a total of 230 residential units.

5. How much development has occurred?

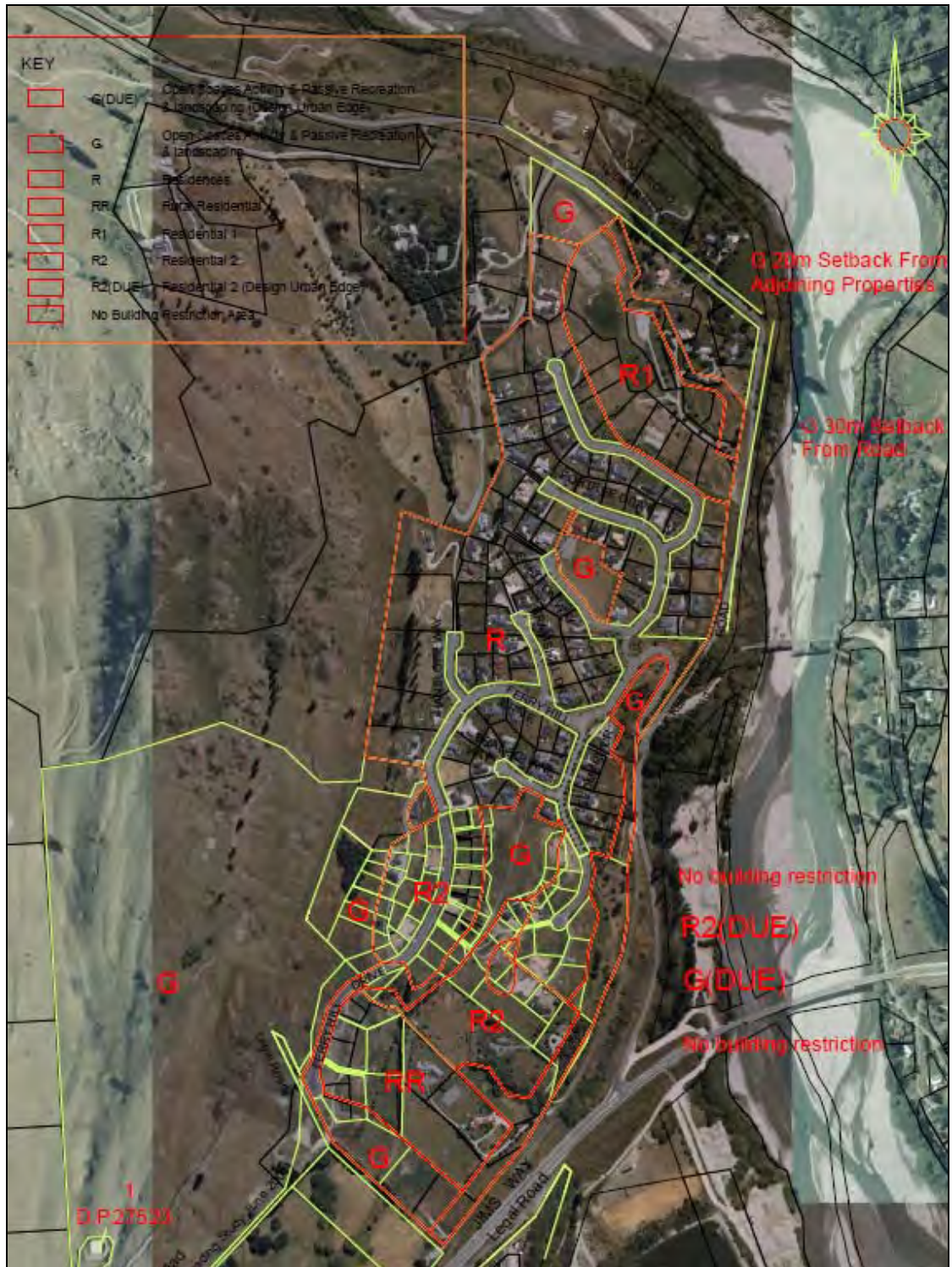
It is estimated that approximately 70 - 80% of sections have been built on. Therefore the Quail Rise Zone has largely been developed. A number of houses were observed under construction during the writing of this report, and the remaining vacant sections are all expected to be developed in time. The remaining vacant sections appear to be in private ownership and are not being held by the developer as such.

