

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 14:
Wakatipu Basin
hearing and
transferred Stage 1
submissions related to
Arrowtown and Lake
Hayes

**REPLY OF ANITA MARY VANSTONE
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

PLANNING: LADIES MILE (STAGE ONE) SUBMISSIONS

10 August 2018

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / C J McCallum
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

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Appendix A: Full Council Report, Agenda Item 2 dated 26 May 2016 and associated minutes

Appendix B: Full Council Report, Agenda Item 1 dated 23 June 2017 and associated minutes

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Appendix G: Updated Building Restriction Areas and Proposed Bridesdale Map

1. INTRODUCTION

1.1 My name is Anita Mary Vanstone. I prepared the section 42A report for the rezoning submissions relating to the Ladies Mile of Hearing Stream 14. My qualifications and experience are listed in my evidence in chief dated 30 May 2018.

1.2 In addition to reviewing the evidence and information filed by other expert witnesses on behalf of submitters, I attended the hearing on 9, 10, 17, 18 and the morning of the 24 July 2018 and have been provided with information from submitters and counsel at the hearing, including reports of what has taken place at the hearing each day. I have also listened to the relevant hearing recordings.

1.3 This reply evidence covers:

- (a) the Proposed Otago Regional Policy Statement (**PORPS**);
- (b) Council's intention for future growth on the Ladies Mile;
- (c) Mr John Kyle (Planning) for the Queenstown Airport Corporation (FS1340);
- (d) Mr Anthony MacColl (Planning) and Mr Matthew Gatenby (Engineer) for NZTA (FS1092);
- (e) Mr Nicholas Geddes (Planning) for the Ladies Mile Consortium, Stalker et al, and Bill and Jan Walker Family Trust (2489, 535 and 532);
- (f) Mr Graeme Todd for Michael Paul and Maureen Henry (2426);
- (g) Mr Daniel Thorne (Planning) for D Boyd (838);
- (h) Mr Carey Vivian (Planning) for Jane and Richard Bamford (492); and
- (i) Mr John Duthie (Planning) and Mr Stephen Skelton (Landscape) for Bridesdale Farm Developments Ltd.

1.4 The following are attached to my reply evidence:

- (a) **Appendix A:** Full Council Report, Agenda Item 2 dated 26 May 2016 and associated minutes;

- (b) **Appendix B:** Full Council Report, Agenda Item 1 dated 23 June 2017 and associated minutes;
- (c) **Appendix C:** Housing Accords and Special Housing Areas Act 2013 Implementation Policy dated 28 June 2018;
- (d) **Appendix D:** Queenstown Lakes District Housing Accord dated 23 October 2014 (Superseded);
- (e) **Appendix E:** Updated Recommendations on Submissions;
- (f) **Appendix F:** Recommended New Rule 8.5.19; and
- (g) **Appendix G:** Updated Building Restriction Areas and Proposed Bridesdale Map.

2. PROPOSED OTAGO REGIONAL POLICY STATEMENT (PORPS)

2.1 Section 74(2)(a) of the RMA requires that a district plan prepared by a territorial authority shall “*have regard to*” any proposed regional policy statement and under section 75(3) must “*give effect to*” any operative regional policy statement. Since the filing of my evidence in chief (**EIC**) consent orders have been issued in relation to various chapters of the PORPS. This includes the consent order for Urban Growth and Development. At the time of filing this evidence, the Regional Council has not taken the necessary steps to make the PORPS operative in part, however I understand it is likely to do that, and therefore I consider the updated PORPS against the ‘operative’ test, as if it should be given effect to.

2.2 I have undertaken a review of the consent orders relevant to my evidence and set out my views below.

2.3 The relevant objective and policies are noted below:

Objective 4.5 Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments

Policy 4.5.1 Providing for urban growth and development

Provide for urban growth and development in a strategic and co-ordinated way, including by:

- a) *Ensuring future urban growth areas are in accordance with any future development strategy for that district.*
- b) *Monitoring supply and demand of residential, commercial and industrial zoned land;*

- c) *Ensuring that there is sufficient housing and business land development capacity available in Otago;*
- d) *Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6*
- e) *Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way.*
- f) *Having particular regard to:*
 - i. *Providing for rural production activities by minimising adverse effects on significant soils and activities which sustain food production;*
 - ii. *Minimising competing demands for natural resources;*
 - iii. *Maintaining high and outstanding natural character in the coastal environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
 - iv. *Maintaining important cultural or historic heritage values;*
 - v. *Avoiding land with significant risk from natural hazards;*
- g) *Ensuring efficient use of land;*
- h) *Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed;*
- i) *Requiring the use of low or no emission heating systems where ambient air quality is:*
 - i. *Below standards for human health; or*
 - ii. *Vulnerable to degradation given the local climatic and geographical context;*
- j) *Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth.*¹

Policy 4.5.2 Integrating infrastructure with land use

Achieve the strategic integration of infrastructure with land use, by undertaking all of the following:

- a) *Recognising and providing for the functional needs of infrastructure;*
- b) *Locating and designing infrastructure to take into account all of the following:*
 - i. *Actual and reasonably foreseeable land use change;*
 - ii. *The current population and projected demographic changes;*
 - iii. *Actual and reasonably foreseeable change in supply of, and demand for, infrastructure services;*
 - iv. *Natural and physical resource constraints;*
 - v. *Effects on the values of natural and physical resources;*
 - vi. *Co-dependence with other infrastructure;*
 - vii. *The effects of climate change on the long-term viability of that infrastructure;*
 - viii. *Natural hazard risk.*

¹ Consent Order Urban Growth and Development 28 June 2018.

- c) *Coordinating the design and development of infrastructure with land use change in growth and redevelopment planning.*

2.4 PORPS Method 4.2.4 states that District Plans will implement PORPS Policies 4.5.1 and 4.5.2 by requiring structure plans for large scale land use changes, including subdivisions.

2.5 It is my opinion that this objective and policies supports my opinion relating to the most appropriate zoning of the Ladies Mile. Key policies of the PORPS include:

- (a) Policy 4.5.1 (a) - ensuring future urban growth areas are in accordance with the Future Development Strategy (**FDS**) – the FDS is due to be completed by the 31 December 2018;
- (b) Policy 4.5.1 (e) – coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way;
- (c) Policy 4.5.1(g) – ensuring the efficient use of land; and
- (d) Policy 4.5.2 – achieving the strategic integration of infrastructure with land use.

2.6 Regarding PORPS Policy 4.5.1 (a) the Council's Future Development Strategy is due by 31 December 2018 and as such, no comment can be provided in regard to this matter. However, this policy does support my recommendation not to rezone future growth areas, such as the Ladies Mile area at this time and ahead of confirming a strategy for development of this area.

2.7 Regarding Policy 4.5.1 (e) and 4.5.2 these policies require coordinating urban extensions with infrastructure programming, which is inconsistent with allowing land to be rezoned in an ad hoc manner in advance of developing a coordinated structure plan at the Ladies Mile.

2.8 The Housing and Infrastructure Fund (**HIF**) business case proposals and the Housing Accords and Special Housing Areas Act 2013 Implementation Policy (**Lead Policy**) process are consistent with the factors listed in PORPS Policy 4.5.2, specifically that:

- (a) comprehensive development of the Ladies Mile is a reasonably foreseeable land use change;
- (b) projected demographic changes for the Queenstown Lakes District (**District**) suggest that 12,000 new dwellings will be needed in the Wakatipu Ward over the next 30 years. Council has produced analysis showing that the PDP has enough feasible development capacity to provide for this growth.² However, not all of the feasible capacity opportunities will be taken up, and highly accessible greenfield development opportunities that do not challenge the fundamental landscape protection objectives in the plan, and that offer a scale that is large enough to positively affect the supply and therefore affordability of housing like this, are a scarcity;
- (c) a shortfall in affordable housing has been projected in the long-term. Upzoning large areas of land is not the solution alone and needs to be part of an integrated planning process;³
- (d) Council's planning for infrastructure services in this area has anticipated it being used for urban purposes;
- (e) this area is relatively free of Natural and physical constraints such as natural hazards and will have limited adverse effects on natural and physical resources if developed relative to other areas; and
- (f) existing plans for development at Shotover Country, the Queenstown Country Club and Bridesdale makes the provision of infrastructure for this area an incremental change rather than a wholesale departure from existing plans.

2.9 It is my view that my recommendations accord with the objectives and policies of the PORPS.

3. COUNCIL'S INTENTION FOR THE LADIES MILE

3.1 In response to the Panel's questioning and the points raised by Submitters 532, 535, 838, 2426 and 2489, I would like to reiterate that

² Statement of Evidence of Walter Antony Clarke on behalf of the QLDC – Growth Projections dated 19 June 2017.

³ <https://www.qldc.govt.nz/assets/Uploads/Council-Documents/Committees/Planning-and-Strategy-Committee/10-May-2018/Item-1-Attachment-B-Housing-Capacity-Assessment-2017-FINAL-1.5.2018.pdf>

it is my view that Council's intention for urban development in the Ladies Mile is clear, but I wish to expand on how I recommend that outcome is ultimately achieved. The Ladies Mile area has been earmarked as being capable of absorbing increased levels of residential development in the HIF (ie. since July 2017) and through its inclusion in the Ladies Mile in the Lead Policy (since 23 June 2017).

3.2 It is noted that the Ladies Mile area is more than just the land subject to the submissions. There is no scope through the submissions to recommend an urban zoning across the entire Ladies Mile area. The land is in multiple ownership and has a number of constraints that need to be addressed in a holistic manner across the landholdings and the Ladies Mile area as a whole to maximise development opportunities and connections.

3.3 As discussed at the hearing, when the Council approved the Queenstown Country Club SHA (**QCC SHA**) the Council resolution acknowledged that the development of this site may set a precedent for future urban development along this portion of the Ladies Mile. Resolution 4 of Agenda Item 2 dated 26 May 2016⁴ is:⁵

4. *Recognise the consequences should this development proceed [which is detailed in Paragraphs 90, 98, 99, 105, 106 and 119 of the report] which includes setting a precedent for future development on this portion of Ladies Mile Highway.*
5. *Instruct Council officers to report back to Council on issues and options to master plan the development of the Ladies Mile area including a potential variation to the Proposed District Plan.*

3.4 In particular paragraph 90 (g) of the Agenda Report notes:

- g. *.... However, the approval of this development will inevitable change the rural character of the area and may set a precedent for further residential development along this portion of Ladies Mile Highway. Councils Consultant Landscape Architect has noted that the proposal would significantly reduce the legibility*

4 Full Council Report Agenda Item 2 dated 26 May 2016 contained in **Appendix A**.

5 I was the Planning Officer for this Report.

of the Ladies Mile flat landform and adversely affect its scenic and geological values. If the Council accepts these consequences then there are a range of options at its disposal to masterplan this portion of the Ladies Mile Highway to make sure that it is developed in an efficient manner.⁶

3.5 As a result of this resolution, Council Officers were directed to investigate issues and options associated with master planning the Ladies Mile area for urban development. This included consideration of other locations, the style and level of development that may be appropriate on the Ladies Mile, the different options for urban development on the Ladies Mile, an indicative masterplan, entrances to Queenstown, and transport.

3.6 Council Officers determined that the Ladies Mile is best placed to accommodate urban development of the four geographic options considered given Ladies Mile is directly adjacent to existing urban development at Lake Hayes Estate, Shotover Country and the QCC. The Ladies Mile is also physically close to the major employment area of Frankton Flats and the Glenda Drive industrial area. The area can also be easily serviced with infrastructure, due to the proximity of the Council's wastewater treatment plant and bore field, and the existing reticulated networks in Lake Hayes Estate / Shotover Country, and generally speaking, there are few natural hazards other than known alluvial fans, which can be managed. In particular, paragraphs 51 to 53 of the Council's Full Report Agenda notes:⁷

51 it is important to consider Queenstown has limited growth corridors and relatively scarce areas of land suitable for urban development that are flat, accessible and not within an Outstanding Natural Landscape. Officers consider that using the land for Rural Residential or Rural Lifestyle would not be an efficient use of the land when looking over a 20 to 30 year time frame and the history of Queenstown's growth.

52 Similarly, Queenstown is already well supplied by Lake Hayes Estate and Shotover Country with low density residential

6 Full Council Report Agenda Item 2 dated 26 May 2016 contained in **Appendix A.**

7 Full Council Report Agenda Item 1 dated 23 June 2017 contained in **Appendix B.**

development, i.e. one large house per section. This type of development is popular but expensive, and does not work well for public transport, a key consideration given the limited transport corridors available. The Ladies Mile could quickly be covered in large dwellings on large sections, which are not at the more affordable end of the housing spectrum.

53. *Given the scarcity of land suited for urban development, it is recommended that a mixture of high, medium and low density development is provided for, as shown in the bottom row of Table 1.*

- 3.7** The Council's focus at the time was on the SHA process, as this was prior to the Wakatipu Basin Variation.
- 3.8** A significant amount of Council resource has been invested in the production of the Lead Policy and the HIF business case proposals, with the HIF process being a collaboration between representatives from the New Zealand Transport Agency (**NZTA**), Otago Regional Council, Ministry of Business, Innovation and Employment and Council.
- 3.9** The HIF fund would allow the Ladies Mile infrastructure (such as a roundabout, storm water, water and waste water) to be constructed in an integrated manner along the Ladies Mile. The Detailed Business Case that was submitted at the end of June 2018 is for approximately 1,100 residential units, with a policy pause (similar to Point 6 of the Lead Policy whereby expressions of interest are not accepted once resource consent for qualifying developments have exceeded 1,100)⁸ that enables further assessment of the traffic impacts once this number of residential units has been constructed.
- 3.10** Given the relatively limited opportunities in the District to establish significant new urban development at scale and in close proximity to a wide range of employment, entertainment and services, and on relatively flat land without any known significant geotechnical issues, the Council is anxious to avoid piecemeal development of the area in an inefficient development pattern. Council also wants to avoid the

8 Lead policy dated 28 June 2018 contained in **Appendix C**.

establishment of a poorly integrated street pattern and stormwater system with no local centre to provide the amenity and sustainability benefits of local services and conveniences.

- 3.11** The cost of this infrastructure developed through the HIF (if approved) will be recovered by development contributions and shared amongst all developers on the Ladies Mile, as opposed to the first developer having to provide all of this. It would also avoid the risk of the vesting of multiple different infrastructure schemes and would enable the future development of the area.
- 3.12** Seeking this funding makes it very clear that the Council's intention is to provide for intensive residential development (with a small mixed use area) and to maximise the yield of the land in terms of housing density to provide for projected population growth and to address the housing affordability issues of Queenstown. I agree that this would be clearer if a variation zoning the land for urban development had been notified concurrently with the HIF and the Lead Policy (the latter two under separate legislation and process, of course). However, not doing this is a deliberate attempt to see this land developed through the Housing Accords and Special Housing Areas Act. One of the key reasons Council have not received an Expression of Interest for this area, is that it is currently stalled by the HIF.
- 3.13** The Council's desire to ensure the area is developed in an integrated manner is also clear throughout the documentation for the SHA lead policy change and HIF applications, which all recommend a Structure Plan process to address amenity, landscape, transport and infrastructure issues. This is to maximise densities of the area to ensure that it is developed sympathetically in acknowledgement of it being a key gateway site.
- 3.14** It is my view that these are all matters that should be taken into consideration and given appropriate weighting when determining what the most appropriate zoning of area, through section 74(2)(b)(i) of the RMA.

3.15 The statutory tests for deciding on what the most appropriate zoning includes whether the objectives and policies of the proposed zone can be implemented on the land. It is my opinion that if this area is zoned Rural Lifestyle Zone (**RLZ**), Rural Residential Zone (**RRZ**) or the Wakatipu Basin Amenity Precinct (**Precinct**) and it is developed in accordance with these zones, it will be contrary to Decision Objective 22.2.3, which requires new Rural Lifestyle and Rural Residential developments to not exceed available capacities for servicing and infrastructure, while Decision Policy 22.2.3.2 requires traffic generated by new developments do not compromise road safety or efficiency. Relying on the evidence of Mr Smith and the NZTA I do not consider that these zonings are consistent with the long term planning for provision of infrastructure and its current capacity along the Ladies Mile. I also consider the opportunity to develop the Ladies Mile in an integrated manner will be lost.

3.16 I acknowledge that realising a well-planned and integrated urban development is not the key focus of the legal tests for the zoning of land but it is nevertheless important that it would result in sub-optimal resource management outcomes and the inefficient use of land.

4. QUEENSTOWN AIRPORT CORPORATION (FS1340)

4.1 Mr Kyle confirmed on behalf of the QAC that they continue to oppose the rezoning of land subject to submissions 528, 838, 842 and 850.

4.2 Reflecting on Mr Kyle's evidence, including the future proposed changes to the air noise boundaries (I understand to be undertaken through a separate RMA process) I maintain the view set out in my EIC and rebuttal that in the absence of any certainty regarding future noise boundaries I disagree with the QAC's position that rezoning's outside of the OCB with this level of separation from the Airport should be rejected. I maintain the view that the intensification of flights at the Airport that limits development this far out into the future is a matter that should be carefully tested and evaluated before being implemented in a statutory plan. I understand that QAC has commenced community consultation on the proposal to amend the air noise boundaries, but this is in the very early stages and could take a number of years to resolve.

4.3 It is my opinion that any restrictions on new development should be consistent with the requirements of PC35. I do not consider it sound resource management practice to limit development potential based on noise levels that are yet to be tested.

5. NEW ZEALAND TRANSPORT AGENCY (FS1092)

5.1 In terms of the relief sought by NZTA on provisions applying at Ladies Mile, I have reviewed Ms McIndoe's legal submissions, and Mr MacColl's and Mr Gatenby's summaries of evidence and remaining items of contention. I understand the key issues that remain relate to:

- (a) opposition to rezoning changes because of adverse effects on the safety, efficiency and functionality of the State Highway and the surrounding transport network, with particular attention drawn to the Lower Shotover Bridge;
- (b) it is inappropriate to rezone land on the assumption that infrastructure upgrades will occur on the basis of increased demand; and
- (c) if land is rezoned ahead of comprehensive planning for the Ladies Mile area, this will restrict the Council's ability to facilitate transport solutions for multiple land parcels and would not enable integrated planning.

5.2 I agree with the NZTA regarding all of these points. However, contrary to what Ms McIndoe discussed at the hearing regarding SHAs in Auckland, it is my opinion that the SHA process along the Ladies Mile has the potential to promote integrated and comprehensive planning as all SHA proposals in this area must be in general compliance with the Ladies Mile masterplan and the specific design criteria contained in the Lead Policy. A copy of the current Lead Policy is contained in **Appendix C**.

5.3 In particular, I agree that the rezoning of the Ladies Mile to RRZ, RLZ and/or Precinct will restrict Council's ability to facilitate transport solutions and would have an adverse effect on the efficiency of the network at the Shotover Bridge. Mr Smith also agrees with these

conclusions. This point is discussed further in the context of individual submissions below.

6. ALEXANDER REID (277), GW STALKER FAMILY TRUST ET AL. (535), MICHAEL HENRY & MAUREEN HENRY (2426)⁹, BILL AND JAN WALKER FAMILY TRUST (532) & LADIES MILE CONSORTIUM (2489)

6.1 I have considered the appropriateness of accepting the rezoning sought by Reid (277), Bill & Jan Walker Family Trust (532), GW Stalker Family Trust et al (535), Michael and Maureen Henry (2426) and the Ladies Mile Consortium (2489), in light of the submissions/evidence presented at the hearing and I maintain my view that the properties should remain Rural Zone. For completeness I explain my reasoning for this below.

