

16 June 2011



Shotover Property Investments Limited
C/- John Edmonds and Associates
Po Box 95
Queenstown 9348
Attention: Rosalind Groves

In reply please quote
File Ref: PPC 43

Dear Rosalind,

PRIVATE PLAN CHANGE 43: REQUEST FOR ADDITIONAL INFORMATION

Your request for a Plan Change has been assessed for completeness in terms of the First Schedule of the Resource Management Act 1991.

As such, the following further information is requested pursuant to Clause 23(1) in order to better understand the nature of the request; how the effects are being mitigated; the costs; benefits; and the efficiencies and effectiveness.

Urban Design:

There are a number of additions and clarifications that are requested to enable the Council to assess the urban design of the proposed plan change:

- Extend the scope of the Urban Design Assessment to include a review of the effectiveness of the 'Indicative Layout Plans' by Walker Retail Architects in achieving the urban design guiding principles included in the review of:
 - *a cohesive and high amenity environment,*
 - *providing good connectivity,*with particular regard to pedestrian connectivity within and beyond the plan change area, and in connecting to the surrounding network of streets and trails.
- Extend the scope of the Urban Design Assessment to include a review of the effectiveness of the 'Indicative Layout Plans' by Walker Retail Architects in, minimising the impact of the reverse lotting of medium/large format retail sites in relation to State Highway 6 (SH6), in particular the impact of the backs of the proposed buildings facing SH6, achieving well defined and useable open space amenity for residents, visitors and shoppers, and ensuring good amenity for residential and visitor accommodation uses are achieved and maintained.
- Extend the scope of the Urban Design Assessment to include a review of the effectiveness of the building setback from SH6 in terms of the open nature of the entry experience into Frankton along the stretch of this road leading up to the Frankton roundabout.

- Extend the scope of the Urban Design Assessment to include a review of the effectiveness of the controlled activity status for the Outline Development Plan, Buildings, Residential and Visitor Accommodation Activities in achieving suitably high levels of amenity, design and neighbourhood cohesiveness. Consider the use of restricted discretionary non notified consent as opposed to controlled activity consent.
- Demonstrate how the Urban Design Assessment recommendation on page 12 "*Reserve control over building design to ensure a varied, interesting and positive interface with the State Highway (should demonstrate visual richness through ... visual relationship between buildings and street maintained by using large areas of glazing)*" have been given effect to by the proposed District Plan provisions.

Retail and Commercial Analysis

The Plan Change does not consider the impact of additional retail and commercial uses on other parts of the Frankton and wider Queenstown area:

- The Council has adopted a "Commercial and Industrial Land Needs Study" dated 2006 which discusses the need for certain commercial and industrial zoning types to meet future demands. Can you analyse this in respect of current and proposed zoning (e.g. Plan Change 19) as to the need for additional commercial and business zoning in this location.

Transportation

As the Plan Change proposes a change to a mixed zone use there could be a considerable increase in traffic compared to low density residential use. The following further information is required:

- An analysis of potential uses and potential traffic patterns;
- Some types of commercial use will necessitate access by large commercial vehicles. Whether the current intersection design can cope with these or not is unclear, provide clarification on this;
- The potential conflict with the access to the Events Centre is also of concern and needs to be addressed;
- A traffic model of the access and the effect on the surrounding roads and State Highway is considered necessary;
- What are the results of consultation undertaken with the New Zealand Transport Agency?

Infrastructure

The Council does not believe that there are any further reports that are required. We do note the following which should be taken into account in any detailed design but do not require any further information on infrastructure:

Private Bag 50072, Queenstown 9348, New Zealand, www.qldc.govt.nz

10 Gorge Road, QUEENSTOWN, Phone +64-3-441 0499, Fax +64-450 2223
47 Ardmore Street, WANAKA, Phone +64-3-443 0024, Fax +64-3-443 8826

- Wastewater services to be 150mm wastewater at minimum grade for full frontage of Plan Change along State Highway;
- Water to be from existing 200mm main with all fire fighting on a new parallel main from or adjacent to State Highway;
- Storm water likely to be 0-10 year event to be via swales or soak holes with 100 year event to be to council storm water system and piped underneath highway and to the future Council reticulated system presently being designed. Other properties on this side of the State Highway contribute to flooding in this area and this needs to be addressed as part of the development;
- QLDC is completing a Catchment Management Plan for this area and all works will be in accordance with this and may modify the above;
- Water Race upgrades to be designed;
- All works to be to Council Infrastructure Code;
- All works to be designed and approved for constructed as part of resource consent application.

Affordable Housing

In order to ensure that PC 24 is given effect to (in the event that it becomes operative) provision needs to be made at the Plan Change stage. The key implementation method under PC 24 is the Affordable Housing Impact and Mitigation Statement (AHIMS). This determines the extent of affordable housing development generated by the proposal beyond that which is anticipated under the Plan.

- Provide an AHIMS as part of the Plan Change to give the Council some certainty that this assessment will be undertaken.
- Provisions would need to be included in the Plan Change to allow a final assessment of the contributions. This could potentially be done via the outline development process.
- Either provide the above, or include an alternative process outlining how PC 24 will be given effect to.

This information is requested to be provided to the Council in order to avoid unreasonable delay in the processing of your Request. It is noted that the Council may choose not to further consider your request until this report is received.

Once we have received this further information, it may be necessary to require additional information (as per Clause 23(2) of the First Schedule) or to commission a report. If this is the case you will receive a further letter from us explaining those steps.

Whilst you may decline to provide the above information (pursuant to clause 23(6)) you need to be aware that the Council may reject the request on this basis.

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Once the Council is satisfied that it has adequate information, I will make a recommendation to the Strategy Committee as to how to deal with the request. Every attempt will be made to provide this decision to you within 30 days of receiving all the necessary information.

If you have any queries or have any concerns regarding this request for information, please contact me on (03) 450 0443 or alyson.hutton@qldc.govt.nz.

Yours faithfully



Alyson Hutton
SENIOR POLICY ANALYST

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Attention: Ben Bridge