

12.29 Shotover Country Special Zone

Issues, Objectives and Policies

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12.29.1 Resources, Activities and Values

The Shotover Country Special Zone occupies some 121 hectares of land located south of the 'Ladies Mile' section of State Highway 6 on a series of river terraces. It is flanked to the north by State Highway 6, to the east by an upper terrace separating this area from Lake Hayes Estate and the rouché moutonée known as 'Trig M', to the south by the Kawarau River and to the west by the Shotover River.

The resources of the zone include low density living accommodation, a smaller mixture of medium density living, community and educational activities. A key resource is the area of open space surrounding each living environment where the zone seeks to promote community and social values through enhanced opportunities for connectivity with established communities.

12.29.2 Issues

i Landscape

The site is located within a part of the visual amenity landscape of the Wakatipu Basin adjacent to a high use public road and an outstanding natural landscape. The values of the setting and the landscape need to be recognised and provided for.

ii Community

Development should occur in a manner that provides for the integration of activities important for the social wellbeing of the community. The zone has the potential to accommodate education and community related activities that provide wider public benefit.

iii Ecology

Years of pastoral farming have degraded natural values and there is potential to improve indigenous ecosystems and species endemic to this environment.

iv Cultural Values

The Inland Otago lakes area was a source of seasonal mahinga kai and stone resources including pounamu (greenstone). The area was accessed by a network of ara tawhito (trails) that connected the coastal settlements with the inland lakes, Te Koroka (Dart River), and with Tai Poutini (West Coast). The Kawarau and Shotover Rivers are a wāhi taoka (treasured resource) for Kāi Tahu. The Kāi Tahu values associated with these rivers, include Kaitiakitanga, Mauri, Mahika Kai, Kohanga, Trails and Cultural materials.

v Heritage Values

The zone contains a valuable remnant of cultural heritage value in the form of an early settler's cottage that needs to be appropriately recognised and protected.

vi Open Space

Areas of open space can contribute to the wellbeing of the community, including the shared benefits of these areas for ecological enhancement and the functional relationship to utility corridors.

vii Infrastructure

Development of the zone will require the provision of services including water supply, sewage disposal, stormwater disposal, telecommunications, electricity and gas supply.

viii Transport

Development will place additional demand for vehicle access onto State Highway 6 and the surrounding local road network. The ability to provide connections to existing communities, facilitate public transport connections, integrate non-vehicle based modes of transport, and implement measures to reduce overall vehicle demand are important to the management of the safety and efficiency of the road network.

ix Queenstown Airport

The Shotover Country Special Zone is located within the vicinity of Queenstown Airport. Part of the zone is within the airport's Outer Control Boundary. Development of the zone shall be undertaken in a manner that does not adversely affect the on-going and future operations of Queenstown Airport.

12.29.3 Objectives and Policies

Objective 1 Landscape and Urban Form

Development which recognises and responds to the values and character of the landscape.

Policies:

1.1 To achieve:

- (a) *An overarching design framework, facilitating the establishment of a coherent built environment that responds to the natural environment and existing landscape values of the site and its surrounds;*
- (b) *Clear boundaries to the Zone that relate to topography and landscape features;*
- (c) *Contained development areas within the Zone and a defined urban edge in order to prevent urban sprawl;*

- (d) *Areas of open space throughout the Zone that provide a relationship between built form and the surrounding open landscape, reinforce natural patterns in the landscape, and protect areas of visual prominence;*
- (e) *A form of urban development that complements the landscape and provides a coherent, legible and attractive living environment.*

1.2 *To avoid the effects of inappropriate subdivision and development alongside the margins of the Shotover and Kawarau Rivers, by maintaining a buffer of rural general land between the zone and the adjacent rivers.*

1.3 *To maintain the natural character of each terrace escarpment rising above the Shotover River.*

1.4 *To mitigate the effects of light spill from street lighting.*

1.5 *To establish a landscaped buffer to terrace edges that will soften and reduce visibility of built form from public areas to the north west, west and south west of the zone.*

1.6 *To ensure that the Zone is energy efficient, and the following is achieved:*

- (a) *buildings are designed to maximise solar gain;*
- (b) *use of renewable energy sources is encouraged, particularly solar heating;*
- (c) *dwelling adopt low emission and high thermal efficient heating systems*

Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods including:

- i District Plan

- (a) Inclusion of a Structure Plan incorporating Activity Areas
 - (b) Rules and Assessment Matters, including rules controlling bulk, location and density of buildings
- ii Other
- (a) Implement 'Southern Light' – A Lighting Strategy for the Queenstown Lakes District for road lighting.

Explanation and Principal Reasons for Adoption

The zone is located within a part of the landscape situated mostly below State Highway 6 on a series of ancient river terraces. The special quality of the zone is its setting within topography that provides natural edges. It is important that development within the zone recognises the role of topography in creating clear boundaries to urban development.