6.2 Further to the submissions of Ms Hill on behalf of Submitter 2489, where she noted that the HASHAA did not require the Council to produce a Lead Policy I would like to clarify that the original Queenstown Lakes District Housing Accord (dated 27 October 2014) was the trigger to produce the Lead Policy (copy of the original Housing Accord dated 23 October 2014 contained in **Appendix D**). Point 26 states:

.....the Council will prepare a document 'QLDC Lead Policy – Housing Accord and Special Housing Areas' which will guide Council's approach to Special Housing Areas.

6.3 The purpose of the Lead Policy is to guide assessment of potential SHAs for recommendation to the Government and to provide parameters around the approach of the Council to achieve the Housing Accord targets. The HASHAA does not set out in detail the considerations that should be taken into account when determining whether or not an area is appropriate to be an SHA. The Council is required to exercise its discretion in order to formulate assessment criteria, which are both fair and objective. A way of doing this is via the Lead Policy. The High Court has validated the Council's approach to processing Expressions of Interest.¹⁰

⁹ Michael Henry & Maureen Henry have been added to the updated Submitters table contained in **Appendix E**.

¹⁰ *Ayrburn Farm Developments Ltd vs Queenstown Lakes District Council [2016] NZHC 693, 14 April 2016.*

- 6.4** Having listened to the evidence of Mr Geddes, I would like to clarify that Council have been working and are in consultation with a number of landowners regarding the future residential development of the northern and southern sides of the Ladies Mile area, the majority of whom have been very supportive of the development that is contained in the Ladies Mile masterplan in the Lead Policy.¹¹
- 6.5** A significant area of land is held up and awaiting the outcome of the HIF proposal, which is one of the key reasons there has not been development in this area.¹² The masterplan has been designed to ensure that areas of land can connect at different times. As a result, I disagree with the statements of Mr Geddes that there is no support for the masterplan and that agreement is required across the entire Ladies Mile area. While this would be an ideal situation, it does not negate the ability for landowners to develop their properties at different times. A key focus of the masterplan is to ensure that the development of this area is completed in an efficient and integrated manner, irrespective of the timing of the development. I agree with Mr Geddes that it is very difficult to develop land for increased densities once zoned RLZ, RRZ or the Precinct. The masterplan process has highlighted this as a key issue, which would be made significantly worse if the underlying zoning of this area was to change.
- 6.6** I consider that the RLZ, RRZ or Precinct (including with a reduced area and 25m setback from SH6) zonings would result in ad hoc development that has the potential to result in adverse effects to SH6 and the safety and efficiency of the Shotover Bridge. It is noted that the submitters did not provide any transport evidence, or a structure plan to suggest otherwise. As a result I can only rely on the evidence of Mr Smith and the NZTA.
- 6.7** The NZTA and Mr Smith have raised significant concerns pertaining to the efficiency and safety of the SH6, and the difficulties of the servicing of public transport to the RLZ, RRZ or the Precinct. It is the opinions of all the transport experts interested in this submission point that this

¹¹ Including some landowners who are part of the Ladies Mile Consortium (2489).

¹² The Detailed Business Case was submitted to the Government at the end of June 2018.

will result in an adverse effect to the safety and functioning of SH6. The key reason being that a critical mass cannot be achieved and thus public transport options will be difficult to serve only 100 to 150 properties. This is a matter that I believe has been ignored by the submitters. The NZTA have confirmed that the focus of the Regional Transport Plan is on Public Transport and servicing the existing residential zoned sites in the Queenstown area.

- 6.8** Ms Mellsop has maintained an objection from a landscape perspective to the RLZ (with reduced density and highway setback), the RRZ and the Precinct, and considers this would result in adverse effects to the remaining rural character and amenity to the north of the SH6. I agree with these findings and although Ms Mellsop has not raised an objection from a landscape perspective regarding the RLZ, I consider that this has the potential to result in adverse effects without a suite of site specific rules and a structure plan, such as those that form part of the QCC SHA.
- 6.9** The amended road setback promoted by Submitter 2489 was not supported by a landscape architect and as a result I rely on the evidence of Ms Mellsop and agree that a 25m setback has the potential to result in adverse effects to the character of the area. The proposed setback is also at odd with those approved as part of the Queenstown Country Club SHA (located directly across the road) and contained in the Lead Policy, both of which had input from Landscape Architects.
- 6.10** I agree with Submitters 277, 532, 535, 2426, and 2489 that the existing character of the area is not reflective of the Rural Zone, particularly when the developments approved for the wider area are taken into account.
- 6.11** Equally however, I do not consider the rezoning of the area to RLZ, RRZ or Precinct would be an efficient use of this area compared to that which Council is trying to achieve through the Lead Policy and Indicative Masterplan for Ladies Mile, as well as the work that is being undertaken as part of the HIF. It is my contention that some weight should be given to these as discussed in paragraphs 3.1 to 3.11 above.

- 6.12** The Panel has concluded in its Stage 1 recommendations, that there is sufficient feasible capacity in a range of locations throughout the District.¹³ The findings of the Housing Development Capacity Assessment have confirmed these results, but have highlighted a real focus will need to be made on the delivery and retention of affordable housing.¹⁴ It is my opinion the zoning of the Ladies Mile to RLZ, RRZ or Precinct will not assist housing affordability.
- 6.13** Consequently, in my opinion, a review of the entirety of the Ladies Mile landscape unit, including the promotion of a structure plan that considers the efficient future development of the whole area would be beneficial to ensure the area can be developed holistically, maximising density and which allows all environmental effects (including transportation) to be carefully considered. As a result, I maintain the view that the proposed zoning of RLZ, RRZ or the Precinct would result in adverse effects to the environment and this area should be zoned Rural. The proposed RLZ, RRZ or Precinct would not achieve integrated management of the effects of the use, development or protection of the Ladies Mile area. It has been determined that the proposed zoning would result in adverse effects to the safety and efficiency of SH6, which is contrary to Decision Objectives 22.2.3 and Decision Policies 22.2.3.1 and 22.2.3.2. It is my recommendation that these submissions are rejected.

7. D BOYD (838) AND ELM & SMITH (2323)

- 7.1** I have read and listened to the evidence of Mr Daniel Thorne. Mr Thorne and I are largely in agreement regarding the future use of the sites and the area in general, with the exception of the timing of this development. In my response below, I firstly deal with the landscape matters for the upper and middle/lower terraces separately, and then address transport and the Housing and Infrastructure Fund (**HIF**).

¹³ Report and Recommendations of Independent Commissioners Regarding Queenstown (other than Wakatipu Basin) Planning Maps, Report 17-1, Pages 22-24.

¹⁴ Part of the submission related to Shotover Country Special Zone has been struck out as per the Panel's Decision dated 2 August 2018.

Upper Terrace

- 7.2 In light of Mr Thorne's evidence presented at the hearing, and the evidence of Ms Helen Mellsop (Landscape Architect on behalf of the Council) I have revisited my views on the landscape concerns. It is noted that Ms Mellsop maintains the Large Lot Residential Zone (**LLRZ B**) on the upper terraces will result in significant visual amenity effects, unless there is a rule that requires a 100m setback from the SH6 in the area outlined in blue in Figure 1 below and a 75m setback for the remaining area that is adjacent to SH6:



Figure 1: Area where 100m setback from SH6 is recommended

- 7.3 In my rebuttal at paragraph 6.3 I have outlined that the proposed zoning would not provide adequate protection of the amenity afforded to SH6. I consider this to be a key gateway site to Queenstown and the development of this area needs to be considered carefully. However, in light of Ms Mellsop's proposed setback, I agree that the proposed setback would remedy both of our concerns regarding the adverse amenity and visual effects. This also accords with the setbacks promoted in the Lead Policy.
- 7.4 The proposed road setback could be achieved via a Building Restriction Area (Decision Rule 11.5.12). A breach of either of these rules would trigger Non Complying Activity consent and the effect on the SH6 would need to be considered at the time of the resource

consent. Therefore, it is my opinion that my concerns regarding amenity and visual effects of the LLRZ B could be addressed.

Middle and Lower terraces

7.5 Further to the Panel's questioning pertaining to access, while I acknowledge that section 106 of the RMA deals with access at the subdivision stage, the Operative and Proposed District Plans (Operative Rule 14.2.4.1(vi) and Notified Stage 2 Rule 29.5.14(c)) also trigger the need for a resource consent as no private way or private vehicle access or shared access in any zone shall serve sites with a potential to accommodate more than 12 units on the site and adjoining sites. The middle and lower terrace along Max's Way and Old School Road are serviced via private right of ways. Development of these areas in particular are reliant on the entire area being considered holistically (via a structure plan) to promote the provision of access to and through these terraced areas. Mr Smith has also raised concerns with the absence of a structure plan in relation to access.

7.6 In light of Mr Thorne's evidence and the questions raised by the Panel in terms of the adverse effects of the LLRZ B, I have reconsidered whether or not it may be appropriate to only recommend the zoning of the lower and middle terraces to LLRZ B (including the Elm and Smith land). I have reviewed the existing density along Old School Road and agree these are more akin to densities in the LLRZ B. However, the properties to the west of Old School Road are located within the Council's Flood hazard area (Figure 2 below).



Figure 2: Councils Hazard register (Blue dash – flood hazard, brown – liquefaction and purple – Shotover River)

7.7 As a result, it is my recommendation that the properties to the west of Old School Road continue to be zoned Amenity or Rural Zone. This would ensure that any redevelopment of the lots would trigger the need for a Discretionary Activity consent (Decision Rule 21.4.11 and Proposed Stage 2 Rule 24.4.9) and hazards could be addressed as part of this. It is noted that Submission 2323 was not clear as to whether or not it applied to all of the Old School Road area and/or in the general vicinity of the submitter's property.

7.8 In terms of the properties located in the middle and lower terrace of Figure 2 of my Rebuttal, Ms Mellsop has not raised any concerns from a landscape perspective of the up-zoning of the sites, including the lower terrace on Old School Road. I rely on Ms Mellsop's expertise on this matter.

Transport

7.9 In my opinion, the only outstanding matter is related to the increase of traffic that will result from the LLRZ B. I note that Mr Smith has raised concerns in terms of the access and the overall cumulative effects of increased densities to the east of the Shotover Bridge. Mr Smith has

revisited his calculations following the evidence of the NZTA and has concluded that his original calculations were very conservative. In his reply Mr Smith concludes that the Shotover Bridge is approaching capacity. I repeat my view provided in my EIC that protecting the capacity of the bridge in the meantime as a 'dead hand' that prevents all additional urban growth east of the Shotover Bridge is not tenable. However, it reiterates that all development along the Ladies Mile area needs to be considered holistically.

Housing and Infrastructure Fund

7.10 During my appearance at the hearing the Panel queried what area of land was included as part of the Detailed Business Case for the HIF. I confirm that the top terrace is the only area (the purple area to the right of the blue dashed line on Figure 3 below) of land relevant to Submission 838 (outlined in blue) that is being considered as part of the Detailed Business case of the HIF.

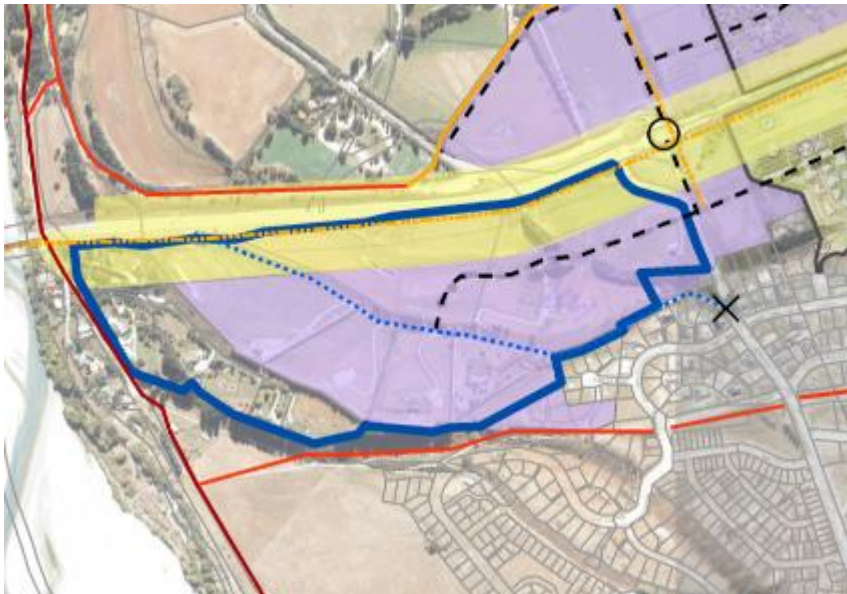


Figure 3: Extent of Submission 838 (outlined in blue) being considered as part of the HIF (east of the blue dotted line)

Conclusion

7.11 Overall, while I agree with Ms Mellisop that in terms of the landscape effects, the zoning of the land could change from Rural Zone to LLR B

(with the specified setbacks from SH6), I consider this to be an inefficient use of the land. This land compared to much of Queenstown, is relatively unconstrained in terms of topographical challenges or hazards and therefore I consider it to be well-placed to provide for residential development of low – high densities.

7.12 I also disagree with Mr Thorne regarding the ease at which increased development can take place once the LLRZ B has been applied to the sites. It is my view that once the densities of the LLRZ B have been given effect to then it would be very difficult for the sites to accommodate increased levels of development.

7.13 As outlined above, the challenges of the Ladies Mile need to be addressed in a holistic manner across all of the landholdings to provide for economic social wellbeing and integrated management of effects. A review of the entire Ladies Mile landscape unit, including the development and implementation of a structure plan would be beneficial to ensure the area can be developed successfully, maximising density and carefully managing environmental effects, transport network issues and three waters infrastructure. As a result, I continue to recommend that this submission be rejected.

8. DON MOFFAT & BRIAN DODDS (239) AND SANDERSON GROUP LIMITED (404)

8.1 I have considered the questions raised by the Panel at the hearing regarding the most appropriate zoning and timing in relation to this and the position of the Urban Growth Boundary (**UGB**), and the original submissions 239 (Don Moffat and Brian Dodds) and 404 (Sanderson Group Ltd).

8.2 I maintain my recommendation that submissions 239 and 404 seeking RLZ (but with a 100m setback) or an unspecified urban zone should be rejected. In terms of the RLZ, appreciating the submission point is still live, this is not considered to be relevant anymore as the submission has been preceded by the approval of the QCC developments.

- 8.3** Alternatively, an 'urban zoning' of the site may be suitable subject to the drafting of a number of site-specific District Plan provisions (and preparation of a carefully considered Structure Plan), of similar extent to the development constraints imposed by SH160140. However, it is my opinion that the provisions of the LDSRZ, MDRZ and HDRZ chapters do not provide adequate protection of the key gateway site.
- 8.4** It is noted that a retirement village is a Discretionary Activity within these zones, however there is still a risk that that the developer could halt with the development of the retirement village and construct in accordance with the 'urban zoning', without any site specific scrutiny that took place in SH160140. As a result, it is my recommendation that the underlying zoning should continue to be Rural Zone.
- 8.5** Following questions raised by the Panel, I have revisited my recommendation pursuant to the location of the UGB. I note points 18.27 to 18.31 in my EIC and consider that the approval of SH160140 and its location adjacent to both Lake Hayes Estate and Shotover Country mean that this is a unique and standalone situation. As a result, I recommend that the UGB be extended to include the site, but the underlying zoning remain Rural Zone¹⁵. I maintain the viewpoint that the entire Ladies Mile needs to be considered holistically.

9. BRIDESDALE FARM DEVELOPMENTS LIMITED (655), JANE AND RICHARD BAMFORD (492), MARTIN MCDONALD AND SONYA ANDERSON (451)

- 9.1** I have considered the submissions and evidence presented by Mr Warwick Goldsmith, Mr John Duthie, Mr Stephen Skelton, Mr Hayden Knight, Mr MacDiarmid and Mr Gary Dent for Bridesdale Farm Developments Ltd at the hearing. Mr Duthie and I are largely in agreement on the overall zoning of the Bridesdale Farm site with the exception the location of the ONL line, the development of Lot 406 and the inclusion of a site specific rule for the Red Cottage. We are generally in agreement pertaining to Lots 27, 30 to 38 and 94 to 102,

¹⁵ Part of the submission related to Shotover Country Special Zone has been struck out as per the Panel's Decision dated 2 August 2018.

although the mechanism promoted to protect Hayes Creek is slightly different. I have addressed the points raised below:

Fencing Standard

9.2 In light of questions from the Panel highlighting that proposed Rule 8.5.19 may need refinement I have reviewed the fencing requirements within the proposed Bridesdale Farm Overlay to be the following (key: EIC-Red, Rebuttal-Blue and Reply-Green):

	<u>Additional standard for activities located in the Bridesdale Farm overlay</u>	<u>Non compliance status</u>
<u>8.5.19</u>	<p><u>The construction or external alteration of any fencing</u></p> <p><u>8.5.19.1: Fencing adjacent to any road boundary shall be a maximum height of 1.2m; and</u></p> <p><u>8.5.19.2: Fences between internal boundaries shall be restricted to 1.8m in height except for the first 3 metres from the road boundary, where the maximum height shall be 1.2 metres; and</u></p> <p><u>8.5.19.3: No fencing shall be constructed in or adjacent to a building restriction area adjoining Hayes Creek and the Outstanding Natural Landscape.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. streetscape character and amenity; and</u></p> <p><u>b. external appearance, location and visual dominance of the fencing when viewed from the street(s), and neighbouring properties, reserves and the Outstanding Natural Landscape; and</u></p> <p><u>c. Safety and efficiency of the roading network.</u></p>

9.3 Following the Panel's questions relating to the proposed non-compliance I have reconsidered my thoughts relating to the activity status of the proposed fencing rule. I note the Panel queried whether or not the activity status should be consistent with the requirements of SH150001 (i.e if the lot owner proposed to amend the approved fencing

in SH150001, a variation would be required, which would trigger Discretionary Activity Consent). I consider the key issues pertaining to fencing are restricted to discrete matters, being impacts on the streetscene, neighbouring properties, reserves and the Outstanding Natural Landscape and potentially sightlines due to the compact nature of the subdivision. As a result, I continue to recommend that the activity status be Restricted Discretionary and consider that Discretionary Activity status is not required. I maintain the view that no fencing should be permitted in or adjacent to the building restriction area adjacent to Hayes Creek or the Outstanding Natural Landscape and consider that it is more appropriately dealt with as part of the specific Bridesdale Overlay fencing rule, as opposed to being included within Decision Rule 8.5.16 (Building Restriction Area). The recommended updated rule is contained in **Appendix F**.

Lots 27, 30 to 38, 94 to 102

9.4 I have reconsidered my recommendation pursuant to Lots 27, 30 to 38, 94 to 102 following the evidence of Mr Duthie. I have weighed up the different options and the efficiency or necessity to produce site specific rules for these allotments. I agree with Mr Duthie that a restriction on density yard (noting that this only applied to Lots 25, 27, 30 to 38 and 150) and the proposed landscape yard (only applies to Lots 97 to 102) will to some extent remedy the concerns raised by both myself and Ms Mellsop. However, it is my opinion that a better way to achieve this would be via a BRA with a limitation on fencing adjacent to and within the BRA.¹⁶ The planting that is a consent notice requirement on Lots 94 to 102 will remain. I have also considered the requirement for a planting condition, but consider this will result in unnecessary complexity in the PDP, which would be difficult to enforce and monitor. I consider the restrictions I have proposed will better protect the amenities of Hayes Creek.