Of note is that there are no non-residential activities established in the zone. While crèches and childcare facilities are provided for as a controlled activity (which cannot be refused consent), none have been established.

As noted in section 1, the history of the zone is that it was created for a resort purpose, and visitor accommodation and commercial activities (excluding retail sales) are provided for as a discretionary activity. No visitor accommodation or commercial activities have commenced, meaning residents are dependent on their private motor vehicles (or the limited Connectabus service) for all their day to day needs.

Figure 4 below shows the activity area boundaries for the zone overlaid on an aerial photograph:

Figure 4: Quail Rise activity area boundaries overlaid on aerial photograph



6. What does the Quail Rise Special Zone seek to achieve?

The Quail Rise Special Zone contains three objectives as set out below. The objectives are supported by a total of 11 policies.

Objective 1

To enable the development of low density residential activities in conjunction with planned open space and recreational opportunities.

Objective 2

To conserve and enhance the physical, landscape and visual amenity values of the Quail Rise zone, adjoining land, and the wider environment.

Objective 3

Servicing to avoid adverse effects on the landscape, lakes, rivers and ecological values.

The objectives show that the zone seeks to achieve a low density residential environment that is designed to provide for open space and recreation, and which conserves and enhances the landscape and visual amenity values of the area. These objectives have not been altered as part of Plan Change 37.

7. How effective are the Quail Rise Special Zone Objectives, Policies and Rules?

7.1 Effectiveness of the Objectives

The three objectives for the zone are considered below:

Objective 1

To enable the development of low density residential activities in conjunction with planned open space and recreational opportunities.

The zone does indeed provide for low density residential activities. The subdivision chapter of the District Plan specifies a minimum average site size of 1500m² in Activity Area R1, and the decision on PC37 notes that the average Quail Rise residential lot size

is approximately 1400m², (calculated only using sites less than 2600m² and excluding open space). This is a low density when compared to other zones in the District. For example, the District Plan specifies the following minimum lot sizes for other low density residential areas:

Zone	Minimum Site Size
<i>Low Density Residential:</i>	
Arthurs Point	800m ²
Wanaka	700m ²
Elsewhere	600m ²
Residential Arrowtown Historic Management Zone	800m ²
Townships Including Kingston, Glenorchy, Hawea, Luggate, and Kinloch.	800m ²

Planned open space and recreational opportunities are also apparent, for example playgrounds, tennis courts and walking tracks. The total area of open space contained in Activity Area G (Open Space Activity & Passive Recreation & Landscaping) and Activity Area G (Design Urban Edge) is 49.17 hectares. Given the total zone size is some 88 hectares, open space accounts for approximately 56% of the zone.

As Figure 4 illustrates, when the plan of subdivision is overlaid on the Activity Area plan, the open space and recreational activities are located within those Activity Areas that were planned to provide open space and recreational opportunities.

Overall the objective is considered to be effective.

Objective 2

To conserve and enhance the physical, landscape and visual amenity values of the Quail Rise zone, adjoining land, and the wider environment.

This objective has a number of components to it.

The first part relates to conserving and enhancing the physical, landscape and visual amenity values of the Quail Rise Zone. In terms of whether the development that has occurred does 'conserve and enhance' the 'physical, landscape and visual amenity values' of the Quail Rise Zone, it does to the extent that the zone enables urban development. Amenity planting resulting from the urbanisation of the zone, and associated open space and landscaping, has resulted in an enhancement of visual amenity values. Playground equipment and other recreational facilities have enhanced the 'physical' amenity values. 'Landscape' is conserved and enhanced to the extent that Activity Area G which is the upper slopes of Ferry Hill are left as undeveloped open space.