It is important that development within the zone is contained to the boundaries of each activity area to maintain the terraced character of the landscape, contain visual impacts to the terrace flats and protect the more visually prominent features that define the zone.

Future development of the zone will be managed in accordance with a Structure Plan, which forms part of the District Plan. This identifies Activity Areas within the site which have been established as a result of comprehensive landscape and urban design analyses. Through the adoption of rules in the District Plan each Activity Area provides for a range of uses and densities, with lower and higher density enabled where this can be absorbed and where it assists in creating a logical development.

Objective 2 Integrated Community

A complementary mix of uses which creates an integrated community.

Policies

- 2.1 *To establish a living environment that provides for the health and wellbeing of residents and visitors, with design that is conducive to social interaction and the establishment of a sense of place.*
- 2.2 *To establish a mix of residential, educational, and small scale commercial activities, and recreational and community activities to provide an environment appealing to a range of people.*
- 2.3 *To encourage permanent residents through the provision of a range of densities and housing options, and where practical, through the provision of community, recreational and educational facilities.*
- 2.4 *To recognise the limitations for development of the site (defined by a high voltage transmission line, natural topographical boundaries, development form and style, servicing constraints and Queenstown Airport's Outer Control Boundary), while ensuring that the development yield provided is adequate to establish a sustainable and vibrant community.*
- 2.5 *To enhance the provision of affordable housing through establishing links with the Queenstown Lakes Community Housing Trust.*

Activity Areas 1a – 1e

- 2.6 *To create a low density residential environment across the majority of the zone, outside of the core, with edges defined by natural boundaries.*
- 2.7 *To ensure the low density character and accompanying amenity values in these areas are not compromised through development that results in an increase in the density of these areas that is not anticipated.*
- 2.8 *To distinguish these low density residential areas from the higher density core of the zone.*

Activity Areas 2a, 2b and 2c

- 2.9 *To provide for and encourage a medium density living environment close to the core of the zone to enhance the vitality of the community and to provide a broader range of accommodation options.*

2.10 *To provide for limited areas of small scale neighbourhood retail to service the immediate needs of the local community.*

2.11 *To enable and encourage the development of a community which is not just a residential area.*

Activity Area 3

2.12 *To provide for education and community activities within the core of the zone to encourage a vibrant centre that caters for the social needs of the community.*

2.13 *To enable education and community activities to be provided in close proximity to the residential activities serviced by those education and community activities.*

2.14 *To ensure that Activity Area 3 remains available for a 15 year period to meet anticipated demand for educational and community facilities.*

Activity Area 4

2.15 *To provide for the protection of Hicks Cottage and the appropriate adaptive use of the building and associated open space.*

2.16 *To ensure that development near Hicks Cottage complements the heritage values of the cottage.*

Activity Areas 5a – 5e

2.17 *To create areas of open space extending throughout the zone that provide the basis for pedestrian connections, recreational activities and public amenities, and the protection of areas of ecological importance.*

2.18 *To enable residential development which has the benefit of amenities arising from adjoining and nearby open space areas.*

Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Inclusion of a Structure Plan incorporating Activity Areas
 - (b) Rules and assessment matters, including controls on location of activities and density provisions
- ii Other
 - (a) Stakeholders Deed with the Queenstown Lakes Community Housing Trust

Explanation and Principal Reasons for Adoption

Land suitable for urban development is a finite resource within the Queenstown Lakes District. There is an opportunity to provide for the on-going sustainability of this resource through the efficient use of land identified as suitable for urban development. A factor in ensuring the vibrancy of the zone and its long term success stems from its ability to provide for a range of uses and accommodation opportunities. Providing for permanent residents is important because it creates a sense of community. The ability to integrate housing, community and education activities is important in creating a diverse and sustainable living environment. The zone provisions therefore provide a range of living environments, densities and housing types.

Objective 3 Ecological Values

Retained and enhanced ecological values within the zone.

Policies:

3.1 *To identify suitable areas for the protection and improvement of ecosystems, with a focus on the natural character and ecological values of the terraces and wetland within the zone.*

- 3.2 *To encourage the integration of public and private open space areas to enhance nature conservation values within the zone.*
- 3.3 *To encourage planting across the terrace escarpment faces that enhances ecological and amenity values.*
- 3.4 *To encourage the use of native species in any landscaping plans where their use is practical and complementary to the enhancement of the ecological values of the site, suited to the climate and needing little maintenance.*

Implementation Methods

Objective 3 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Rules and assessment matters relating to subdivision and building activities.

Explanation and Principal Reasons for Adoption

There are opportunities to improve the ecological values of the zone and its surrounds through planting endemic species, particularly within the wetland and along the terrace escarpments. The use of appropriate landscaping within both private and public land can improve ecological values as well as providing amenity value.

Objective 4 Heritage Values

Recognition and protection of cultural heritage values and features.