9.5 A consequential change is that the UGB should be extended to include all the MDRZ sites and be aligned with the eastern boundary that adjoins Hayes Creek.

¹⁶ <https://www.gldc.govt.nz/assets/Uploads/Council-Documents/Committees/Planning-and-Strategy-Committee/10-May-2018/Item-1-Attachment-B-Housing-Capacity-Assessment-2017-FINAL-1.5.2018.pdf>.

ONL line

- 9.6** In terms of the location of the ONL, I have listened to and considered the evidence and questioning of both Ms Mellsop and Mr Skelton from the hearing. I continue to prefer Ms Mellsop's view as to the location of the line, and in particular that the escarpment and floodplain on Bridesdale Farm site are appropriately included in the ONL and that the PDP ONL should be retained as notified in this area. I agree with Ms Mellsop that the PDP ONL line follows a clear and legible demarcation between the landscape character of the Kawarau River and of Lake Hayes Estate, and that the site should be viewed holistically, as part of the wider landscape.

Zoning of Lots 129 to 138

- 9.7** After weighing up all the possible options for Lots 129 to 138, I continue to recommend a split zoning of MDRZ and Rural Zone with a BRA over the Rural Zone option (and with the proposed fencing rule), are the best combination of zoning and other methods currently available. I consider this approach will achieve the objective of ensuring the residential use of the sites are appropriately zoned, contained in the UGB (Decision Policy 4.2.1.3) and outside the ONL, while the ONL portion of the site will be retained Rural (Decision Policy 6.3.1 (b)) with a BRA to ensure the long term protection of the ONL. The result would be that any buildings within the ONL would be a Non Complying Activity pursuant to Decision Rule 21.4.26 of the Decision Version of the PDP and would trigger a landscape assessment under Chapter 6. In addition, as outlined in my rebuttal, any variation to the landscaping approved in SH150001 would require a Discretionary Activity Consent.

Lot 406

- 9.8** Mr Duthie has recommended that Lot 406 be partly rezoned MDRZ, with the incorporation of a 'special landscape yard' standard.¹⁷ Mr Skelton and Mr Duthie conclude that the development of a portion of Lot 406 for 9 or 10 houses could occur on this land at the MDRZ densities without adversely affecting the landscape and visual amenity values and the wider ONL. They have come to this conclusion

¹⁷ Paragraph 63(f)(iv) of Mr Duthie's EIC.

irrespective of whether or not the land is considered an ONL. A review of the proposed contours and levels plan that was attached to the memo dated 26 July 2018 indicates that the land area of Lot 406 is approximately 6,550m². If the MDRZ was approved on this portion of the site, this could allow for approximately 18 residential units¹⁸ (when 32% of the land area is removed for reserves and roads).

9.9 In terms of the approved planting on Lot 406 both myself, Ms Mellsop and Mr Skelton¹⁹ all agree that this planting (once established) will enhance the natural character of the area.

9.10 I maintain the view that Lot 406 should remain Rural Zone. In particular, decisions Policy 6.3.12 states that subdivision and development is inappropriate in almost all locations in ONLs, meaning that successful applications will be exceptional cases where the landscape can absorb the change and where the development will be difficult to see from beyond the boundary. I agree with Ms Mellsop that the development of Lot 406 will be visually prominent and incongruent with the wider landscape. It is also my opinion that the residential development of this site would not be considered an exceptional case. In addition, I also consider the residential development of the site to be contrary to the Objectives 3.2 and Policies 3.2.4(c), 3.2.6(a) and (b) of the Proposed Regional Policy Statement (noting this is still under appeal).²⁰

Recreational Reserve

9.11 Mr Skelton, Mr Duthie and Mr Goldsmith have discussed what is permitted on the Council Recreational Reserves under both the ODP and PDP and the proposed zoning as Informal Recreation that is being heard as part of Hearing Stream 15.²¹ Designation 365 only applies to Lot 321 DP 379403 (Figure 4 below), however the proposed Informal Recreation Zone applies to both Lots 321 DP 379403 and Lot 400 DP 445230 (Figure 5 below).

18 This number could be increased depending on the layout of the subdivision.

19 Paragraph 44 of Mr Skelton's EIC.

20 It is understood that a consent memoranda is currently before the Environment Court for approval.

21 This is subject to a submission requesting it be changed from Informal Recreation to Active Sports and Recreation.



Figure 4: Decision Version of Map 30



Figure 5: Stage 2 version of Map 30

- 9.12** I agree that these matters need to be taken into consideration, but I maintain the view that it is highly unlikely that Council would propose anything close to 5% building coverage, 10m in height²² or 20% impervious surface²³ on this lot, as per Designation 365 conditions that only apply to Lot 321 and the Council as the requiring authority. A Recreation Reserve is defined in Section 17 of the Reserves Act 1977 as being:

.....for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.

- 9.13** It is my opinion that a Recreational Reserve can be located within the ONL without resulting in adverse effects constituting inappropriate development, with the emphasis being the retention of open spaces. I disagree with the submitter that insufficient weight has been given to this designation in my consideration of the rezoning request.

- 9.14** In terms of the proposed (adjacent) Informal Recreation Zone this is subject to consideration as part of Hearing Stream 15, while it currently

²² Noting this will only be 8m if the site is zoned Informal Recreation.

²³ Noting this will be 30% if the site is zoned Informal Recreation.

has limited weight, it is a matter that needs to be taken into consideration. Parts of Bridesdale Farm and two neighbouring properties to the west are proposed by Council to be located in the Informal Recreation Zone. The purpose of this zone is:

The Informal Recreation Zone applies to open space and recreation areas that are primarily easily accessible for the immediate community and visitors or within easy walking distance for residents within the area.

.....

Buildings and structures located on the Informal Recreation Zone are generally limited to those that support informal recreation and are typically small-scale community buildings and structures.

Much of the Informal Recreation Zone is readily accessible, and are located within and adjacent to areas of high interest, landscape and amenity values. A range of commercial recreation and tourism activities exist in the zone and there is a desire to develop existing and new activities. The scale and intensity of these activities and associated buildings and infrastructure need to be carefully managed.²⁴

- 9.15** The purpose of the proposed Informal Recreation zone is to facilitate small-scale community buildings and structures that are sympathetic to the amenity and character of the area that need to be carefully managed.²⁵ It is noted that the proposed Discretionary activities (for example; Recreational Facilities, Community Centres and Halls, Art Galleries, Organised Sport and Recreation, Camping Grounds, Commercial Recreation and associated buildings, Retail (not provided for), Commercial Activities and buildings associated with the onsite Recreational Activity, Forestry and harvesting and management of forestry and Informal Airports) and Non Complying Activities (Day care facilities and Cemeteries) have specific landscape assessment matters regarding development and activities within the ONL. Essentially, most activities are proposed to trigger a Discretionary or Non-Complying Activity Consent.

²⁴ Pages 38-5 and 38-6 of Proposed Chapter 38 Open Space and Recreation Zones.

²⁵ Reference in Chapter 38.

9.16 I also note that the flood hazard over both sites may also limit the overall development that can take place on these sites.

9.17 Overall, it is my opinion that the level of development on these sites is proposed to be restricted to small scale community buildings and structures and the emphasis will be on maintaining the landscape qualities that are associated with the area as a whole.

Bridesdale Stage 2 submission #2391

9.18 I note that the evidence of Ms Edgley and Ms Galavazi, for Stream 15, also consider the following parts of submission 2391 that address some of the land also covered by 655:

(a) the privately owned parcel, to the east of the notified Informal Recreation, not notified in Stage 2 and sought to be rezoned to Active Sport and Recreation; and

(b) the land parcels on the Bridesdale land that have been vested in Council for reserve purposes and were notified in Stage 2 as Informal Recreation. Bridesdale seek a rezoning to Active Sport and Recreation zone.

9.19 I understand legal counsel will address this, in her right of reply.

Building Restriction Area

9.20 Following questioning from the Panel I have amended the proposed BRA around the extremities of Bridesdale. I consider that the BRA is not necessary for these allotments as in the LDSRZ a minimum setback of 2m is required from internal boundaries, while the MDRZ is 1.5m. The updated proposed zoning map is contained in **Appendix G**.

9.21 My recommendation is that a 4m BRA apply to western boundary of Lots 87-91, 103, 118 and northern boundary of Lots 23-25 and 27 because these sites are either located partly within the Notified

LDSRZ²⁶/Rural Lifestyle or Rural Zone or wholly located in either the Rural Lifestyle or Rural Zones (detailed in **Appendix G**). This accords with Decision Objectives 8.2.2 and 8.2.3 and their associated policies, and is consistent to the outcome that was debated at great lengths within SH150001.

Jane & Richard Bamford (492)

9.22 In response to questions raised by the Panel I have reconsidered my recommendation to retain the Rural Zoning of Lots 15 to 17 and the relationship of these lots with the ONL. These are indicated in Figure 6 below:

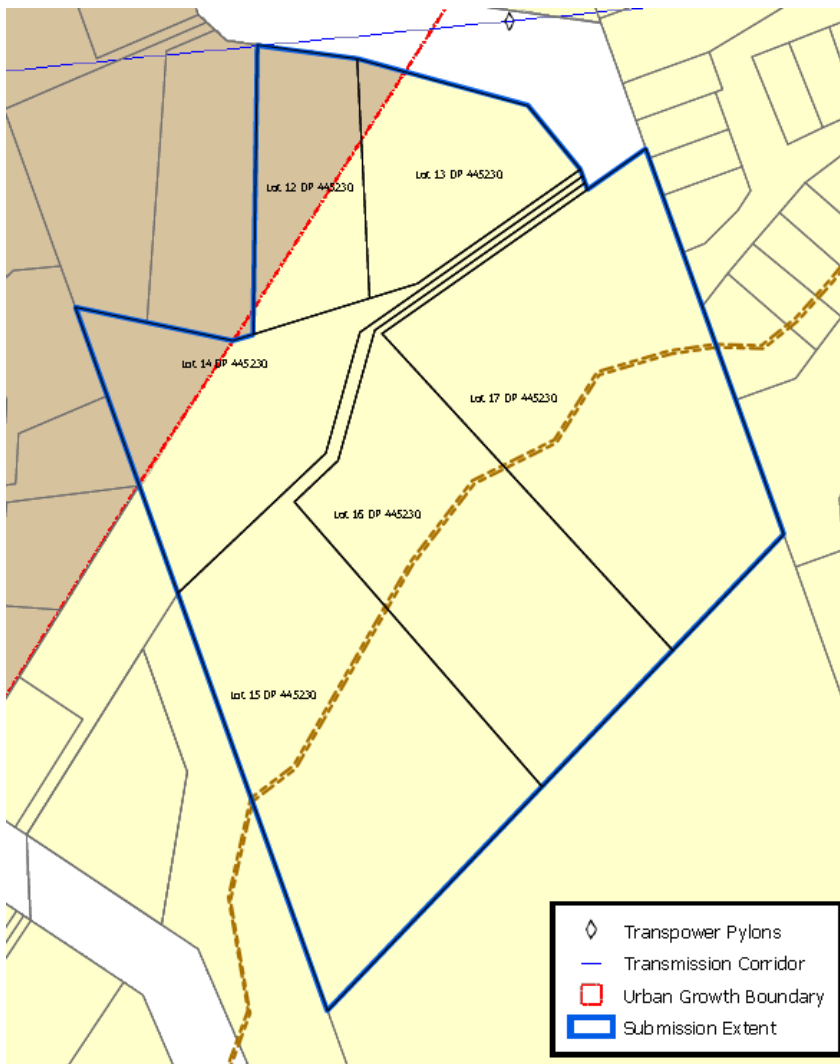


Figure 6: Extent of Submission 492 with annotated legal descriptions

²⁶ I have excluded sites that are mainly located in the Notified Low Density Suburban Zone whereby a house could be constructed on that zoned portion of the site.

9.23 I have reconsidered whether or not the split zoning of the sites would provide adequate protection of the ONL from inappropriate development. I consider a number of site specific rules would need to be developed and included into the LDSRZ to enable the increased development of these particular sites in a way that is consistent with avoiding inappropriate effects on this landscape. While it is noted there are many other examples throughout the District of residential zones adjoining the ONL, these are generally at the foreground of the ONL, as opposed to the background. For example, Queenstown Hill and Kelvin Heights.

9.24 I still consider that the Rural Zone will provide Council with the best ability to control the potential effects of any future development on these 3 sites upon the adjoining ONL given that the establishment of building platforms and the construction of buildings outside of building platforms are discretionary activities. The existing environment would also be taken into consideration in considering a discretionary resource consent. Therefore, applying the Rural zone will ensure the landscape related provisions would be addressed and the effects of the resulting land use are likely to be managed in a manner that achieves the purpose of the Act.

Miscellaneous

9.25 As a result of reviewing my recommendations for both submissions 492 and 655 an anomaly has arisen with the zoning of a neighbouring portion of land at 6 Cone Peak Close and 15 Judge and Jury Drive (indicated in Figure 7 below). If the Panel agree with my recommendations for both submissions 492 and 655, the zoning of 6 Cone Peak Close and 15 Judge and Jury Drive will be Rural Zone surrounded by LDSR and Medium Residential Zones. It is my opinion that scope exists via Submission 492 to rezone 15 Judge and Jury Drive to LDSRZ as I consider them to be neighbouring properties. A further consequential change would be rezoning the southern portion

of 6 Cone Peak Close to LDSRZ and relocating the UGB to include these properties.

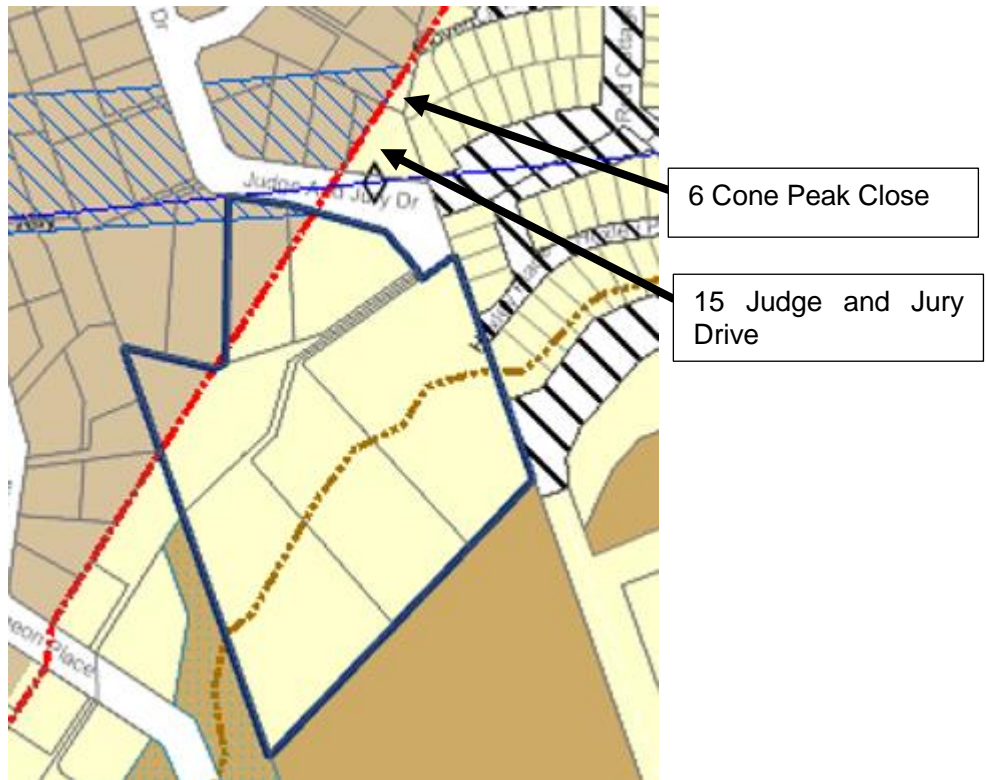


Figure 7: Zoning of 6 Cone Peak Close and 15 Judge and Jury Drive

Anita Mary Vanstone

Anita Mary Vanstone

10 August 2018

APPENDIX A:

Full Council Report, Agenda Item 2 dated 26 May 2016 and associated minutes

c. Campervans (over a size to be determined) will be prohibited from parking in the CBD and specific provisions for campervans will be made in the Boundary Street car park for day time use.

d. Signage will be used to prohibit campervan parking (over a size to be determined) in the CBD and direct them to Boundary Street car park.

e. Car parks in Duke Street (8), Athol Street (6) and all on-road car parks on Shotover Street (38) will be given a seasonal time limit of P15 between the hours of 3-6pm from July to October 2016.

f. Signage will also show that return within one hour (to the same bay of car parks) is prohibited.

3. Request officers report back to the next Council meeting in regards to coach and bus parking in the CBD, the extension of restricted parking time limits in the CBD until 8pm, the use of loading zones in the evening and how to improve directional signage for the car parking buildings.

Councillor Stammers-Smith voted against the motion.

A motion to reinstate the 15 Marine Parade car parks on a temporary basis pending discussion with Downtown QT was moved by Councillor Gazzard and seconded by Councillor Stammers-Smith.

The motion was lost

2. **Special Housing Area Expression of Interest: Queenstown Country Club**

A report from Anita Vanstone (Senior Planner – Policy) presented and assessed the Queenstown Country Club Expression of Interest for consideration for recommendation to the Minister for Building and Housing as a Special Housing Area ('SHA'). The report recommended that the Council recommend that the SHA be established subject to conditions in relation to execution of the Draft Deed of Agreement and requiring an 11m height limit for qualifying developments.

Ms Vanstone suggested that recommendation (3) have an additional condition: c. a 3 storey high limit for qualifying developments.

In reply to comments made in public forum, Ms Vanstone commented that an approved SHA would still have to go through a resource consent process. She commented that it would be more of a weighting issue than with a standard consent but noted that no one wanted a development with negative effects. There was clarification that the proposed area would be relying on council networks for water and wastewater.

Ms Vanstone noted that the last sentence on page 54 paragraph 47 of her report should be deleted and that in the table on paragraph 14 the clubhouse would be more likely to be 3000m².

Discussion touched on the provisions offered by the developer around affordability and having at least 50% of the residents from the Queenstown Lakes District. There was discussion around the location in regards to proximity to urban and commercial development. Ms Vanstone commented that if this application was approved that it would change the area and opens the potential for development of the Ladies Mile area. It was noted that several submissions to the Proposed District Plan had been received asking to rezone in Ladies Mile. A Master Plan of the area could provide more of an overview with a better long term outcome rather than ad hoc development. A Master Plan would have to go to the Proposed District Plan.

It was agreed that Councillors wished to discuss details of the deed which was in the public excluded section of the agenda.

Resolution to Exclude the Public

On the motion of Councillors Stevens and MacLeod it was resolved that the public be excluded from the following parts of the proceedings of the meeting:

The general subject of the matters to be discussed while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(a) of the Local Government Information and Meetings Act 1987 for the passing of this resolution is as follows:

Agenda items – 26 May 2016

- Item 2: **Special Housing Area Expression of Interest: Queenstown Country Club (Attachment C: Draft Deed of Agreement)**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
2. Special Housing Area Expression of Interest: Queenstown Country Club (Attachment C: Draft Deed of Agreement)	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities; i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(h) Section 7(2)(i)

The meeting went into public excluded at 3.58pm

The meeting resumed in public at 4.10pm

The Mayor noted that amendments had been agreed to the Deed during the public excluded section and suggested amending recommendation (2) to: ...contents of the Draft Deed as amended... It was also agreed to remove the word urban from recommendations 4 and 5.