The second part of the objective refers to adjoining land and the wider environment. Generally adjoining land outside of the Quail Rise zone, and the wider environment, is outside the scope of the zone controls. However this part of the objective recognises that the Quail Rise zone can affect the wider area. The reference to the wider environment refers to ensuring the appropriate infrastructure is in place so that the development does not cause environmental problems such as water pollution. This is directly covered under Objective 3 below.

Overall the objective is not considered to be particularly effective because it is not clear what is to be achieved given that the zone enables residential development. For example, the objective seeks to conserve and enhance 'landscape' amenity values when the zone in fact enables residential development over that landscape. While some parts of the landscape are indeed 'conserved and enhanced' through open space e.g. Activity Area G, this is not clear in the objective. Furthermore the reference to adjoining land and the wider environment is unclear in what it seeks to achieve.

Objective 3

Servicing to avoid adverse effects on the landscape, lakes, rivers and ecological values.

This objective is considered to be achieved. The infrastructure servicing the site is all located underground and wastewater is reticulated to appropriate treatment plants. Council's 3 Waters manager has advised that stormwater is discharged into the Shotover River without treatment, but as the catchment is residential it would normally have a very low requirement and priority for treatment. The objective is considered to be achieved as adverse effects of infrastructure on the landscape, lakes, rivers and ecological values are avoided.

Figure 5: Typical Quail Rise cul de sac with underground infrastructure



While there was no specific evidence of low impact design being employed, such as grass swales that absorb stormwater rather than just channelling it away, it is noted that the objective (and associated policies as discussed in the following section) do not specifically require this.

One piece of infrastructure that is visible is the Arrow Irrigation Race which is piped through the zone from the old Shotover Bridge. While this piece of infrastructure is not related to the servicing of the subdivision as such, it is not known why it could not have been buried as occurs with other subdivisions. Mounding on either side, and planting by individual lot owners, have mitigated the visual effect of this large pipeline.

Figure 6: Arrow Irrigation infrastructure passes through the residential development



Overall, Objectives 1 and 3 are considered to be effective, with Objective 2 being less effective due to its wide scope and slightly unclear direction.

7.2 Effectiveness of the Policies

Objective 1 has five supporting policies. These are set out below with a comment on each.

- 1.1 To ensure development is carried out in a comprehensive manner in terms of an appropriate strategy and to ensure that activities are compatibly located.**

This policy is effective. Development has occurred in terms of the Structure Plan. The one resource consent application to construct a dwelling on land identified as 'open space' in the Structure Plan was declined. The second part of the policy, relating to ensuring that activities are compatibly located, has never been tested due to the absence of any non-residential activities in the zone.

1.2 To ensure that open space is maintained and enhanced through appropriate landscaping and the absence of buildings and other structures.

This policy is effective. A site visit indicated that open space was indeed being maintained and enhanced with landscaping, and the absence of buildings and other structures. This can also be seen in Figure 4 where the areas of open space (Activity Area G) are clearly visible as being free of built development. Where recreational activities require built development, this has been clustered, for example the tennis court and playground, accessed off Gretton Way.

1.3 To ensure open space is developed in a comprehensive manner.

This policy is effective. Open space has been developed in a comprehensive manner in accordance with the structure plan.

1.4 To avoid any deviation to the Structure Plan for the zone

This policy is considered to be effective. A Figure 4 shows, development has occurred in accordance with the Structure Plan. When development has been proposed that is not in accordance with the Structure Plan, it was refused consent.

It is noted that some land surrounding the zone has been developed in a way that makes it relatively indistinguishable from the Quail Rise zone when viewed on an aerial photograph and from Tucker Beach Road. In particular, a small Rural General zoned portion of land adjoining the zone, off Tucker Beach Road, has been subdivided to a density not dissimilar to that found in the Quail Rise zone (refer Figure 7).