Policies:

- 4.1 *To establish a heritage activity area to protect Hicks Cottage and its environs.*

Implementation Methods

Objective 4 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Inclusion of a Structure Plan incorporating Activity Area 4
 - (b) Rules and assessment matters controlling activities within Activity Area 4
 - (c) Listing of Hicks Cottage within the Inventory of Protected Features

Explanation and Principal Reasons for Adoption

Hicks Cottage was established in the 1860's and has not been recognised as a significant item relating to early settlement of the area. Given its significance as a reminder of past activities, it is important that the cottage is protected and that development near the cottage complements the cottage.

Objective 5 Open Space and Recreation

Protection of areas of the natural environment including vegetation, landform and landscape that contribute significantly to amenity values, assist in preventing land instability and erosion and contribute to ecological diversity and sustainability, while providing for and encouraging recreational opportunities and activities within the zone and their linkage with recreational activities within the surrounding area.

Policies

- 5.1 *To provide a trail and open space network throughout the zone that connects to surrounding recreation and open space areas.*
- 5.2 *To promote public access to the Shotover and Kawarau Rivers.*

- 5.3 *To avoid adverse effects of buildings and structures on natural and landscape values within open space areas.*
- 5.4 *To encourage the creation of public open space areas and reserves to provide public amenities.*
- 5.5 *To enable the private ownership of open space in areas with limited public use but which are important for the protection of land for natural and landscape purposes.*
- 5.6 *To ensure that activities, buildings and structures enhance passive and active recreation activities, and integrate with the surrounding public access linkages.*
- 5.7 *To restrict commercial activities within the heritage and open space areas to ensure that they are available for passive and active recreation.*

Implementation Methods

Objective 5 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Subdivision rules and assessment matters, which specifically require public access easements, the establishment of walkways and private ownership of open space areas.

Objective 6 Infrastructure

Provision and recognition of servicing infrastructure catering for the demands of development within and outside the zone in an environmentally sustainable manner.

Policies

- 6.1 *To design local streets to ensure safe, low speed traffic environments.*

- 6.2 *To encourage sustainable water use practices.*
- 6.3 *To retain and where possible enhance the natural wetland within the zone.*
- 6.4 *To incorporate stormwater and sediment management options that minimise the impact of stormwater generation and contaminant loadings through low impact design or sustainable urban drainage design techniques.*
- 6.5 *To encourage the use of energy efficient techniques in design and construction, and to incorporate new renewable energy sources as they develop.*
- 6.6 *To encourage the use of solar energy.*
- 6.7 *To generally avoid installation of solid fuel burners and encourage the use of energy efficient heating options that maintain high air quality.*
- 6.8 *To manage reverse sensitivity effects generated by land development within the Frankton – Cromwell A 110kV high voltage transmission corridor in order to avoid, remedy or mitigate adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community.*

Implementation Methods

Objective 6 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Subdivision rules and assessment matters
- ii Other
 - (a) Private covenants

Explanation and Principal Reasons for Adoption

Infrastructure sustainability needs to be addressed comprehensively, from the broad scale subdivision design through to the individual dwelling. Part 15 of the District Plan contains objectives and policies, rules and assessment matters that address the subdivision process. The objectives and policies for the zone build on the general subdivision provisions in the District Plan, reflecting the importance of sustainability objectives for the zone.

Objective 7 Transport

Safe and efficient use of the District's transport network.

Policies

- 7.1 *To provide safe and efficient road access to the zone from Stalker Road and State Highway 6 (Ladies Mile).*
- 7.2 *To establish a primary road connection between the zone and the existing development located within Lake Hayes Estate to the east.*
- 7.3 *To enable the establishment and use of a park and ride facility within the zone to reduce the number of vehicle trips along the State Highway.*
- 7.4 *To provide a network and facilities that support public transport.*
- 7.5 *To provide a high level of connectivity throughout the zone and adjacent communities by providing well connected vehicle, pedestrian, and cycling networks.*
- 7.6 *To ensure development of the zone does not compromise the on-going and future operations of Queenstown Airport.*

Implementation Methods

Objective 7 and associated policies will be implemented through a number of methods including:

- i District Plan
 - (a) Subdivision rules and assessment matters

12.29.4 Environmental Results Anticipated

Implementation of the objectives, policies and methods for the zone will result in:

i Landscape Values

Urban development that complements the landscape of the Wakatipu Basin through careful design and location of buildings.

ii Integrated Community

A well structured, vibrant, sustainable and integrated community that provides for permanent residents.

iii Ecological Values

The improvement of ecological values within the site.

iv Heritage Values

The protection of significant heritage values, and an increased understanding of the cultural heritage values of the area.

v Open Space and Recreation

A well connected community with walkways, cycle ways, bridle trails and roading connections throughout with linkages to the surrounding area.

vi Infrastructure

A community incorporating sustainable design and management practices.

vii Transport

An integrated transport network that connects with existing communities and provides options to reduce vehicle trips onto the State Highway.