On the motion of Councillors Stammers-Smith and Gazzard it was resolved that the Council:

- 1. Note the assessment outlined in the report;**
- 2. Confirm that the Council agrees in principle with the contents of the Draft Deed (Infrastructure and Affordability) (Deed) as amended and delegate to the General Manager, Planning and Development the authority to execute the Deed on behalf of the Council, subject to any minor changes consistent with Council's Lead Policy and infrastructural requirements identified by Council's Chief Financial Officer and Chief Engineer.**
- 3. Recommend to the Minister that the land which the Queenstown Country Club EOI relates be established as an SHA subject to:**
 - a. execution of the Draft Deed and the performance of any conditions in it;
 - b. an 11m height limit for qualifying developments; and
 - c. a 3 storey high limit for qualifying developments.
- 4. Recognise the consequences should this development proceed [which is detailed in Paragraphs 90, 98, 99, 105, 106 and 119 of the report] which includes setting a precedent for future development on this portion of Ladies Mile Highway.**
- 5. Instruct Council officers to report back to Council on issues and options to master plan the development of the Ladies Mile area including a potential variation to the Proposed District Plan.**

QLDC Council
26 May 2016

Report for Agenda Item: 2

Department: Planning & Development

Special Housing Area Expression of Interest: Queenstown Country Club

Purpose

- 1 The purpose of this report is to present the Queenstown Country Club Expression of Interest (**EOI**) for consideration for recommendation to the Minister for Building and Housing (**Minister**) as a Special Housing Area (**SHA**).

Public Excluded

- 2 It is recommended that Attachment C (Draft Deed of Agreement) to this report is considered with the public excluded in accordance with the Local Government Official Information and Meetings Act 1987 section 7(2)(h) on the grounds that the withholding of the information is necessary to enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities and section 7(2)(i) on the grounds that withholding of the information is necessary to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

Recommendation

That Council:

1. **Note** the assessment outlined in the report;
2. **Confirm** that the Council agrees in principle with the contents of the Draft Deed (Infrastructure and Affordability) (**Deed**) and **delegate** to the General Manager, Planning and Development the authority to execute the Deed on behalf of the Council, subject to any minor changes consistent with Council's Lead Policy and infrastructural requirements identified by Council's Chief Financial Officer and Chief Engineer.
3. **Recommend** to the Minister that the land which the Queenstown Country Club EOI relates be established as an SHA subject to:
 - a. execution of the Draft Deed and the performance of any conditions in it; and
 - b. an 11m height limit for qualifying developments.
4. **Recognise** the consequences and should this development proceed which is detailed in Paragraphs 90, 98, 99, 105, 106 & 119 of this report,

which includes setting a precedent for future urban development on this portion of Ladies Mile Highway.

5. **Instruct** Council officers to report back to Council on issues and options to master plan the urban development of the Ladies Mile area including a potential variation to the Proposed District Plan.

Prepared by:



Anita Vanstone
Senior Planner

12/05/2016

Reviewed and Authorised by:



Tony Avery
General Manager, Planning &
Development

12/05/2016

Background

- 3 The purpose of the Housing Accord and Special Housing Areas Act (**HASHAA**) is:

The purpose of this Act is to enhance housing affordability by facilitating an increase in land and housing supply in certain regions or districts, listed in Schedule 1, identified as having housing supply and affordability issues.

- 4 On 23 October 2014 the Council entered into a housing accord with the Government. The accord is "...intended to increase housing supply and improve housing affordability in the district by facilitating the development of quality housing that meets the needs of the growing population."
- 5 On 30 April 2015, the Council adopted an amended Lead Policy (titled: Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines), to guide the Council's implementation of HASHAA.
- 6 The Council has completed an open process in which it sought EOIs from the public for the establishment of Special Housing Areas (**SHA**). Outside that process it has received EOIs from developers, some of which have been recommended as SHAs. It has also itself proposed an SHA along Gorge Road (known as the Business Mixed Use Zone (Gorge Road)).
- 7 The EOI for the proposed Queenstown Country Club SHA was submitted to Council on 12 April 2016. The proposal comprises of two tracts of land within the Wakatipu Basin. The northern site is located at 420 Frankton-Ladies Mile Highway (State Highway 6) and the southern tract of the site is located adjacent to Jones Avenue.
- 8 This SHA proposal has followed a slightly different process to the other SHA applications that have been received by the Council. This is because of the imminent expiry of sections 16 and 17 of HASHAA and the timeframe required by the Minister to accept the SHA.

- 9 If the SHA is established, the Developer will have to lodge its resource consent application prior to 16 September 2016 if the Council is to have jurisdiction to process it under HASHAA. As a result, the matters that have usually been processed *after* the Council has indicated an in-principle acceptance of the EOI have been front-loaded: Council staff have negotiated the draft Deed, various agencies have been consulted and the application has been placed on the Council website for community feedback/comments. The applicant is aware that this does not mean that their proposal has been approved by Council.
- 10 The total area of the site is approximately 52 hectares and is made up of multiple land holdings. The proposal site is indicated in Figure One below:



Figure One: Proposal site

- 11 The site is located in the following zones of both the Operative and Proposed District Plans:

Parts of Site	Operative District Plan (ODP)	Proposed District Plan (PDP)
Northern	Rural General Shotover Country Special Zone Visual Amenity Landscape	Rural Shotover Country Special Zone (area to be reinstated as currently not indicated on the maps) ¹ Rural Landscape Classification
Southern	Rural General Parts of the southern site are located in the Airport Outer Control Noise Boundary. Part of the southern site is located under the transmission line corridor. Partly located in Visual Amenity Landscape and Outstanding Natural Landscape	Rural Lower portion is located in the Queenstown Airport Outer Control Boundary. It is noted that Plan Change 35 indicates that a small portion of the southern site is located in the Outer Noise Boundary Control. No development is proposed in this area. Part of the site located under the transmission line corridor. Partly located in Rural Landscape Classification and Outstanding Natural Landscape

12 Both the sites are located adjacent to but outside of the boundary of the proposed Urban Growth Boundary (UGB) of the PDP.

13 In summary the proposal involves the construction of the following:

- 227 independent villas;
- 72 serviced apartments;
- 72 bed care facility: offering rest home, hospital and dementia care;
- Commercial node: ancillary services including a doctor, dentist, pharmacy and child care;
- Club house: offering a café, theatre, gymnasium, health spa, bowling green and croquet lawn;
- Internal roading, parking, footpaths, lawn and garden areas;
- Staff rental accommodation (approximately 7 blocks);
- Residential subdivision of approximately 0.3 to 1 hectares; and

¹ An inconsistency has been discovered between the ODP Planning Maps 30 and 31a and the PDP Planning Maps 30 and 31a, with the Shotover Country Special Zone being omitted from the eastern portion of the northern site on Map 31a of the ODP and Maps 30 and 31a of the PDP. This inconsistency is considered to be a minor error and Council is currently in the process of addressing these via Clauses 20A and 16 of the Resource Management Act. These seek to reinstate this area of Shotover Country Special Zone onto Planning Maps 31a of the ODP and 30 and 31a of the PDP.

- Comprehensively designed open spaces and landscape treatment, inclusive of large boundary setbacks, mitigation plantings, the establishment of a look out and the creation of trails that link with the existing trail network.

14 The proposed composition of the village is as follows:

Facility	North	South
Villas	153	74
Apartments	36	36
Rest-home Beds	72	
Staff Rental Accommodation Units	18	
Clubhouse (m ²)	300	
Community facilities (m ²)	2,000	
Private Sections		5-10

15 The Developer has also entered into discussions with the Queenstown Lakes Community Housing Trust (**QLCHT**). At the time of writing this report an agreement had not been reached. It is anticipated that the developer will provide further information regarding this matter prior to the Council meeting.

16 Access to the northern part of the village will be via a new access off Howards Drive, which is located approximately 150m south of the intersection of SH6 with Howards Drive. The southern access is proposed onto Jones Avenue about 60m west of Howards Drive.

17 Five to ten residential units are also proposed at the western end of the southern village with access provided via a new road leading to Onslow Road within Lakes Hayes Estate. It is proposed for these units to use the same road as the Onslow Road SHA, which is currently being considered as an SHA by the Minister of Building and Housing.

18 The EOI is of a high quality and comprises concept plans and images, with supporting assessment from a professionally qualified planner, landscape architect and engineers. The developer has also undertaken consultation and a summary of this consultation and feedback is provided at point 6.1 of the EOI. The EOI and its attachments form part of **Attachment A**. The appendices to the EOI are not included in the published version of this agenda but are available on the Council's website: <http://www.qldc.govt.nz/your-council/your-views/queenstown-country-club-special-housing-area/>

19 The developer has also provided the following additional information:

- 20% of the total number of residential units will be priced at 10-15% below the average Queenstown house price. The developer has advised that the residents are not means tested when purchasing a villa or apartment. Instead it is the market that will govern the availability of the more affordable options. The developer has advised that the higher income residents are generally in search of more expensive/higher spec homes with views, which leaves the more affordable accommodation options open to other residents;

- 72 one or two bedroomed apartments are proposed. The makeup of these will be highly dependent on market demand but is likely to be made up of 55 two bedroomed apartments and 17 single bedroomed apartments;
- A minimum of 18 staff rental accommodation units are proposed;
- The five to ten sections off Onslow Road could be potentially gifted to the QLCHT or could be sold separately. If the land is sold separately the developer will provide a financial contribution to the QLCHT;
- Similarly to the Arrowtown Retirement Village, the developer will offer an Occupation Right Agreement where it will provide residents of a certain minimum age specific services and facilities in full accordance with the Retirement Villages Act;
- The developer has provided additional letters of support and an updated list of people who have provided their written support. The overall total number of letters received being 240.

20 This information is contained in **Attachment B**.

21 Further information was also requested from the developer regarding the following:

- Vesting of the main road to Council as this could be potentially be an important connection with the rest of Ladies Mile: The developer's Traffic Engineer, Traffic Design Group, has advised that a through road would not be necessary in future as the village occupies the majority of the area that this linkage would connect. The developer has also advised that the concept of making a public thoroughfare for traffic through a retirement village is considered to be problematic. Roads have been purposefully reduced to ensure that vehicle circulation is at a slow pace to create a safe environment for the retirees.
- Potentially vesting of the rural paddocks and avenue of trees along Ladies Mile as a Council reserve: The developer is open to negotiating a mechanism to ensure this area remains free from development in perpetuity. However, they would prefer that it remains in private ownership. The developer has advised that they are open to considering rights of way to protect future trail linkages.
- The developer has made a commitment that at least 50% of the residents would be people who have resided in the Queenstown Lakes District Area.

Housing Accord targets and potential yield

22 The Housing Accord sets the following targets:

Total number of dwellings and sections consented			
	Year 1 October 2014 – September 2015	Year 2 October 2015 – September 2016	Year 3 October 2016 – September 2017
Targets	350	450	500
Actual	557	399 (at 30 April 2016)	

23 The Year 1 target has been met. However, this was not met through development following the establishment of SHAs. An analysis of the Year 2 targets show that 6 months into Year 2 the total number of dwellings and sections consented is 399 (or 88% of the Year 2 targets), which is just 51 short of the Year 2 target of 450. These figures show that Council is significantly ahead of schedule.

24 The surge in activity can be potentially attributed to several factors, but is primarily symptomatic of Queenstown's boom / bust property and development cycle. It is noted that the Bridesdale resource consent application that was approved on the 21 March 2016 contributed significantly to the Year 2 targets.

25 It is noted that the Minister of Building and Housing is seeking to amend these targets with the exact figures yet to be set.

26 In terms of the approved SHAs or the SHAs that have been agreed in principle by the Council the numbers are as follows:

- Bridesdale – 136 residential allotments and 1 commercial allotment (Decision issued 21 March 2016);
- Shotover Country – 95 residential units (Recommendation submitted to Minister)
- Arthurs Point – 70 residential units (Recommendation submitted to Minister);
- Onslow Road – 20 residential units (Recommendation submitted to Minister);
- Arrowtown Retirement Village – 90-120 villa units, 40-55 apartment units, and a 100 bed aged care facility offering rest home, hospital and dementia level care (Recommendation submitted to Minister).

27 These proposals would deliver a yield of approximately 496 units plus a 100 bed aged care facility, thus contributing significantly to the Council's obligations under the Housing Accord, especially directly relating to the specified housing targets.

28 The Council has also proposed a SHA in the Business Mixed Use Zone on Gorge Road that may lead to further applications for consent for qualifying developments in that zone. Approximately 100 to 150 apartments are anticipated from this development. This application has been submitted to the Minister of Building and Housing.

29 The potential yield from the proposed SHA being considered in this report would contribute up to 309 residential units (including villas, apartments and the ten residential units), 18 staff rental accommodation units and 72 aged care bed facilities. The proposal would contribute significantly to the Housing Accord targets. In this respect, the proposal, if accepted, is considered to be consistent with the purpose of the HASHAA, which is set out in paragraph 3 above.

Council's Lead Policy on Special Housing Areas

30 The developer has undertaken a review of the proposal against the Lead Policy. It should be noted that consideration of the Lead Policy is not a 'tick the box' exercise – whilst important the Lead Policy provides a *framework* of relevant considerations for the Council to assess proposed SHAs, and this still needs to be considered in the context of HASHAA's purpose of increasing housing supply.

31 The High Court in *Ayrburn Farm Developments Ltd v Queenstown Lakes District Council* [2016] NZHC 693 noted:

*"...although the purpose of HASHAA is to enhance housing affordability by increasing land supply, the Act simply does not roll out a blank canvas for development. Despite the general thrust of submissions advanced before me on behalf of Ayrburn, the HASHAA does not set up a regime in which every area of land that meets the listed criteria (i.e. infrastructure availability and evidence of demand) must be declared an SHA. Some land in any region simply would not be suitable or appropriate for establishment as an SHA."*²

32 The High Court concluded that clearly these matters are controlled in terms of the HASHAA through discretions held by both the Minister and the Council. Of particular note is that the High Court determined that:

"...the actual location of areas of land to be recommended (and to that extent what could be described as planning or RMA matters) were always appropriate considerations in any such recommendation".³

33 The proposal is considered to be generally consistent with the principles espoused in the Lead Policy, noting the proposed retirement village development has different characteristics to a typical residential development. An assessment of the criteria for recommending a SHA to Government is set out further below:

Location (Paragraph 5.2.1 of the Lead Policy)

34 Clause 9 of the Queenstown Lakes District Housing Accord states:

The Accord recognises that by working collaboratively the government and the Council can achieve better housing outcomes for the district. In particular, the Accord will facilitate development aligned with the Council's intended plan

² Paragraph 56: *Ayrburn Farm Developments Ltd v Queenstown Lakes District Council* [2016] NZHC 693

³ Paragraph 56: *Ayrburn Farm Developments Ltd v Queenstown Lakes District Council* [2016] NZHC 693

for residential development to be more affordable, medium density and closer to key centres and on good public transport routes.

35 The Lead Policy at clause 5.2 notes:

“It should be noted that criterion 5.2.1 Location is not a statutory consideration under the Act. However, in the interests of sound resource management planning practice, environmental and economic impact, and consistency with the draft Strategic Directions chapter of the District Plan review – location is considered to be a vitally important consideration for Council.”

36 The Lead Policy specifies that SHAs in existing urban areas will be viewed more favourably from a ‘location’ perspective. The Lead Policy also contemplates SHAs outside urban areas but only where they immediately adjoin an urban area (refer criterion 5.2.1). The primary reason for this is to more readily enable the extension of existing urban infrastructure and to provide for housing closer to services and amenities. Sites further removed from urban areas, although clearly less desirable according to the Lead Policy, are not precluded from consideration as SHAs. All SHA proposals recommended by the Council to date have been located within an existing urban area or adjacent to or contiguous with existing urban areas, with the exception of the Arrowtown Retirement Village proposal, which is situated approximately 750m from the southern edge of the Arrowtown UGB.

37 The Lead Policy is consistent with the strategic direction set out in the PDP. In particular, Goal 3.2.2 of the PDP specifies:

Ensure urban development occurs in a logical manner:

- *to promote a compact, well designed and integrated urban form;*
- *to manage the cost of Council infrastructure; and*
- *to protect the District’s rural landscapes from sporadic and sprawling development.*

38 The EOI immediately adjoins, and would join up, two existing urban areas being Lake Hayes Estate and Shotover Country. Therefore, it is consistent with the objectives contained in the Lead Policy of establishing further urban development within existing urban areas, or adjacent to urban areas. However, the proposal is inconsistent with the PDP in that the proposed SHA will encourage urban development outside of the proposed UGB and within an area that is zoned Rural.

39 It is noted that the PDP is still at a reasonably early stage of development, and that the developer and current landowners have submitted on the PDP seeking amendments. The developer has sought that the northern site be changed to an urban zone to allow for the construction and use of a retirement village and the urban growth boundary either be deleted or amended to include the site (Submission 404 of the District Plan Review).

40 It is noted that the developer did not make any submissions on the PDP for the southern site.

- 41 However, the current owners of the southern site have submitted on the PDP and have proposed for it to be rezoned from Rural to Low Density Residential and for the piece of land to be included in the UGB. The current owners of the northern site have proposed to re-zone their property from Rural General to Rural Lifestyle and for a 150m strip of land adjacent to the State Highway to be Highway Landscape Protection Area. They are proposing for this portion of the site to remain to be zoned Rural General (Submission 239 of the District Plan Review).
- 42 The property directly to the east of Howards Drive (Walker property – 516 Frankton-Ladies Mile Highway) has also proposed for their land to be rezoned from Rural to Rural Lifestyle (Submission 532 of the District Plan Review). Many of the property owners of land to the north of Frankton-Ladies Mile Highway have combined together to submit a joint submission requesting that the zoning of this land change from Rural to Rural Lifestyle and the ONL boundary be adjusted (Submission 535 of the District Plan Review).
- 43 One of the property owners of land to the west of Stalker Road has proposed for all this land to change from Rural to Large Lot Residential zoning (Submission 838 of the District Plan Review).

Adequate Infrastructure (Paragraph 5.2.2 of the Lead Policy)

- 44 Servicing reports have been prepared for the developer by Fluent Solutions. This report forms part of the EOI. They confirm the development can be serviced with existing and new services; however, some decisions around servicing and funding of that servicing would need to be addressed in the Draft Deed between Council and the developer. A copy of the Draft Deed is contained in **Attachment C**. As with all developments in SHAs, there will be an ongoing cost to Council in maintaining any vested services or reticulation constructed to service the development, but the Developer otherwise agrees to fund the planning and construction of necessary infrastructure.
- 45 Holmes Consulting Group has undertaken a Three Waters Review of the information submitted as part of the EOI. This report is contained in **Attachment D**.
- 46 Holmes Consulting agrees with the findings of Fluent Solutions in regards to water supply. However, it has suggested that a robust agreement be put in place between the developer and the Council to cover any incremental upgrades, which forms part of the Draft Deed. Fluent Solutions have noted that the water pressures required to service the land are not able to be achieved without booster pumping. Fluent Solutions note that an existing reservoir and booster pumping facility will become redundant as part of the planned Council upgrades that integrate the Lake Hayes Estate and Shotover Country supplies.
- 47 In terms of stormwater, Fluent Solutions have noted that the existing Lake Hayes Estate stormwater network is unlikely to have capacity for the stormwater runoff generated by the proposal. As a result, they have proposed a new storm water network, which would eventually discharge into the Kawarau River. Holmes Consulting has stated that the proposal avoids any impact to the council owned stormwater network. Holmes Consulting have noted that some works will be required to upgrade the existing drainage channel to the Kawarau River and any

costs associated with the upgrade of the channel are included within the Draft Deed. Holmes consulting concludes that the headworks contributions would adequately cover any costs associated with any upgrades to this portion of the network.