Figure 7: Small area of adjoining Rural General zoning



This is not a deviation of the Structure Plan as such, and the policy is considered to be effective. However it does illustrate how leaving small pockets of Rural General zoned land adjoining residential zones can lead to pressure for residential densities in those pockets. This illustrates the need for a comprehensive approach when considering rezonings to avoid leaving small isolated pockets of Rural General zoned land.

1.5 To prevent additional direct access to SH No. 6.

This policy has been effective. There are no additional access points onto the State Highway. It is noted that this policy has been deleted as part of PC37 which specifically provides for an additional access off State Highway 6 should a new roundabout be installed west of the Glenda Drive – State Highway 6 intersection.

Objective 2 has five supporting policies. These are set out below with a comment on each.

2.1 To ensure the external appearance of buildings and other structures are appropriate to the area.

Feedback from Lakes Environmental has indicated that this policy is not effective because it is far too open to interpretation. The policy is very broadly worded and does not give any clear direction to planners processing the numerous controlled activity resource consents for buildings. What is “appropriate” to the “area” is far too open to interpretation and could be used to justify virtually any kind of building appearance.

2.2 To avoid activities that are incompatible with and/or compromise the amenity of the Quail Rise special zone, through appropriate rules.

This policy is only moderately effective because it is directed toward the Council as plan writer, rather than providing guidance for processing of resource consent applications. Only the Council can set appropriate rules. The last three words of the policy could be deleted so that it provides guidance when processing resource consents. The current wording, which effectively limits controlling incompatible activities to just the rules, rather than providing for the potential refusal of a resource consent application that would give rise to adverse effects, in order to ‘avoid activities that are incompatible’.

2.3 To avoid activities and development that have the potential to adversely effect [sic] the openness and rural character of the zone, adjoining land, and the wider environment.

This policy is only moderately effective. The open spaces of the “zone” have been maintained, and activities that have the potential to adversely affect adjoining land and the wider environment have been avoided, as only residential activity has occurred. However the policy refers to avoiding activities that have the potential to adversely affect the *rural character* of the zone as a whole, rather than just Activity Area G. This is a curious policy given that the Quail Rise Special Zone is a low density residential subdivision, and the zone enables urban development. The *rural character* has therefore been removed in all areas except in Activity Area G.

The grammatical error in this policy will be corrected through a Schedule 1 Clause 20A process which allows for minor changes to the District Plan to correct errors.

2.4 To avoid buildings in areas of high visibility

This policy is effective in that it is achieved through the Structure Plan. Buildings have been avoided in areas of *high* visibility, being the steeper upper slopes of Ferry Hill.

2.5 To preserve and enhance the naturalness of the view from State Highway 6:

- a) Requiring landscaping work in G (Design Urban Edge) Activity Area to be completed prior to any development within the R2 (Design Urban Edge);**
- b) Deferring residential development within the R2 (Design Urban Edge) Activity Area for five years from the completion of landscaping works in the G (Design Urban Edge) Activity Area to allow growth in vegetation screening.**

When considering the effectiveness of this policy, it is noted that there is an 'Environmental Result Anticipated' which states (underlining added):

Landscaping within the G (Design Urban Edge) and R2 (Design Urban Edge) Activity Area designed to make buildings within the R2 (Design Urban Edge) Activity Area not visible from State Highway 6.

The 'Environmental Result Anticipated' goes further than the actual policy, and seeks that buildings are 'not visible' from State Highway 6 compared to the policy which seeks to maintain and enhance naturalness. Some buildings within the R2 (Design Urban Edge) Activity Area are visible to a small degree from State Highway 6.