48 Fluent Solutions concludes that the wastewater networks have insufficient capacity to cope with the demand generated by the proposal. Holmes Consulting has noted that the waste water network is a standalone, relying on one falling main and treatment plant. The provision of this is at the developer's sole cost forms part of the Draft Deed.

49 A traffic assessment provided by the developer was prepared by Traffic Design Group (**TDG**). TDG have recommended the following to ensure that the network operates safely and efficiently:

- Right turning bay to be constructed in Howards Drive to ensure that it operates safely and efficiently;
- Advance warning signage for the new roads is to be installed on Jones Avenue to alert drivers to new roads; and
- Analysis of the SH6/Howards Drive intersection suggests that the intersection improvements will be required in the five to ten year time frame even without the development of the retirement village. TDG have concluded that the development of the retirement village will bring forward the need for these intersection improvements.

50 Overall, TDG conclude that the proposal can be supported from a transport perspective. The development cost of the necessary upgrades will be borne by the developer.

51 Geosolve have undertaken a preliminary geotechnical report which formed part of the EOI. Both of the sites are in an area designated as 'possibly susceptible' to liquefaction. No alluvial fan hazard has been identified at the site. Geotechnical investigations are recommended to confirm the actual risk and extent of the affected areas.

52 Overall, all of the infrastructure issues raised have been addressed within a Draft Deed securing the developer's commitment to covering these costs. This Draft Deed is contained in **Attachment C**. There is adequate infrastructure to service the development.

Demand For Qualifying Development (Paragraph 5.2.3 of the Lead Policy)

53 The EOI would help to address housing supply issues by providing for new housing supply for the elderly, which may help to free up existing housing in in the Wakatipu Basin that might otherwise have been retained for a longer period of time by some ageing residents. The developer proposes to commence development as soon as possible, which includes the development of the dementia care unit and staff rental accommodation in the early stages of the development.

54 The developer has made a commitment that at least 50% of residents will be from people who have resided in the Queenstown Lakes District Area. The

inclusion of a clause in the Draft Deed requiring this has been investigated. However, it has been determined that there are too many variables that need to be considered in the drafting of the wording and the monitoring of this requirement. In addition, no such requirement was required for the proposed Arrowtown Retirement Village SHA.

Housing Provision and Affordability (Paragraph 5.2.5 & 5.2.6 of the Lead Policy)

55 The EOI is targeting a specific housing need being homes and apartments for the elderly.

56 The developer has indicated that there is an acute need to provide this type of housing and in the next 10 years the population of 65 plus years in the Wakatipu Basin will increase by 50%. Within the next 25 years the over 65 year population will double. The developer has indicated that even when combined with the area of land that has been set aside as a retirement village in Shotover country and the proposed Arrowtown Retirement Village SHA will not address the shortage in retirement village beds in the Wakatipu Basin.

57 The EOI also includes a minimum of 18 staff rental accommodation units. These will be provided in two separate buildings, each consisting of nine ensuite units with a common lounge and kitchen facility. The location of the staff accommodation is shown in Figure Two below:



Figure Two: Position of staff accommodation on the northern site

58 Five to ten residential allotments are also proposed. The developer is yet to provide confirmation to whether or not these will be made available to the QLCHT

or sold separately. The location of the five to ten residential units is shown in Figure Three below:



Figure Three: Location of five to ten residential units on southern site

- 59 The EOI seeks to address affordability by providing a range of dwelling types with the actual price points relative to the local market. Further information supplied by the developer has indicated that a minimum of 20% of the total number of units will be priced at levels that are 10 to 15% below the average Queenstown house price. This is a similar provision to that of the Arrowtown Retirement Village.
- 60 The range of housing typologies and sizes will help to deliver a product to the affordable end of the market. The 72 aged bed care facility will also provide residential care to the elderly. It is acknowledged that the care facility will provide a significant community benefit to the elderly and their families.
- 61 In addition to the above the proposal will include 72 one or two bedroom units, with the exact make up of these dependent on the market demands. However, it is anticipated that this is likely to comprise of 55 two bedroom apartments and 17 single bedroom apartments. The two bedroom apartments equate to approximately 24% of the villas and apartments (excluding the rest home beds). This is consistent with the requirements of the Lead Policy that requires at least 20% of dwellings to comprise of two bedroom dwellings.
- 62 The EOI suggests that the price point for villas is anticipated to begin at around \$575,000 –which is considered to be a ‘relatively affordable’ price point (i.e. below the median house price in the Wakatipu basin, which according to Quotable Value was \$657,000 for December 2015 to February 2016). The developer is also investigating discounting measures and alternative tenure

options (for example renting as opposed to a right to occupy). The proposal may also offer some wider housing benefits in terms of helping 'free up' housing at a quicker rate in the Wakatipu Basin.

63 The developer is committed to a community housing contribution, and has entered into discussions with the QLCHT. It is understood that an agreement is pending. It is noted that the draft Deed is expressed to be conditional on the Developer entering into an agreement with the QLCHT that requires the Council to be satisfied at its sole discretion that the executed agreement reasonably meets the community housing criteria of its Lead Policy. The draft Deed forms part of **Attachment C**.

64 The proposed SHA is not to be used for visitor accommodation purposes. Clauses have been added to the Draft Deed to restrict the proposed SHA being used for short term rental/visitor accommodation, as identified by section 5.2.5(f) of the Lead Policy.

Predominantly Residential, Building Height and Residential Quality (Paragraphs 5.2.6 to 5.2.9 of the Lead Policy)

65 The proposal is predominantly residential with the following ancillary activities proposed:

- Commercial node: ancillary services including a doctor, dentist, pharmacy and child care;
- Club house: offering a café, theatre, gymnasium, health spa, bowling green and croquet lawn;
- Internal roading, parking, footpaths, lawn and garden areas;
- Comprehensively designed open spaces and landscape treatment, inclusive of large boundary setbacks, mitigation plantings, the establishment of a look out and the creation of trails that link with the existing trail network.

66 The following building heights are proposed:

- Villas – All one storey;
- Commercial buildings – Two storey;
- Care facility – One to three storeys;
- Staff accommodation – One to two storeys;
- Commercial Buildings – Two storey;
- Proposed residential housing off Onslow Road – One to two storeys.

67 An 8m height limit currently applies within the Rural General Zone. For design reasons, the developer prefers that some flexibility is provided for height to enable two to three storey development height of the proposed care facility. As the legislation specifies a default SHA height limit of 27m unless otherwise specified, it is recommended that an 11m height limit and three storey limit apply to the proposed SHA. This would mean that if SHA status was conferred, and a subsequent application for a qualifying development was received by Council that exceeded this height limit or storey height, then Council would have the ability to reject the application.

68 The design concept is well thought out and addresses the unique characteristics of the setting and the wider locality. As the development will not be speculative, with a long term commitment being inherent in the development and business model, there is stronger guarantee of good general upkeep and maintenance.

69 In terms of connections, Council's Reserves Department have noted that the trail network should be developed in conjunction with the Council and the Queenstown Trails Trust. They have noted that the proposal would benefit by looking at broader trail opportunities to benefit the Frankton flats as a whole, including providing an easier, more accessible alternative to the existing steep trail section along the Kawarau River, and providing safe, accessible trail connections to Lake Hayes and Lower Shotover. These trails should be developed to QLDC standards and seek to be agreed by Council to take over the management/maintenance through being developed in legal road or through new easements being created. This requirement has been included as a clause in the draft Deed.

Conclusion

70 In recommending the SHA to the Minister the Council has to be satisfied that the proposal is generally consistent with the principles espoused in the Lead Policy, noting that the proposed retirement village development has different characteristics to a typical residential development.

71 The proposal will target a specific housing need (housing for the elderly), it will provide a mixture of villas and apartments and at least 20% of these will be set at an affordable price point and it is proposed for at least 24% of the villa and apartments to be two bedroomed units. The proposal site is located adjacent to Lake Hayes Estate and Shotover Country, which are considered to be urban areas. The proposal will result in the development of a high quality residential development that will result in significant social benefits to the local community.

72 The proposal is considered to be generally consistent with the Lead Policy.

Agency Responses

Otago Regional Council (ORC)

73 Correspondence from ORC is included in **Attachment E**.

74 ORC has noted that there does not appear to be any identified natural hazard risks located on the proposed development. The ORC support the recommendations of the submitted Geotechnical report, particularly in relation to determining appropriate setbacks near the river terrace.

75 ORC seeks further information on the proposed storm water system and this would need to be discussed further with the consents staff at the Otago Regional Council. This could be addressed as part of the resource consent process.

76 ORC has advised that it would need to reassess the proposal again should a formal application be lodged with the Council.

Ministry of Education (MoE)

77 The MoE have advised that they expect minimal impact on the schooling network from the proposed retirement village complex. Correspondence from the MoE is included in **Attachment F**.

Kai Tahu ki Otago (KTKO) and Te Ao Marama Inc. (TAMI)

78 KTKO and TAMI have both not raised any concerns with the establishment of the proposed SHA. There are no recorded Maori archaeological sites within the SHA, however the area is known to be utilised by Maori in the past. Therefore, they have requested that any earthworks undertaken should be carried out in a way that allows monitoring for artefacts or archaeological material. This will be addressed as part of the resource consent process.

79 Correspondence from KTKO is contained in **Attachment G**.

New Zealand Transport Agency (NZTA)

80 NZTA has advised (**Attachment H**) that it has no plans to widen the western approach to Howards Drive to enable the extension of the right turn bay to accommodate the 95th percentile queue length in this location. The NZTA consider that it is appropriate for this work to be undertaken by the applicant as this intersection is unlikely to be able to accommodate the traffic that the proposal will generate. This requirement forms part of the Draft Deed.

81 The NZTA note that they continue to have some concerns regarding the longer term operational capability of the State Highway at this location, particularly given the growing volume of consented but unrealised residential development on the eastern side of the Shotover River. Noting that it may be difficult in the short to medium term to reprioritise investment funding to deliver on any required capital assets to respond to what is unanticipated and/or unintentional residential growth on the eastern side of the Shotover Delta.

Planning Considerations

82 When the Minister considers a recommendation from a local authority to establish a particular area as a SHA, the Minister is required to consider whether:

- a. adequate infrastructure to service qualifying developments in the proposed special housing area either exists or is likely to exist, having regard to relevant local planning documents, strategies, and policies, and any other relevant information; and
- b. there is evidence of demand to create qualifying developments in specific areas of the scheduled region or district; and
- c. there will be demand for residential housing in the proposed special housing area.

83 Other than (by extension) considering these matters, HASHAA provides no guidance by way of specified criteria on what other matters local authorities may

consider when deciding whether or not to make a recommendation to the Minister on potential SHAs. In particular, it does not indicate whether it is appropriate to consider 'planning issues', such as landscape, district plan provisions, and previous Environment Court decisions.

84 However, the High Court in *Ayrburn Farm Developments Ltd v Queenstown Lakes District Council* [2016] NZHC 693 confirmed that:

*"...the HASHAA gave both the Minister and a local authority a discretion and, clearly, the actual location of areas of land to be recommended (and to that extent what could be described as planning or RMA matters) were always appropriate considerations in any such recommendation"*⁴.

85 This decision confirmed the legal advice provided previously by Council's lawyers that planning considerations are relevant matters for Council to consider when deciding whether to recommend a potential SHA to the Minister. However, while these considerations are relevant, Council's decision-making should remain focussed on the purpose and requirements of HASHAA and how to best achieve the targets in the Housing Accord. While the weight to be afforded to any consideration – including the local planning context – is at the Council's discretion, HASHAA considerations are generally considered to carry more weight.

86 The purpose of HASHAA has been set out in paragraph 3 of this report.

87 To this effect, targets have been set in the Housing Accord that Council has agreed with the Minister to meet.

88 In theory, all or most proposed SHAs are likely to be contrary to an ODP / PDP provision – an EOI would not be made for a permitted or a controlled activity. Therefore, a logical approach is to consider which plan provisions may have greater significance and which may therefore need to be given greater consideration.

Urban Growth Boundary (UGB) and Landscape Matters

89 The proposed SHA is located outside but adjacent to the proposed UGB of the PDP. It is noted that Arrowtown is the only location in the District where an urban growth boundary is afforded statutory weight in the ODP. Currently the PDP has limited weight. However, urban development outside the UGB is not prohibited, but would require resource consent as a Discretionary Activity under the PDP. As noted earlier however, HASHAA's purpose is increasing housing supply, so an assessment that weighs up these competing matters is required.

90 The following are considered to be factors that should be taken into account:

- a. The purpose of HASHAA;
- b. UGBs have several purposes, not just protecting the 'edge' of urban areas. They also seek to ensure a distinction between urban and rural land uses,

⁴ Paragraph 56

whether near town edges or not, and seek to discourage urban development in the countryside. The proposed SHA is located adjacent to an existing urban area (Shotover Country and Lakes Hayes Estate), which is serviced by public transport. These urban developments are generally screened from the State Highway by existing topographical features and being located within a basin.

- c. It is noted that many of the proposed and approved SHA's are located outside of the proposed UGB of the PDP. These include; Bridesdale, Arrowtown Retirement Village, Onslow Road and parts of Arthurs Point and Shotover Country.
- d. Even though the proposed SHA is located adjacent to two large areas of residential development this portion of Ladies-Mile Highway (being east of the Shotover River) is considered to be an important visual corridor into Queenstown. This general area (with the exception of Threepwood) is largely free from residential development and retains its rural character, with open paddocks and trees lining the highway;
- e. The EOI has carefully considered the constraints of the site and has addressed these by the following:
 - i. Particular consideration has been given to the landscape treatment of the Ladies Mile frontage. The developer is proposing to plant additional avenue planting and has proposed significant setbacks from this road. A 3.3 hectare open space area is proposed that extends approximately 50 metres from the edge of the avenue of trees to the proposed orchard tree plantings. Small clusters of rural styled dwellings are proposed to be set within the orchard trees (which are approximately 75 metres from the State Highway), with the proposed internal east / west road being located approximately 120 metres from the highway. It is noted that the Rule 5.3.5.2ii of the ODP requires setbacks from SH6 between Lakes Hayes and Frankton to be 50m and this is maintained in the PDP (Rule 21.5.2) ;
 - ii. The trees along Ladies Mile will be protected, with all power lines being placed underground;
 - iii. A 20 metre boundary / buffer planting has been proposed along all other boundaries of the site; and
 - iv. On the southern portion of the site some dwellings are proposed to be located within an area that is considered to be Outstanding Natural Landscape ("ONL") within the PDP and ODP. The determination of the exact position of the ONL or whether or not it is acceptable to locate residential development within the ONL will need be assessed in detail as part of any resource consent application.
- f. The developer is committed to a comprehensive and well considered design response that seeks to respond sensitively to the built and landscape character of the area. The acceptability of the proposed setbacks and mitigation measures will be assessed in detail as part of the resource consent

application. Initial comments received from Council's Consultant Landscape Architect is that the proposal would remove the remaining rural character south of the highway between Howards Drive and the new Shotover Country roundabout at Stalker Road. The proposed mitigation maintains some openness and protects some views to the mountains, but is ineffective in maintaining the rural character or amenity of the site. The key consideration will be whether or not the proposed measures would mitigate the change in landscape character from rural to urban;

- g. Existing and proposed landscape features, combined with the proposed building types, locations and materials will reduce the visibility of development from Ladies Mile Highway. However, the approval of this development will inevitably change the rural character of the area and may set a precedent for further residential development along this portion of Ladies Mile Highway. Council's Consultant Landscape Architect has noted that the proposal would significantly reduce the legibility of the Ladies Mile flat landform and adversely affect its scenic and geological values. If the Council accepts these consequences then there are a range of options at its disposal to masterplan this portion of the Ladies Mile Highway to make sure that it is developed in an efficient manner.
 - h. The site can be adequately serviced from Lake Hayes Estate, Shotover Country and from the onsite services and upgrades proposed by the developer. The NZTA have not raised any concerns with the proposed access off Howards Drive and have requested that the proposed upgrades be funded by the developer.
 - i. However, the proposal will result in the extension of urban infrastructure to the Rural Zone. This is inefficient and expensive in terms of the overall network. It will also create a precedent, which would tend to lead to more demand for urban services in rural zones to the cost of ratepayers and potentially develop inefficiencies in the existing and proposed network.
- 91 Conferring SHA status for the site only enables the potential for development. SHA status, in itself, does not guarantee applications for qualifying developments will be approved, and planning matters (including UGBs, character / amenity and landscape issues) are a relevant and explicit consideration at the resource consent application stage as second, third and fourth tier considerations under HASHAA.

Retirement Village

- 92 The developer has provided the Council with further information regarding retirement villages. Retirement villages are governed by the Retirement Villages Act 2003 (**RVA**).
- 93 The retirement village owner retains long-term ownership of all land and buildings and sells "Occupation Right Agreements" to incoming residents where it will provide residents of a certain minimum age specific services and facilities in full accordance with the Act. Similar to the Arrowtown Retirement Village, a clause is included in the Draft Deed requiring the SHA to operate as a retirement village (with the exception of the five to ten houses along Onslow Road).

94 In summary the RVA, its regulations and the Code of Practice, protect the interests of residents and intending residents of retirement villages, and define the obligations of retirement village operators. The Act makes provision for: Registration of retirement villages; Occupation right agreements between operators and residents; The Code of Residents' Rights; A complaints facility; A disputes resolution process; and a code of practice. The Act also defines the role of the: Retirement Commissioner; Statutory Supervisors; and Registrar of Retirement Villages.

95 It is acknowledged that the developer has extensive experience developing and delivering retirement villages, having developed seven retirement villages and care facilities to date.

Comment

96 At this stage in the process, the Council's decision making role is focused on whether it recommends the site to be considered by the Minister as a SHA under HASHAA.

97 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002 (**LGA 2002**):

Options

Option 1: Recommend the proposed Special Housing Area to the Minister

98 Advantages:

- Helps contribute to achieving the purpose of the HASHAA, advancing the principles and priority actions in the Housing Accord, and in particular helps the Council achieve the housing targets in the Housing Accord by enabling new housing aimed at the elderly to be constructed, which may also enable existing housing supply in in Queenstown area in general to be freed up.
- Generates a number of social and economic benefits (both short term and long term) such as the creation of jobs during the construction phase, during the operation of the retirement village and long term benefits relating to the provision of houses for the elderly;
- Provides the platform for a different housing option in the Wakatipu Basin, namely accommodation for the elderly, the supply of staff accommodation and the supply of five to ten residential allotments. Noting that retirement village living options are at present very limited, and the population is ageing;
- Contributes to community housing in the Wakatipu Basin via a condition for an agreement with the QLCHT to be entered into.

99 Disadvantages:

- The proposal would set a precedent for urban development along Ladies Mile Highway, which is considered to be an important landscape corridor into the

Wakatipu Basin. The site is not unique or distinguishable from many other sites that are located along this corridor and the granting of this SHA could lead to a precedent of further residential development in this area.

- The proposal is considered to be inconsistent with the ODP and PDP, due to its location outside the UGB, which is zoned Rural General and Shotover Country Special Zone and Rural where the scale and density of development is not anticipated.

Option 2: Not recommend the proposed Special Housing Area to the Minister

100 Advantages:

- Would help preserve District Plan integrity by avoiding development that is inconsistent with the ODP and PDP.
- Would avoid an urban development on Ladies Mile Highway.
- Would avoid creating a precedent for urban development on a site that is not unique or distinguishable from many other sites along the Frankton-Ladies Mile Highway.

101 Disadvantages:

- Would forgo the opportunity of providing a housing option (accommodation for the elderly) in the Wakatipu Basin and adversely impact on the Council's ability to meet its commitments under the Housing Accord.
- Would forgo the short and long term social, and economic benefits offered by the proposal (outlined above).

102 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

103 This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because:

- **Importance:** the matter is of high importance to the District
- **Community interest:** the matter is of considerable interest to the community
- **Existing policy and strategy:** Although consistent with the Queenstown Housing Accord, the SHA is inconsistent with aspects of the Council's Lead Policy, the ODP and PDP.

Risk

104 This matter relates to the strategic risk SR1 'Current and future development needs of the community (including environmental protection)' as documented in the Council's risk register. The risk is classed as high. This is because of economic, social, environmental and reputational risks.

105 A key element of this risk is meeting the current and future development needs of the community and providing for development that is consistent with the strategic direction of Council's Policies and Strategies. There is some social risk relating to the economic and social consequences of not meeting development needs, which includes housing provision. However, one of the key risks is proceeding with a development that will set a precedent for the future redevelopment of this portion of Ladies Mile Highway. This land is currently zoned Rural / Shotover Country Special Zone. Various landowners and the developer have submitted on the PDP to intensify this portion of Ladies Mile Highway to allow for the development of the retirement village on the norther portion of the site and change the zoning to Rural Residential / Rural Lifestyle or Low Density Residential. This level of development is inconsistent with the provisions of the ODP and the PDP.

106 If Council is prepared to accept the consequences of setting a precedent for residential development along this portion of Ladies Mile there are a range of options at its disposal to masterplan this portion of the Ladies Mile Highway to make sure that is developed in an efficient manner

107 In this instance it is considered the social and economic benefits towards the provision of housing and land packages for the elderly are met. The subsequent resource consent assessment process under the HASHAA also provides the opportunity for further mitigation risk.

Council Policies, Strategies and Bylaws

108 The following Council policies, strategies and bylaws were considered:

- Lead Policy, which provides guidance for Council's assessment of SHAs.
- ODP, which regulates housing development and urban growth management.
- PDP, which sets out proposed changes to the ODP.
- Housing Our People in our Environment Strategy, which is relevant as it seeks to address the housing affordability issue in the District.
- Economic Development Strategy, a key action of which is to "investigate all options for improving housing affordability in the District".
- 2014/2015 Annual Plan & Proposed 2016/2017 Annual Plan, within which a number of Community Outcomes that are relevant as they relate to the economy, and the natural and built environment.

109 As discussed above, the proposal is inconsistent with the ODP and PDP in that it would result in the urban development of an important gateway rural site, which would set a precedent for increased residential development.

Local Government Act 2002 Purpose Provisions

- 110 The recommended option is inconsistent with the Council's plans and policies and will not help maintain the integrity of the ODP and PDP. If accepted, it may be wise to consider amending the PDP provisions relating to the UBG.
- 111 Section 14 of the LGA 2002 is relevant to Council's decision making on this matter. In particular, subsections (c) and (h):
- (c) when making a decision, a local authority should take account of—
 - (i) the diversity of the community, and the community's interests, within its district or region; and
 - (ii) the interests of future as well as current communities; and
 - (iii) the likely impact of any decision on the interests referred to in subparagraphs (i) and (ii):
 - (h) in taking a sustainable development approach, a local authority should take into account—
 - (i) the social, economic, and cultural interests of people and communities; and
 - (ii) the need to maintain and enhance the quality of the environment; and
 - (iii) the reasonably foreseeable needs of future generations
- 112 These statutory provisions take a strong intergenerational approach to decision making, and also place significant emphasis on social, economic and community factors, as well as environmental ones.

Consultation: Community Views and Preferences

- 113 HASHAA does not set any statutory responsibilities in terms of consultation on the establishment of SHAs. However, the Council has sought public feedback / comment regarding the proposed SHA, which it has done for all SHA proposals. In addition, should the SHA be established, the consent authority may request the written approval of adjoining land owners if they are deemed to be affected and may undertake a limited notification resource consent process.
- 114 The persons who are affected by or interested in this matter are neighbours adjoining the proposed SHA site, and more generally the wider Wakatipu Basin community. There is also likely to be some wider community interest in the EOI in Queenstown, given the notable lack of retirement housing options and the gateway location of the EOI.
- 115 The developer has undertaken consultation with the community which is detailed at point 6.1 of the EOI. The developer has also provided an updated list of people who have provided their written support, making the overall total to be 240 persons. This must be considered with some caution as some of the consultation could be considered to be more in the form of marketing with a 'register your interest' type approach.

116 In addition, the Council has also provided for community feedback process on the EOI, consistent with how other SHAs were considered. The process calls for feedback to Councillors and closes on 20 May 2016. Feedback will be collated and provided to Councillors and made public prior to the Council meeting on 26 May 2016.

Legal Considerations and Statutory Responsibilities

117 HASHAA is the relevant statute with its purpose detailed in paragraph 3 of this report.

118 As stated previously, HASHAA provides limited guidance as to the assessment of potential SHAs, beyond housing demand and infrastructure concerns. HASHAA is silent on the relevance of planning considerations; however the Council's legal advice is that these are relevant considerations and this has been confirmed by the recent High Court decision. The weight to be given to these matters is at the Council's discretion, having regard to the overall purpose of HASHAA. These matters have been considered in this report.

119 The Council will need to consider the consistency of any decision to recommend this SHA to the Minister and its decision in July to notify the PDP which maintains the sites as Rural/Shotover Country Special Zone. The Proposal site is located outside the proposed UGB, but is immediately contiguous to an existing urban area being both Lake Hayes Estate and Shotover Country. The proposal is considered to be generally consistent with the Lead Policy, Housing Accord and the purpose of the HASHAA. Allowing development on the top of Frankton-Ladies Mile Highway would inevitably change the characteristics of this area and is likely to set a precedent for residential development within this area. This is one of the key issues that Council needs to consider in recommending the proposal to the Minister and is a finely balanced recommendation.

120 In this instance the provision of houses for the elderly outweighs the adverse effects of proceeding with a development that may completely change the character of the area. There is an opportunity for the Council to masterplan the future growth of this area so that it happens in a managed and sustainable way rather than adhoc developments by individual landowners.

121 The proposal would help achieve the purpose of HASHAA. On balance, the recommendation is that the Council recommend the establishment of the SHA to the Minister of Housing.

Attachments

- A Special Housing Area Expression of Interest (excluding appendices)
- B Further Information Submitted by Applicant
- C Draft Deed of Agreement – Queenstown Country Club (*Public Excluded*)
- D Peer review of Three Waters Assessment, prepared by Holmes Consulting Group
- E Agency Response – Otago Regional Council
- F Agency Response – Ministry of Education
- G Agency Response – Kai Tahu ki Otago
- H Agency Response – New Zealand Transport Agency

APPENDIX B:

Full Council Report, Agenda Item 1 dated 23 June 2017 and associated minutes

On the motion of Mayor Boulton and Councillor MacLeod the Council resolved that the agenda be confirmed.

Confirmation of minutes

25 May 2017

On the motion of Councillors Stevens and MacDonald the Council resolved that the public part of the ordinary meeting of the Queenstown Lakes District Council held on 25 May 2017 be confirmed as a true and correct record.

Councillors Forbes and MacLeod abstained.

1. Proposed Amendments to the Council's Lead Policy for Special Housing Areas to Include the Ladies Mile

A report from Blair Devlin (Manager Planning Practice) recommended that public feedback be sought on a proposal to amend the Council's Lead Policy for Special Housing Areas (SHA) to include a defined area of the Ladies Mile within Category 2, where expressions of interest for Special Housing Areas would be encouraged. The report was presented by Mr Devlin and Mr Avery.

Mr Devlin noted that Attachment A in the agenda did not show the tracked changes and he distributed copies of the tracked version. He also noted that there were a few minor issues of inconsistent terminology through the policy document. Mr Devlin suggested an additional recommendation (3) to give the GM Planning & Development and himself delegated authority to make minor amendments to tidy up the document.

The Mayor noted that Council did not have to consult on changes to its lead policy but chose to do so to understand public views on the subject. It was questioned why this proposal could not become part of the Proposed District Plan process along with the Wakatipu Land Use study. Mr Avery explained that the issue centred on the speed of delivery where the proposed District Plan process could take about 3 years compared to an SHA which could take a year to proceed.

There was discussion on the issues of providing enough housing, enabling more affordable housing and that without this change landowners could develop the area in an ad hoc way. A masterplan could provide more overall planning for the area. It was noted that there was potentially more power to negotiate for affordable housing through the Lead Policy and the SHA process. In response to public forum comments Mr Avery noted that Council was required to plan for growth over the next 30 years. He commented that there were a number of ways the land could be delivered to the market but they all had different timeframes, risks and degrees of public consultation.

On the motion of Councillors Stevens and McRobie it was resolved that the Council:

1. Note the need to provide more land for residential development arising from the:
 - a. unaffordable nature of the Districts rental and housing markets
 - b. the National Policy Statement on Urban Development Capacity, and
 - c. the Housing Accord targets.
2. Seek public feedback on the proposed addition of the Ladies Mile Area into Category 2 of the Housing Accords and Special Housing Areas Act 2013 Implementation Policy ("Lead Policy"), including the inclusion of:
 - a. an Indicative Master Plan; and
 - b. an Indicative Landscape Strategy and
 - c. the Ladies Mile Development Objectives
3. Delegate authority to the General Manager Planning & Development and the Manager Planning Practice to make minor or inconsequential amendments to the Policy before it goes out for consultation.

2. 2017/18 Annual Plan Adoption

A report from Meaghan Miller (GM Corporate Services) sought adoption of the Queenstown Lakes District Council 2017-2018 Annual Plan. The report was presented by Ms Miller and Mr Burns.

Ms Miller acknowledged the team effort to produce the Annual Plan noting it was a multi divisional project. She thanked the Finance team, especially Gaynor Webb and Lyn Zeederberg as well as the Corporate team in particular Michelle Morss, Sarah Douglas and Shelley Dawson. Ms Miller acknowledged that the Councillors had read all the submissions, sat through the hearings and held fair deliberations. Mr Burns commented that bringing the plan to Council for adoption was the last part of the process. He noted that Council was also adopting amendments to the Policy on Development Contributions as well as amendments to the Building and Resource Consent Fee Schedules which were consulted on in parallel to the Annual Plan. The Mayor thanked everyone involved on behalf of the councillors.

On the motion of Mayor Boulton and Councillor MacDonald it was resolved that Council:

1. Adopt the 2017-2018 Annual Plan pursuant to sections 95 and 82 of the Local Government Act 2002 [subject to decisions as outlined];

**QLDC Council
23 June 2017**

Report for Agenda Item: 1

Department: Planning & Development

Proposed amendments to the Council's Lead Policy for Special Housing Areas to include the Ladies Mile

Purpose

- 1 The purpose of this report is to recommend that public feedback be sought on a proposal to amend the Council's Lead Policy for Special Housing Areas to include a defined area of the Ladies Mile within Category 2, where expressions of interest for Special Housing Areas would be encouraged.

Executive Summary

- 2 The district's housing affordability problem, and the high levels of growth being experienced, require the Council to consider how it can enable and provide more land for housing. This is reinforced by a number of drivers from central government including the Housing Accord and the National Policy Statement on Urban Development Capacity.
- 3 Council resolved on 26 May 2016, when deciding to recommend the Queenstown Country Club Special Housing Area to the Minister, to seek a report on the issues and options to master plan the development of the Ladies Mile area. If the area is to be developed, a range of options are available to the Council from rural residential through to high density residential. A variety of mechanisms are available to Council including a potential variation to the Proposed District Plan or through an amendment to the Lead Policy for Special Housing Areas.
- 4 This agenda item reports back on the issues and options as requested by the Council. The agenda item recommends that public feedback be sought on a proposal to amend the Lead Policy to include the Ladies Mile area as an area where SHA applications would be considered, based on an Indicative Master Plan that enables a mixture of housing densities around a small commercial core, to provide a heart for the combined Ladies Mile, Lake Hayes Estate and Shotover Country areas. Development would be required to be in accordance with an Indicative Master Plan, Indicative Landscape Strategy and the Ladies Mile Development Objectives.

Recommendation

That Council:

1. **Note** the need to provide more land for residential development arising from the:
 - a. unaffordable nature of the Districts rental and housing markets

- b. the National Policy Statement on Urban Development Capacity, and
 - c. the Housing Accord targets.
2. **Seek** public feedback on the proposed addition of the Ladies Mile Area into Category 2 of the Housing Accords and Special Housing Areas Act 2013 Implementation Policy ("**Lead Policy**"), including the inclusion of:
- a. an Indicative Master Plan; and
 - b. an Indicative Landscape Strategy and
 - c. the Ladies Mile Development Objectives

Prepared by:



Blair Devlin
Manager, Planning Practice
13/06/2017

Reviewed and Authorised by:



Tony Avery
General Manager, Planning &
Development
13/06/2017

Background

- 5 The background to this agenda item is covered under seven topic headings. The first five relate to the need to provide more land for housing:
- a. The National Policy Statement on Urban Development Capacity
 - b. The Dwelling Capacity Model
 - c. The Housing Accord and its targets
 - d. The Housing Infrastructure Fund
 - e. Housing affordability
- 6 The last two relate to the setting:
- a. The Queenstown Country Club Special Housing Area (SHA); and
 - b. The Wakatipu Basin Land Use Study
- 7 Consultation undertaken to date is also covered.
- The National Policy Statement on Urban Development Capacity (NPSUDC)*
- 8 The NPSUDC requires the Council to recognise the national significance of:
- a. *Urban environments and the need to enable such environments to develop and change and*

b. *Providing sufficient development capacity to meet the needs of people and communities and future generations in urban environments.*

- 9 The NPS-UDC requires the analysis of “sufficient” development capacity. This should account for the likelihood that not all capacity will be developed and, therefore, requires provision of an additional margin of 20% over and above the projected short and medium-term residential business demand, and 15% over and above the projected long term residential and business demand.
- 10 The sufficient development capacity referred to above “*must be feasible, zoned and serviced with development infrastructure*” in the short term (1-3 years) and medium term (3-10 years):

PA1: Local Authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:

Short term	Development capacity must be feasible, zoned and serviced with development infrastructure.
Medium term	Development capacity must be feasible, zoned and either: <ul style="list-style-type: none"> serviced with development infrastructure, or the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.
Long-term	Development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.

- 11 The work undertaken to date to assess what meeting the NPSUDC requirements means for the District indicates that Council will need to provide land for approximately 9158 additional dwellings by 2028 (medium term) and 17,462 by 2048 (long term).

	2028		2048	
	Projected Additional dwellings	Additional dwellings required by NPS 20%	Projected Additional dwellings	Additional dwellings required by NPS 15%
Wakatipu	4623	5548	9,630	11,556
Wanaka	3008	3610	4,922	5,906
District Wide	7631	9158	14,552	17,462

- 12 The dwelling capacity model considers how Council is placed with responding to the requirements of the NPSUDC.

The Dwelling Capacity Model

- 13 Council’s dwelling capacity model is under review as part of the Proposed District Plan, and also to inform the Council’s planning response to the NPSUDC.

Results are still being reviewed and more detailed information will be available shortly.

- 14 Initial findings of the DCM identify that there is adequate and feasible residential capacity within the urban growth boundary for Queenstown to provide for projected growth in the short, medium and long term.
- 15 However, analysis of this data indicates that approximately 56% of this capacity is contained in three ownerships, specifically within the Low Density Residential zone at Kelvin Heights, Jacks Point / Hanley Downs, and the Remarkables Park zone.
- 16 Therefore while an initial review of the DCM would suggest that while Council has zoned enough land, having over half of the supply in three ownerships is problematic because:
 - a. Little residential development has occurred within the Low Density Residential zone at Kelvin Peninsula over the last ten years
 - b. Little *residential* development has occurred at Remarkables Park over the last ten years
 - c. Some residential development is occurring at Jacks Point and residential development is underway at Hanley Downs
- 17 Queenstown therefore does not have a shortage of zoned land but rather an extremely low uptake of the land that is zoned for development. This is constraining the market as indicated by the unavailability of land for housing at the present time.
- 18 Under the NPSUDC, Council is required when making planning decisions to have particular regard to *“limiting as much as possible adverse impacts on the competitive operation of land and development markets”*. Facilitating residential development on the Ladies Mile will help limit the small number of owners slowing releasing the zoned land which is having an adverse impact on the operation of the land and development markets.
- 19 Growth projections show we need to plan for an almost doubling of the number of existing residential units in Queenstown and Wanaka over the next 30 years. A key question arises as to where they will be serviced. Estimated dwelling needs by 2048 are set out in the table below:

	Wakatipu	Wanaka	Total
Current Dwellings (2016)	10,631	6,412	17,043
Projected Additional Dwellings Needed by 2048 (NPSUDC)	9,630 to 11,556	4,922 to 5,906	14,552 To 17,462
% Increase	91%	77%	85%

The Housing Accord and its targets

- 20 In recognition of the high growth and unaffordable housing in the Queenstown Lakes District, the Council and the Government signed the Housing Accord on October 2014. The Housing Accord includes targets for new sections and dwellings that to date, Council has been able to achieve. In response to the high growth the district continues to experience, a new Housing Accord has been discussed between the Council and Minister Nick Smith. A separate agenda item covers proposed revisions to the Housing Accord targets.
- 21 In 2016, 760 new sections and dwellings were consented by QLDC. The revised 'stretch targets' subject to Council consideration are for a significant increase and will require the council to take action to ensure an ongoing supply of land for residential development.

The Housing Infrastructure Fund (HIF)

- 22 Council has submitted an application to the Governments HIF. This is a billion dollar interest free (for ten years) loan facility available to local government to help fund infrastructure associated with enabling residential development. Four Queenstown proposals were put forward in the final application to Central Government, including the Ladies Mile. The criteria for assessing applications to the fund are tightly linked to enabling land for housing development, and therefore intentionally favour greenfield proposals over intensification.
- 23 The Indicative Business Case seeks formal approval to provide infrastructure that will bring forward the supply of developable land within the Queenstown Urban Area. One of the applications was for the three waters and roading infrastructure to supply core services for just over 1,000 medium density residential units within the Ladies Mile development corridor, should the Council decide to amend its Lead Policy or change the current zoning.
- 24 A summary of the four HIF proposals were considered at Full Council on 24 March 2017. Council lodged its application to the HIF on 31 March 2017 and this is currently being assessed by an independent panel. A decision is expected by 30 June 2017.

Housing Affordability

- 25 Housing affordability and an adequate supply of suitable housing are key elements to maintaining a well-functioning, dynamic community with a strong economy. Currently the District's housing market is experiencing issues with the supply, affordability, and suitability of housing.
- 26 Businesses report difficulties attracting and retaining long-term and short-term staff due to a lack of affordable or suitable housing. This issue may become more pronounced if housing supply does not respond adequately to housing demand, especially demand for more compact and affordable housing closer to employment. Unaffordable homes contribute to increased pressures on families, communities, the social housing system, and on Government and Council support.

27 Average house prices in the district have increased by 29.5% over the last year as shown in the table below:

	Average House Price
Queenstown Lakes District February 2017	\$1,039,434
Queenstown Lakes District February 2016	\$802,634
Auckland – February 2017	\$1,043,680
New Zealand average house price	\$631,349

28 In January 2017, average weekly rents in Queenstown were the highest in the country at \$550, up 22.8 percent from \$448 in January 2016 and above average rents in Auckland (at \$518).