Policy 2.5 is only considered to be partially effective, because the naturalness of the view from State Highway 6 has not been 'preserved and enhanced'. While the view has been mitigated to a large degree through planting, and the houses are not particularly prominent, the view from State Highway 6 does include a small number of residential dwellings suggesting the view has not been 'preserved or enhanced' as required by the policy. One view from SH6 is shown in Figure 8 below:

Figure 8: One view of Quail Rise from State Highway 6.



It is possible that as landscaping around each house, and as landscaping in the Design Urban Edge areas continues to grow, this policy could be effective.

Part (b) of the policy, which requires deferring development in Activity Area R2 for five years is effective. While some applications were lodged prior to the five years being up, these were processed on a notified basis, and based on their environmental effects, were considered to be acceptable and were approved.

Objective 3 has one supporting policy:

- 3.1** *To ensure sewage disposal, water supply and refuse disposal services are provided in order to avoid adverse effects on the water or other environmental qualities, on and off the site.*

The policy is effective and has been achieved in that reticulated services are provided to the subdivision.

Overall, the majority of policies are considered to be effective. The policy that provides guidance for new building is not effective because it is too open to interpretation.

7.3 Effectiveness of the Rules

At an overall level, the rules are considered to have been effective at delivering an attractive residential environment. While this is not an urban design assessment, the area has a high level of amenity and the high build out rate of the subdivision reflects the popularity of the area.

The following seven matters have been identified in relation to the effectiveness of the rules:

1. Status of activities that breach site standards

The zone does not have the normal District Plan clause that states that if a site standard is breached, then a restricted discretionary activity consent is required. This creates some uncertainty as to the activity status of resource consents that breach site standards. This appears to be an error.

2. Height of buildings in the rural residential part of the structure plan

While maximum buildings heights are specified in the R, R1, R2 and R2(DUE) activity areas, there is no maximum height for buildings in the RR area of the Quail Rise zone. This is an anomaly as all other District Plan zones have a height rule for residential activities. This has now been addressed through Plan Change 37 (soon to be made operative) which removed the Rural Residential part of the Structure Plan.

3. Equestrian centre

The zone specifically provides for equestrian centre uses (limited to stables and associated facilities) as a discretionary activity. This is a hangover from the Shotover Resort Zone days, and is unlikely to eventuate. As part of the District Plan review, this could potentially be removed in order to simplify the zone provisions.

4. Setback from road boundaries

The District Plan requires a 4m setback from road boundaries. However all sites have covenants on their titles that require a 6m setback. This causes confusion, as Lakes Environmental can approve consents for buildings that are 4m back from the boundary, potentially in contravention of the covenant. As part of the District Plan review, it may be simpler if the District Plan road boundary setback reflects the covenant.

5. Control over landscaping

When considering controlled activity applications for new buildings in the R2 activity area, the council has control over 'landscaping, including the protection of any existing or proposed trees'. A concern has been raised that requiring the landscape plan at this time can lead to protracted negotiations between landowners and Lakes Environmental as to what is appropriate landscaping, when in other residential zones, landowners are given free rein to landscape their sections as they see fit. Furthermore, the requirement to comply with the landscape plan is a condition of consent, and with changes in ownership, this tends to be forgotten about, raising enforcement issues when Lakes Environmental do their five year monitoring check.

6. Wilding species

The zone adjoins an Outstanding Natural Feature (Ferry Hill) and the Rural General zone. Given that Objective 2 seeks to *'conserve and enhance the ... landscape and visual amenity values of the Quail Rise zone, adjoining land, and the wider environment'* it could be prudent to prevent planting of certain wilding species that will inevitably spread onto the Outstanding Natural Feature and onto Rural General zoned land from residential properties in the Quail Rise zone.