29 The median multiple (the ratio of median house prices to median incomes) for Queenstown was the highest in the country in February 2017 at 10.71; above the North Shore (10.04), Auckland Central (9.45), and the wider Auckland metropolitan area (8.84).

30 As a tourist area, the District also has a high proportion of holiday homes and visitor accommodation which adds further pressure to the housing market and residential land supply. The increasing prevalence of existing housing stock used for short-term rental through websites like Airbnb (due to the higher rental returns) further constrains the local rental market.

31 While increasing land supply is only one element to addressing the housing affordability problem the country is facing, it is an element within the control of Council (unlike say, the tax treatment of property) and an important element in Queenstown given that local geography limits the opportunities for urban development.

The Queenstown Country Club

32 When considering the expression of interest (EOI) for the Queenstown Country Club (QCC) retirement village SHA on Ladies Mile, Full Council resolved on 26 May 2016 to:

“4. Recognise the consequences should this development proceed [which is detailed in Paragraphs 90, 98, 99, 105, 106 and 119 of the report] which includes setting a precedent for future development on this portion of Ladies Mile Highway.

5. Instruct Council officers to report back to Council on issues and options to master plan the development of the Ladies Mile area including a potential variation to the Proposed District Plan.”

33 Since the above resolution was made, the Minister did approve the QCC as a SHA and resource consent under the Housing Accords and Special Housing Areas Act (HAASHA) was granted on 4 April 2017.

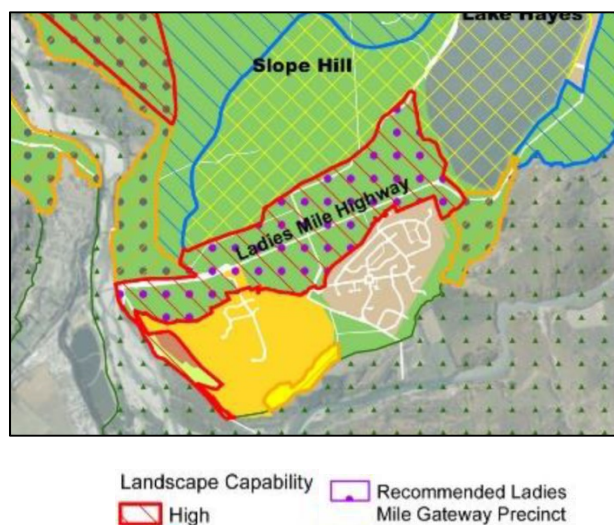
34 This agenda item relates to the required report back on issues and options to master plan the development of the Ladies Mile, as required under resolution (5) above.

The Wakatipu Basin Land Use Study (WBLUS)

35 The report back, requested by the Council in its May 2016 resolution on the Queenstown Country Club decision, was delayed following the release of a Minute on 1 July 2016 from the Chair of the Proposed District Plan Hearings Committee requesting Council consider undertaking a study of the Wakatipu Basin. The WBLUS was required because the Hearings Panel had reached the preliminary conclusion that:

“continuation of the fully discretionary development regime of the Rural General Zone of the ODP, as proposed by the PDP, was unlikely to achieve the Strategic Direction of the PDP in the Wakatipu Basin over the life of the PDP”.

36 Council agreed to undertake the study in a response to the Minute on 8 July 2016. The results of the WBLUS were reported to Full Council on 20 April 2017. The WBLUS concluded that the Ladies Mile does have a high capacity to absorb development relative to the Wakatipu Basin overall, in terms of different areas capacity to absorb further development, primarily because of the approval of the QCC.



37 The WBLUS recommends for the Ladies Mile:

- A **Ladies Mile Gateway Precinct (LMGP)** which may achieve a density of development at the same level as the PDP's Low or Medium Density Residential zones, is subject to a 75m building setback control (from the highway), and assumes an 'urban parkland' type development character. The LMGP trumps the underlying WBRAZ provisions. A Structure Plan process will be required to address amenity, landscape and infrastructure issues.

38 The WBLUS is not Council policy, and how the recommendations are responded to in terms of planning provisions (including the method for responding e.g. a Variation to the Proposed District Plan) is still being determined. The response will need to align with any decision to add the Ladies Mile into the Lead Policy.

Ladies Mile Proposal

- 39 The Council resolution in paragraph 32 above asked staff to investigate issues and options associated with master planning the development of the Ladies Mile area. For the reasons outlined above, the Council does need to consider how it is going to provide and plan properly for the growth needs of the district, in terms of making sufficient land available to meet that demand in a way that assists to address both the District's housing affordability problems and future residential housing needs overall.
- 40 The following part of the agenda item comments on:
- a. Why the Ladies Mile and not other growth options?
 - b. What style of development is possible on the Ladies Mile?
 - c. What options does Council have to enable urban development on the Ladies Mile?
 - d. The Indicative Ladies Mile Masterplan
 - e. Entrances to Queenstown
 - f. Transport implications
 - g. If the resolution is adopted, what are the next steps?

Why the Ladies Mile and not other growth options?

- 41 Officers have not prepared or commissioned a high level growth options study for Queenstown for the purposes of this agenda item. Similarly, with regard to the Proposed District Plan, a high level growth options study was not provided due to additional greenfield zoning being provided in discrete areas, e.g. adjoining SH6 near Quail Rise. When the PDP was notified in 2015, the zoned capacity being provided for within the proposed urban growth boundaries and the more enabling provisions for infill development within existing zoned areas was considered to be enough supply without large additional greenfield areas.
- 42 As noted above, the sole reliance on existing zoned land to meet Queenstown's housing needs is now considered unlikely to meet the growth needs of Queenstown or meet the NPSUDC requirements which include consideration of how much land is 'sufficient' and how 'feasible' it is that land will be released for housing. The very low uptake of zoned land is also problematic.
- 43 In terms of urban growth, the opportunities for urban growth are largely contained in four geographic areas:
- a. The Ladies Mile adjacent to Lake Hayes Estate, Shotover Country and the QCC
 - b. The valley between the Kawarau River and Jacks Point / Hanley Downs
 - c. Along Malaghans Road from Arthurs Point
 - d. Intensification of existing urban areas (as per PDP)
- 44 With regard to Option (d), providing for intensification in existing urban areas is being addressed through the Proposed District Plan process. While this will likely

provide additional housing units, experience shows that the delivery of additional units can be limited due to a range of economic and existing land use reasons.

- 45 With regard to Options (a) – (c), officer’s consider the Ladies Mile is best placed to accommodate urban development given it is directly adjacent to existing urban development in the form of Lake Hayes Estate, Shotover Country and the QCC. The Ladies Mile is also physically close to the major employment area of the Frankton Flats and its industrial zones.
- 46 The area can also be serviced with infrastructure more readily, due to the proximity of the Council’s wastewater treatment plant and bore field, and the existing reticulated networks in Lake Hayes Estate / Shotover Country. Generally speaking there are few natural hazards other than known alluvial fans which can be managed.
- 47 The land along Malaghans Road still has strong rural character and little development, and the WBLUS identified it as having a low capacity to absorb development.
- 48 The land between the Kawarau River and Jacks Point / Hanley Downs is also being considered, however it is less readily serviced from an infrastructure perspective and would therefore take longer to be enabled.
- 49 Council is required under the NPSUDC to prepare a ‘Future Development Strategy’ by 31 December 2018. This will better articulate where future development should occur. However the ‘Future Development Strategy’ will inevitably be influenced by the Proposed District Plan rezoning requests, and associated appeals, and while it is an option to wait for those processes to work through, they do not prevent a decision being made on the Ladies Mile now to facilitate land for housing. It is anticipated that over the next 10-20 years, some or all of the options identified above will need to be considered in order to provide the additional land capacity.

What Style of Development is Possible on the Ladies Mile?

- 50 With regard to resolution 5 from 26 May 2016 (paragraph 32 above), should the Council seek to enable further development on the Ladies Mile, a range of development options are available as set out in Table 1 below:

Table 1: What Sort of Urban Development is possible on the Ladies Mile?

	Approximate Yield for whole Ladies Mile Study Area* (136 ha)	Examples of similar development	General Comment
Rural Residential (1 per 4000m²)	340 residential units	North of Lake Hayes	Entirely car orientated, very low density, but maintains a sense of being less urban / green / open
Rural Lifestyle (Minimum of 1 per 1 hectare, average of 2ha)	68 residential units	Dalefield	Entirely car orientated, very low density, but maintains a sense of being less urban / green / open

	Approximate Yield for whole Ladies Mile Study Area* (136 ha)	Examples of similar development	General Comment
Low Density (assume 1 per 700m²)*	1165 residential units*	Lake Hayes Estate	Not well suited to passenger transport. Car orientated
Medium Density (assume 1 per 250m²)*	3264 residential units*	Bridesdale	Better suited to passenger transport, walkable urban style development.
High Density (assume 1 per 150m²)*	5440 residential units*	Around the Queenstown Town Centre (apartment style 3 storey)	Well suited to passenger transport and walkability. Multi storey means more expensive to build and potentially harder to sell.
Mix of Low, Medium and High (as above)*	2224 – 2874 (as per Indicative Master Plan yield analysis)	e.g. Indicative Ladies Mile Master Plan	Mixes all of the above with higher densities centrally located around a retail core. Well suited to passenger transport and walkability.

*using a formula of subtracting 40% for roads, reserves and the 75m SH setback for LDR, MDR, HDR & Mix.

- 51 When considering the above table, it is important to consider Queenstown has limited growth corridors and relatively scarce areas of land suitable for urban development that are flat, accessible and not within an Outstanding Natural Landscape. Officers consider that using the land for Rural Residential or Rural Lifestyle would not be an efficient use of the land when looking over a 20 to 30 year time frame and the history of Queenstown's growth.
- 52 Similarly, Queenstown is already well supplied by Lake Hayes Estate and Shotover Country with low density residential development, i.e. one large house per section. This type of development is popular but expensive, and does not work well for public transport, a key consideration given the limited transport corridors available. The Ladies Mile could quickly be covered in large dwellings on large sections, which are not at the more affordable end of the housing spectrum.
- 53 Given the scarcity of land suited for urban development, it is recommended that a mixture of high, medium and low density development is provided for, as shown in the bottom row of Table 1.

What options does Council have to enable urban development on the Ladies Mile?

- 54 There are also a variety of high level options that Council has to enable development on the Ladies Mile. These options include:

Table 2: High Level Options available to Council to enable development on the Ladies Mile

	Option 1 – Add to Category 2 of SHA Lead Policy and require development to be in accordance with an Indicative Master Plan	Option 2 – Variation to the PDP for just Ladies Mile, separate to WBLUS Response	Option 3 – Variation to PDP as part of full WBLUS Response	Option 4 – Do nothing and await decisions on submissions on the Proposed District Plan as notified (i.e. Rural zoning)
Estimated timeframes for paperwork	<ul style="list-style-type: none"> – 6-12 months minimum – 3 – 6 months to receive an EOI, report to Council, make recommendation to Minister and for gazettal as a SHA. – Resource consents then lodged. 	<ul style="list-style-type: none"> – 12 - 15 months plus appeals – Prepare variation & s.32 cost benefit analysis, notify for submissions and further submission, go through RMA hearings and appeals process. – Decisions on submissions including possible Wakatipu Basin variation due 3rd quarter 2018 then appeals (refer separate agenda item) – Resource consents then lodged. 	<ul style="list-style-type: none"> – 12 - 15 months plus appeals – Prepare variation & s.32 cost benefit analysis, notify for submissions and further submission, go through RMA hearings and appeals process. – Decisions on submissions including possible Wakatipu Basin variation due 3rd quarter 2018 then appeals (refer separate agenda item) – Resource consents then lodged. 	<ul style="list-style-type: none"> – 12 - 15 months plus appeals – Resource consents then lodged.
Estimated minimum timeframes for occupation of first houses	1.5 – 2 years	3 years but depends on number of appeals	3 years but depends on number of appeals	3 years but depends on number of appeals
Pro's	<ul style="list-style-type: none"> – Fastest option – Developers can be required to meet master plan and infrastructural obligations or no recommendation to the Minister – Limited appeals / litigation – Council seen as proactive – Can require a 10% contribution to QLCHT 	<ul style="list-style-type: none"> – Greater public input – Could be based around a structure plan setting out development bones – Separates Ladies Mile from other WBLUS issues 	<ul style="list-style-type: none"> – Greater public input – Could be based around a structure plan setting out development bones – Enables comprehensive look at entire Wakatipu Basin including Ladies Mile 	<ul style="list-style-type: none"> – Full public input through submission, further submissions and a hearing – Sticks to the Proposed District Plan as notified – Would retain generally open character of the Ladies Mile
Con's	<ul style="list-style-type: none"> – Limited public input – Council may have to help fund some 	<ul style="list-style-type: none"> – Slow – Subject to appeals / litigation (and submissions 	<ul style="list-style-type: none"> – Slow – Subject to appeals / litigation (and submissions 	<ul style="list-style-type: none"> – Does not provide land for housing – Could

	<p>infrastructure to ensure services put in are adequate for whole Ladies Mile not just the individual developers EOI</p>	<p>extending scope) - Would allow landowners to drive their own development agenda through submissions e.g. Rural Residential is easy to do but not necessarily what the district needs - Contribution to QLCHT required on a voluntary basis only</p>	<p>extending scope) - Would allow landowners to drive their own development agenda through submissions e.g. Rural Residential is easy to do but not necessarily what the district needs - Would get bogged down in wider WBLUS appeals - Contribution to QLCHT required on a voluntary basis only</p>	<p>jeopardise future use of the land for urban development through construction of expensive rural residential style homes</p>
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55 This report recommends that subject to consideration of public feedback, Council use the Lead Policy to enable expressions of interest for development on the Ladies Mile under the HASHAA (Option 1) because it will result in the right type of houses being built sooner. If the Lead Policy is amended, expressions of interest would be considered by Council and a recommendation made to the Minister to create a special housing area. Resource consents could then be lodged under the HASHAA and processed either non-notified or with notice to adjoining properties only.

56 The Government deliberately established the HASHAA to fast track housing and it is not subject to the same appeal rights afforded under the Resource Management Act (RMA). Officers consider the HASHAA is also more effective at requiring developers to build the appropriate infrastructure and in terms of making a contribution to the Queenstown Lakes Community Housing Trust (QLCHT).

57 The amended Lead Policy in **Attachment A** proposes requiring a 10% contribution of the developed value contribution to the QLCHT. A higher contribution is proposed in recognition of the benefits of the SHA process to developers in that they could go from lodging an expression of interest to obtaining resource consent within 12 months, as occurred with the Queenstown Country Club, whereas the Variation or rezoning process takes many years, is likely to involve expensive litigation and has a less certain outcome.

58 While the RMA processes involve more public input, the timeframes associated with submissions, further submissions, a hearing and then appeals means the provision of more housing can be delayed for many years.

The Ladies Mile Indicative Master Plan

59 It is recommended that expressions of interest for SHAs broadly align with the Indicative Master Plan, is appended as part of **Attachment A**. A design statement is also included which sets out the rationale for the design of the Indicative Master Plan. It is based on a grid layout to achieve an efficient use of this piece of land, and is based around the key principles of variation in built form

and dwelling type, flexibility of use, connectivity, and legibility. These principles in turn encourage the use of public transport, walking and cycling.

- 60 The Indicative Master Plan covers an area of 136ha and if fully utilised would enable a yield of 2224-2874 residential units. The maximum yield is highly unlikely to be achieved, as not all landowners will want to or be able to develop, and the HASHAA legislation is due to expire in less than three years.
- 61 The Indicative Master plan provides four different density types from low through to high density. While templates for each density type have been provided to give Councillors and landowners an indication of the type of development that would result, the Indicative Master Plan specifies densities to be achieved and how that is actioned is up to individual developers. i.e. a developer can come up with their own design to achieve medium density, which will be subject to review.
- 62 In addition to the Indicative Master Plan, a series of broad objectives have been developed that would guide future development of the area. These have been included as an Annex within the updated Lead Policy appended as **Attachment A**).

Entrances to Queenstown

- 63 The Ladies Mile is considered by many in the community to be the entrance to Queenstown. Others view the Amisfield Winery area to be the entrance to Queenstown, as this is the location of the first obvious residential development and views of the mountains surrounding Lake Wakatipu. Council's 2007 Growth Management Strategy indicated that the Shotover River was the edge of Queenstown, however since that document was prepared, Shotover Country and the QCC have been approved.
- 64 The Indicative Master Plan seeks to provide an attractive, landscaped entrance along the Ladies Mile, with a consistent theme regardless of who the developer is. The Indicative Landscape Strategy document is included within the amended Lead Policy in **Attachment A**.
- 65 Under this proposal, EOIs for SHA development would need to be consistent with the Indicative Landscape Strategy before Council would recommend them to the Minister, and this should ensure a consistently high level of amenity along the Ladies Mile. The Indicative Landscape Strategy does not seek to hide away urban development but rather have well designed urban environments that are softened by pleasant amenity plantings.

Transport Implications

- 66 Modelling of the transport implications was undertaken by Abley Consultants Ltd as part of the indicative business case for the Housing Infrastructure Fund application.
- 67 A specific assessment of the impacts from the Indicative Master Plan on the capacity of the Shotover Bridge has also been undertaken, as the Shotover Bridge has been identified as a key capacity constraint. The capacity of the existing bridge has been calculated as having a peak hour capacity of 1590 vehicles per lane.

- 68 Based on *current* QLDC growth forecasts published in 2016, the bridge will reach capacity when operating during the evening peak in 2035, which will extend out to 2044 if 10% of vehicle drivers shift to public transport or other alternative modes.
- 69 Additional residential development on the Ladies Mile brings forward the time at which the bridge reaches capacity. If an additional 1000 medium density dwellings were developed by 2025 the bridge will reach capacity at 2025 (or 2032 if a 10% shift to alternative modes is achieved).
- 70 A further scenario was assessed with 2000 medium density households developed by 2025 and it was concluded that the bridge would reach capacity well before the additional development was completed, irrespective of any additional uptake of alternative modes.
- 71 The New Zealand Transport Agency (NZTA) was involved at the very initial stages when the concept of medium density residential over the whole area was first proposed. The Indicative Master Plan is still broadly based on a medium density concept. The NZTA has only recently been provided with the results of the modelling, and at the time of the agenda cut-off, were still considering the implications.
- 72 Under either scenario, it is clear enabling further residential development on the Ladies Mile will bring forward the date at which the Shotover Bridge reaches its capacity.

If the Amendments to the Lead Policy are Adopted, what are the Next Steps?