7. Activity Area 'G' Open Space on Ferry Hill

A large part of Activity Area G sits above the residential subdivision and covers the steeper slopes of Ferry Hill. This land has extremely high amenity values, and is identified in the District Plan as being beside an area of Outstanding Natural Landscape (ONL) (Wakatipu Basin) that includes the remainder of Ferry Hill. Because the site is considered to be an 'urban zone' case law for the Environment Court has established that the landscape classification approach used for the Rural General zone does not apply. While a non-complying activity consent would be required for any building in this area, and this provides good safety against inappropriate development, it is technically not part of the ONL. As part of the District Plan review it may be appropriate to consider a way by which Activity Area G could be identified as part of the Ferry Hill ONL.

8. Non-complying status of retail sales

As noted previously, no non-residential activities have established in the zone. Due to the location of the zone, a resident wanting to buy a basic item such as a newspaper or bottle of milk is generally forced to drive to the nearest shop at the Frankton roundabout. It would be more sustainable if the zone rules made better provision for a small scale retail activity, say less than 100m² in floor area, so that if market forces determined it was viable, a small store or cafe could establish to service the needs of local residents. It is understood that private covenants prevent landowners from establishing most commercial activities, so changing the District Plan rules to better provide for a convenience shop or cafe may not actually result in one appearing.

8. How efficient is the Quail Rise Special Zone?

The financial costs of administering the provisions / processing resource consents has been evaluated based on an assessment of:

- Number of resource consents triggered by the rules
- Average cost of processing resource consents triggered by the rules; and
- Number of Environment Court appeals

8.1 How many resource consents have been triggered?

The number of resource consents triggered by the rules of the Shotover Resort Zone and the Quail Rise Special Zone is approximately 215. This figure includes applications for variations and extensions of time to existing consents, however it only goes back to 1995, which coincides with when the Shotover Resort Zone appeared in the Proposed District Plan. A small number of other applications may exist before this time

The vast majority of these consents are for construction of residential dwellings and associated earthworks. As all new buildings require a controlled activity consent, these consents are the focus of the following section which looks at the costs arising from this requirement.

8.2 Average cost of processing 'controlled activity' resource consents for new dwellings

Of the 215 consents identified in the Quail Rise Special Zone, approximately 137 were for the construction of a dwelling or more than one dwelling. Due to this large number, a sample of only the consents from 2008, 2009 and 2010 were analysed in terms of processing costs.

In 2008 there were 8 consents issued, in 2009 there were 4 consents issued, and in 2010, there were 6 consents issued for new dwellings, some of which included consents for earthworks. Therefore the sample comprises some 18 consents over 2008 – 2010.

The 18 consents identified in the Quail Rise Special Zone are listed below along with the total processing cost (figures obtained from Lakes Environmental).

Consent	Activity	Total Processing Cost	Notified / Decision
RM080052	Undertake earthworks 100m ³ to construct a residential dwelling at Ferry Hill Drive, Wakatipu Basin.	\$2130.11	No / Granted
RM080058	Construct a residential dwelling at Wellswood Way, Wakatipu Basin.	\$917.07	No / Granted
RM080104	Undertake earthworks to erect a residential dwelling on site and amend position of garage and undertake a boundary adjustment at Tucker Beach Road, Wakatipu Basin.	\$2359.79	No / Granted
RM080406	Undertake earthworks to construct a dwelling at Tucker Beach Road, Wakatipu Basin.	\$985.87	No / Cancelled
RM080453	Construction of a new dwelling with attached garage at Manata Green, Tuckers Beach Road, Wakatipu Basin.	\$1253.08	No / Granted
RM080860	Undertake earthworks in order to erect a new residential dwelling at Ferry Hill Drive, Wakatipu Basin.	\$2406.19	No / Granted
RM081299	Construct a timber frame dwelling at Quail Rise, Wellswood Way, Wakatipu Basin.	\$690.75	No / Granted
RM081395	Construct a residential dwelling at Tucker Beach Road, Wakatipu Basin.	\$1091.30	No / Granted
RM090121	Undertake earthworks in order to erect a residential dwelling at Colehill Road, Queenstown Rural.	\$987.53	No / Granted
RM090346	Construct a two-level residential dwelling with a double garage and a detached four car garage.	\$1167.78	No / Granted
RM090658	Land use consent to construct a dwelling in the open space G activity area of Quail Rise Special Zone, Ferry	\$13793.35	Yes / Declined

	Hill.		
RM090731	Erect a dwelling at Lindmore Lane, Wakatipu Basin.	\$2108.23	No / Granted
RM100025	To construct a new dwelling and garage at 12 Wellswood Way, Queenstown.	\$1259.29	No / Granted
RM100079	Construct a dwelling and undertake earthworks outside of an approved building platform at Sledmere Drive, Wakatipu Basin.	\$3356.39	No / Granted
RM100134	Erect a residential dwelling, undertake earthworks and vary an existing consent notice with respect to roof pitch	\$2794.35	No / Granted
RM100242	Erect a dwelling at Ferry Hill Drive, Quail Rise, Queenstown	\$1910.51	No / Granted
RM100255	Erect a dwelling at Sledmere Drive, Quail Rise, Queenstown	\$1442.48	No / Granted
RM100272	Construct a dwelling at Portree Drive, Quail Rise	\$1100.76	No / Granted

Excluding the consent that was declined and the consent that was cancelled, the average Council charge to obtain resource consent for a dwelling in the Quail Rise zone between 2008 and 2010 was **\$1686** (including GST). The lowest charge made was \$917, and the highest was \$3356, which would reflect the different complexities and quality of applications lodged.

The 2011 monitoring report for the Bendemeer Special Zone showed that the average Council charge to obtain resource consent in that zone is **\$2271** (including GST). However this was based on a small sample size.

The 2011 monitoring report for the Meadow Park Special Zone showed an average consent cost of **\$1174** (including GST).

The Quail Rise Special Zone sits between these two figures. It appears to cost approximately \$500 more on average to obtain a consent in the Quail Rise Special Zone compared to the Meadow Park Special Zone. This suggests the Quail Rise zone is less efficient than the Meadow Park zone. The exact reasons for this are unclear.

8.3 Number of Environment Court appeals

From the sample, only one consent was refused, and this was appealed to the Environment Court. However the appeal was withdrawn as the matter was ultimately addressed through Plan Change 37.

8.4 Summary with regard to efficiency

The relatively low average cost, and the fact that almost all applications following subdivision were processed on a non-notified basis (within 20 working days), suggests that the zone is relatively efficient at delivering timely and cost effective consent decisions when consents are anticipated by the zone.

9. Conclusion

Overall, the majority of the objectives and policies were found to be effective. Objective 2 and the supporting policies 2.1 – 2.5 were found to be only moderately effective as they lacked clear direction and contained occasional contradictions. For example Policy 2.3 seeks to avoid development that has the potential to adversely affect the openness and rural character of the zone. However the zone enables a residential subdivision and in all areas except (G), the rural character is lost. A lack of clear direction is also apparent in the pivotal policy 2.1, which guides the 'controlled activity' consent which every new residential unit requires.

The rules were generally found to be effective. The zone delivered consents relatively efficiently, with all consents that were anticipated by the zone granted on a non-notified basis, at an average cost over the last three years of \$1686 (including GST).

As part of the upcoming District Plan review, this monitoring report has identified a number of areas that could be tidied up in order to make the plan provisions more effective and efficient. These relatively minor changes primarily relate to the rules, and would enhance the efficiency and effectiveness of the zone provisions.

It would be prudent to consider whether the zone needs to sit in Part 12 as a 'Special Zone' or whether it could better sit in the Residential section of the District Plan (Part 7), much like the Residential Arrowtown Historic Management Zone does, with its own objectives, policies and rules. While this may be viewed as simply shuffling the decks, in practice it seems the Quail Rise Special Zone is not particularly different to many other residential parts of the district, and the provisions may sit better as a part of the Residential section of the plan.