- 73 If the Ladies Mile is added into Category 2 of the Council's Lead Policy, the following steps would occur:
- i. Expressions of interest (EOIs) are submitted*
 - ii. Report to Full Council (no further public feedback sought if consistent with the Indicative Master Plan)*
 - iii. Should the EOI be accepted in principle, negotiate an appropriate Stakeholder Deed*
 - iv. Once the development agreement is agreed and signed, the special housing area will be recommended to the Minister.*
 - v. Minister makes decision whether to approve as a SHA*
 - vi. Subdivision and resource consents lodged and processed under HAASHA framework.*

Options

- 74 High level options for the Ladies Mile are set above. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
- 75 Option 1 – Enable development on the Ladies Mile through an amendment to the Lead Policy in a comprehensive manner in general accordance with an Indicative Master Plan

Advantages:

- 76 Is most likely to deliver housing quickly in a comprehensive and integrated manner
- 77 Enables Council to set the development agenda and require developers to align with an Indicative Master Plan.
- 78 Developers can be required to meet the Indicative Master Plan and infrastructural obligations or no recommendation to the Minister
- 79 Limited appeals / litigation
- 80 Council seen as proactive rather than reactive to development pressure
- 81 Can require a 10% contribution to QLCHT

Disadvantages:

- 82 Likely to be seen by many as an unacceptable development in an area seen as an important gateway
- 83 Public input at the resource consent stage is limited to adjoining properties
- 84 No appeal rights from the resource consent decision
- 85 Council may have to help fund some infrastructure to ensure services put in are adequate for whole Ladies Mile not just the individual developers EOI
- 86 Timing and sequencing of development could be challenging from an infrastructure perspective

87 Option 2 – Undertake a variation to the proposed district plan for the Ladies Mile separate from the results of the WBLUS

Advantages:

- 88 Greater public input
- 89 Could still be based around a Structure Plan for the 'Ladies Mile Gateway Precinct' setting out development bones
- 90 Separates Ladies Mile from other WBLUS issues

Disadvantages:

- 91 Slow as subject to appeals / litigation
- 92 Would allow landowners to drive their own development agenda through submissions e.g. Rural Residential is easy to do but not necessarily what the district needs
- 93 Contribution to QLCHT required on a voluntary basis only rather than mandated

94 Option 3 – Undertake a variation to the proposed district plan for the Ladies Mile as part of the response to the WBLUS

Advantages:

- 95 Greater public input

- 96 Could still be based around a Structure Plan for the 'Ladies Mile Gateway Precinct' setting out development bones
- 97 Enables comprehensive look at entire Wakatipu Basin, including Ladies Mile

Disadvantages:

- 98 Slow as subject to appeals / litigation
 - 99 Would allow landowners to drive their own development agenda through submissions e.g. Rural Residential is easy to do but not necessarily what the district needs
 - 100 Would get bogged down in WBLUS appeals
 - 101 Contribution to QLCHT required on a voluntary basis only
- 102 Option 4 – Treat the Ladies Mile separately to the Wakatipu Basin and do nothing and wait till 'decisions on submissions' are issued on the Proposed District Plan as notified (Rural Zoning)

Advantages:

- 103 Would retain generally open character of the Ladies Mile
- 104 Least cost / effort.
- 105 Sticks to the approach as set out in the notified Proposed District Plan.
- 106 Full public input through submission, further submissions and a hearing

Disadvantages:

- 107 Land may be rezoned to Rural Lifestyle (1 dwelling per 1-2 hectares) rather than a more efficient use that creates land for Queenstown's long term growth in an integrated manner.
 - 108 A Rural Lifestyle Zoning would result in large lots with large expensive houses that would be more difficult to enable urban development on at a later date.
 - 109 Relies on land already zoned coming on stream to address demand, whereas experience is that despite having a sizeable amount of zoned land, it is not being developed.
 - 110 May not result in a comprehensive development of the area that best provides for Queenstown's growth.
 - 111 Potential for piecemeal development without any connections between neighbourhoods.
 - 112 Environment Court will set direction for the Ladies Mile rather than QLDC.
- 113 This report recommends **Option 1** for addressing the matter because it will:
- a. Make the best use of the scarce land available for long term urban development in proximity to Queenstown's existing urban residential and employment areas.

- b. Makes use of the tools the Government has put in place to address housing affordability.
- c. Provides a structured approach that enables development to be comprehensively guided in accordance with an Indicative Master Plan, rather than a series of individual developer led projects.
- d. Provides a large area of land for residential development, to address the pressing need for more land for urban development to help combat the housing affordability challenges.

Public Feedback Proposal

114 In the past Council, has not sought feedback on changes to the Lead Policy. However given the strong degree of public interest in the area, the following programme to seek feedback is proposed:

- a. Prepare discussion document summarising the issues in this agenda item
- b. Prepare media advisory / Council website and Facebook page
- c. Seek public feedback on Ladies Mile proposal
- d. Following public feedback, consider proposed amendments to Lead Policy on or before the Full Council meeting of 17 August.

Significance and Engagement

115 This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because:

- a. Importance: The Ladies Mile area could provide a large amount of new land supply for much needed residential housing. The area is considered by many to be the entrance to Queenstown and has high amenity values.
- b. Interest: For the reasons above the matter is of high interest to the community as evidenced by the feedback received and media publicity.
- c. Existing Policy and Strategy: The proposal is not consistent with the Operative and Proposed District Plans, or the 2007 Growth Management Strategy. The Lead Policy does anticipate areas being added into Category 2 and by definition, special housing areas tend to be contrary to district plans, otherwise resource consent would be sought like normal.
- d. Capability and Capacity: There is a significant impact on the Council's intended level of service provision as the Ladies Mile area is not currently in the Long Term Plan as an area where infrastructure development is intended. While the developer would provide the required infrastructure for their particular area, Council's role is to ensure the capacity is adequate to service the whole Ladies Mile area in a comprehensive fashion.

Risk

- 116 This matter relates to the strategic risk SR1 'Current and future development needs of the community (including environmental protection)', as documented in the Council's risk register. The risk is classed as high.
- 117 This matter relates to this risk because the supply of housing is central to the current and future development needs of the community.

Financial Implications

- 118 Under the HASHAA, developers are required to provide the necessary infrastructure to service their developments. Council negotiates Stakeholder Deeds to ensure the necessary infrastructure is provided. The addition of the Ladies Mile area into the Lead Policy will likely lead to requests from Council to finance the additional infrastructural capacity required to service the wider 'Ladies Mile Study Area', beyond the demand generated by the individual expression of interest. This will have budgetary implications for Council.
- 119 Currently there is no budget for capital works on the Ladies Mile. The work is not included in the Long Term Plan. However as noted above, the Council has applied to the Governments HIF for formal approval to invest in infrastructure that will bring forward the supply of developable land for housing. The HIF is an interest free loan for ten years. The decision is expected by the end of June 2017. Should the application be successful, the HIF monies could fund the required capital works and be recouped through development contributions.
- 120 A parallel amendment to the development contributions policy would also be required to recoup the money as development occurs over the whole area over the next 10 – 20 years.
- 121 Should the HIF application not be successful, further work would be required with developers to better understand the component of their infrastructure investment that is required for their individual expression of interest and what is required to service the wider area. At that point budgets could be re-assessed to prioritise infrastructure spending where new housing is being developed, rather than in areas that are zoned but where little residential development is occurring.

Council Policies, Strategies and Bylaws

- 122 The following Council policies, strategies and bylaws were considered:
- a. The Operative District Plan
 - b. The Proposed District Plan
 - c. Growth Management Strategy 2007
 - d. Long Term Plan
 - e. Lead Policy for SHAs
- 123 The recommended option is not consistent with the first four named policies, but is consistent with the Lead Policy which envisages areas being added into Category 2.

124 This matter is not included in the 10-Year Plan/Annual Plan

Local Government Act 2002 Purpose Provisions

125 This item relates to an amendment to the Council's Lead Policy for Special Housing Areas. The proposed resolution accords with Section 10 of the Local Government Act 2002, in that it fulfils the need for good-quality performance of regulatory functions.

126 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by utilising the HASHAA to enable residential development on the Ladies Mile;
- Cannot currently be implemented through current funding under the 10-Year Plan and Annual Plan, but can be implemented should the Council's application to the Housing Infrastructure Fund be successful;
- Is not consistent with the Council's plans and policies; and
- Would alter significantly the intended level of infrastructural service provision undertaken by or on behalf of the Council.

Consultation: Landowner views

127 No consultation with the general public has been undertaken. In the past, the Council has not consulted the public when amending its Lead Policy. When it was last amended in October 2016 there was no public consultation. However given the high level of interest in the Ladies Mile area, the resolution sought is to seek public feedback on this change to the Lead Policy before making a decision on adoption.

128 A meeting was held with landowners on the northern side of Ladies Mile on 22 May 2017, and the southern side on 29 May 2017. Not all landowners were able to attend but a high proportion did attend or sent a representative. Written communications were also undertaken with some parties unable to attend the meeting. Written feedback was received from those meetings and resulted in a number of amendments to the Indicative Master Plan.

129 There was a range of views expressed by the landowners from complete opposition to full support. There was broad support for the concept of a comprehensive and integrated approach to the long term development of the area by the landowners, if the area is to be developed.

Legal Considerations and Statutory Responsibilities

130 The Council's Lead Policy relates to the application of HASHAA in the Queenstown Lakes District. The purpose of HASHAA is:

To enhance housing affordability by facilitating an increase in land and housing supply in certain regions or districts, listed in Schedule 1, identified as having housing supply and affordability issues.

- 131 HASHAA provides limited guidance as to the role of a Lead Policy, or to the assessment of potential SHAs, beyond housing demand and infrastructure concerns. HASHAA is silent on the relevance of planning considerations; however the Council's legal advice is that these are relevant considerations and this has been confirmed by the recent High Court decision on Ayrburn Farm. The weight to be given to these matters is at the Council's discretion, having regard to the overall purpose of HASHAA. These matters have been considered in this report.
- 132 The Council will need to consider the consistency of any decision to amend the Lead Policy and its decision in July 2015 to notify the PDP, which maintains the sites as Rural zoning. However since the PDP was notified, the Government has issued the NPSUDC has been issued, which requires greater assessment of the feasibility of zoned land coming on stream. This has been a fundamental change, particularly with regard to consideration of whether it is feasible the zoned capacity we have in certain areas will be released for development.

Attachments

- A. Proposed amendments to the Council's Lead Policy including Annexure D
- B. Indicative Master Plan

APPENDIX C:
Housing Accords and Special Housing Areas Act 2013 Implementation Policy dated
28 June 2018

28 June 2018

1. Background

The purpose of the Housing Accords and Special Housing Areas Act 2013 (**HASHAA**) is to enhance housing affordability by facilitating an increase in land and housing supply in certain regions or districts, including Queenstown-Lakes District.

In October 2014 Queenstown Lakes District Council (**Council**) and Government entered into the Queenstown-Lakes District Housing Accord (**Housing Accord**). The Housing Accord is intended to increase housing supply and improve housing affordability in the district by facilitating development of quality housing that meets the needs of the growing local population.

The Housing Accord included agreed targets related to housing supply for Years 1-3 of the Accord. Targets for years 4-6 are to be agreed between the Council and the Minister for Building and Housing (**Minister**). The Housing Accord includes priority actions aiming to increase the supply of housing in the district and to guide the Council's exercise of powers provided by HASHAA. It also addresses governance, processes, monitoring and review.

Under HASHAA the Council may at any time recommend to the Minister that one or more areas within the district be established as special housing areas.

If the Minister agrees with the Council, he or she may recommend that the Governor-General make an Order in Council declaring an area within the district to be a special housing area for the purpose of HASHAA.

HASHAA then provides an alternative approach for applications for resource consent for qualifying developments in special housing areas to the usual process under the Resource Management Act 1991 (**RMA**). Under that alternative approach, applications for resource consent for qualifying developments must not be publicly notified, although there is provision for limited notification of adjoining property owners and occupiers. There are no appeal rights in relation to decisions on such applications, except where development over four storeys is proposed. In addition, while Part 2 (the purpose and principles) of the RMA and District Plan provisions (both Operative and Proposed) are relevant assessment matters when considering applications for resource consent for qualifying developments, these matters are given a lower weighting than the purpose of HASHAA.

The purpose of this policy is to assist the Council in deciding whether to recommend the establishment of special housing areas to the Minister and in considering applications for resource consent for qualifying developments within special housing areas.

The contents of this policy are not intended to be exhaustive and do not limit the Council's discretion whether to make a recommendation or whether to grant resource consent. The Council may take into account additional factors and changed circumstances where relevant. All matters are to be considered in the context of the purpose of HASHAA.

In September 2016 HASHAA was amended to extend the deadline for establishing special housing areas to 16 September 2019 and to extend the date of its repeal (for the purpose of consenting qualifying developments) to 16 September 2021.

Before HASHAA was amended the Council recommended a number of special housing areas to the Minister in accordance with its previous Lead Policy: *Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines*, adopted on 30 October 2014 and updated on 30 April 2015. From the date of its adoption, this new policy applies to the recommendation of all further special housing areas by Council to the Minister and the consideration of all further applications for resource consent for qualifying developments.

2. Objectives

The Council's objectives in recommending the establishment of special housing areas to the Minister and considering applications for resource consent for qualifying developments are that:

1. Recommendation of special housing areas facilitates an increase in land for housing supply.
2. Special housing areas are established in appropriate locations, where there is evidence of demand for residential housing.
3. The establishment of special housing areas accords with the Council's overall strategic direction for urban development in the District.
4. Adequate infrastructure exists or is likely to exist to service qualifying developments in special housing areas.
5. Qualifying developments within special housing areas take a proactive approach to improving housing affordability issues by providing an appropriate mix of housing options including housing for owner occupiers, first home buyers, accommodation for workers, and facilitating the provision of community housing.
6. There is community feedback as part of the establishment of proposed special housing areas.
7. The development of special housing areas will achieve high quality urban design outcomes.
8. Development of housing in special housing areas occurs as quickly as practicable.

3. Criteria and Process for considering Special Housing Areas and qualifying developments

Special housing areas may originate from:

- The Council identifying, considering and recommending areas to the Minister on its own initiative; and
- Expressions of interest (**EOIs**) from landowners and developers for special housing areas that the Council considers meet the criteria listed below.

The Council will consider each proposed special housing area on its merits. In addition to the degree of consistency with this policy, other factors, such as planning and RMA matters, may be relevant to the Council's exercise of discretion to make a recommendation to the Minister.¹ Council has full discretion whether to recommend an area to the Minister to be a special housing area.

The below process will generally be followed on receipt of an EOI:

1. An initial consideration of an EOI to ensure it is consistent with the Council's intent, and there is sufficient information provided to be able to assess it;
2. Seek public feedback including statutory agencies and iwi;
3. Seek comments from internal Council departments and others as necessary;
4. Report to Full Council or a Council Committee with delegated authority;
5. Should the EOI be accepted in principle, negotiate an appropriate development agreement which may or may not need to be reported back to Full Council or a Council Committee with delegated authority; and
6. Once the development agreement is agreed and signed, the special housing area will be recommended to the Minister.

Note: Pre-application discussions are encouraged. Development agreements may not be required for Council-led proposals.

The deadline for establishing special housing areas has been extended by HASHAA to the 16 September 2019. The Council may, in its discretion, decide not to assess any EOI received after 16 April 2019.

In deciding whether to recommend a special housing area to the Minister the Council will consider the statutory criteria, as well as the following matters:

1. Location

The Council will group areas of land in the District into three categories:

- a. **Category 1** includes areas that are considered suitable for establishment as special housing areas. These areas have been identified or zoned in the Proposed District Plan for residential development or intensification and/or are located within the proposed urban growth boundary. Category 1 areas are listed in **Attachment A**.
- b. **Category 2** includes areas that may be suitable for establishment as special housing areas, subject to further assessment against this policy. This category can only be updated following resolution by full Council, which includes the addition and removal of areas from this category. Category 2 areas are listed in **Attachment A**.
- c. **Category 3** includes areas that are not considered suitable for establishment as special housing areas. Category 3 areas are listed in **Attachment A**.

¹ *Ayrburn Farm Developments Limited v Queenstown Lakes District Council* [2016] NZHC 693.

2. Strategic direction

The Council will consider proposed special housing areas in light of its overall strategic direction for development in the District. This includes ensuring that urban development occurs in a logical manner:

- to promote a compact, well designed and integrated urban form;
- to manage the cost of Council infrastructure; and
- to protect the District's rural landscapes from sporadic and sprawling development.

This includes establishing special housing areas within existing urban areas, or proposed urban areas in the Proposed District Plan, including those that are anticipated to fall within urban growth boundaries.

The Council may also consider the findings of other relevant investigations, such as but not limited to the Wakatipu Basin Land Use Study and the Ladies Mile Masterplan, which is investigating the future capacity of this area to absorb change.

3. Infrastructure

The Council must be satisfied that either:

- a. Adequate infrastructure exists to service qualifying development in the area; or
- b. Infrastructure can and will be provided and funded by the landowner or developer at no cost to, and without unforeseen or adverse financial or environmental costs on the Council or other relevant infrastructure providers.

The Council will assess the infrastructure requirements of a proposed special housing area against the matters listed in **Attachment B**.

4. Affordability

Housing affordability is a key issue for the Queenstown Lakes District. The Council is committed to ensuring that as development takes place across the District, the provision of affordable housing is incorporated as part of each development. The Council is particularly interested in ensuring that affordability is retained overtime.

The Council expects landowners and developers to identify appropriate mechanisms to ensure that housing developed in a special housing area addresses the district's housing affordability issues. The Council considers that an appropriate mix of housing is necessary in the district, including housing for owner-occupiers, first home buyers, and accommodation for workers.

Examples of mechanisms to achieve affordability may include:

- a range of appropriately sized sections (including smaller sized sections of 240-400m²);
- a mixture of housing typologies and sizes is also desirable;
- the nature of any covenants (or similar restrictions) imposed on sections;

- methods to reduce property speculation of vacant sections; and
- methods to retain affordability in the medium to long term.

Housing developed in special housing areas will be expected not to be used solely for visitor accommodation and landowners and developers should identify an appropriate legal mechanism for securing this outcome.

5. Affordable housing contribution

The Council will engage with landowners and developers and the Queenstown Lakes Community Housing Trust (or other suitable affordable housing provider) to identify and make contractual arrangements for an appropriate affordable housing contribution. As guidance, the Council considers at least 10% of the residential component of the development by developed market value or by area (depending on the nature of the development) is identified for affordable housing.

6. Community feedback

The Council will seek community feedback on all expressions of interest for special housing areas.

This will include the Council seeking advice from the New Zealand Transport Agency, Ministry of Education, Otago Regional Council, Local Iwi and any other parties considered to be relevant to the consideration of a special housing area.

7. Quality and design outcomes

The Council will expect all qualifying developments in special housing areas to achieve high quality urban design outcomes.

The Council's development quality expectations are set out in **Attachment C**.

8. Timely development

The Council wishes to see evidence that the special housing area proponent is motivated to obtain resource consent before the repeal of HASHAA and to implement the resource consent in a timely manner, such that the development assists in addressing the District's housing supply and affordability issues.

4. Agreements with Land Owners / Developers

For every EOI approved by Council, the Council will secure the agreed outcomes of negotiations with landowners and developers through a suitable and legally binding agreement to ensure their delivery in an appropriate and timely manner. This shall occur before the EOI is recommended to the Minister.

These agreements will cover matters including, but not limited to, the provision of infrastructure, securing housing affordability and community housing outcomes, securing design outcomes, and the timely resource consenting and development of special housing areas.

The Council will not enter into any agreement that fails to address issues of affordability

and community housing to the satisfaction of the Council.

5. Recommendations to the Minister

The Council will only recommend the establishment of a special housing area to the Minister following a formal report to the Council, and the Council resolving to recommend the proposed special housing area to the Minister, only if satisfied that:

1. The criteria in section 3 of this policy have been met to the Council's satisfaction; and
2. The outcomes of negotiations with the landowner or developer resulting from sections 3 and 4 have been appropriately secured via a suitable and legally binding method.

6. Expressions of interest within the Ladies Mile

The Council will require expressions of interest to be generally consistent with the following documents in Attachment D:

- The Ladies Mile Indicative Master Plan
- The Ladies Mile Indicative Landscape Strategy
- The Ladies Mile development objectives

Expressions of interest for the Ladies Mile will not be accepted once resource consents for qualifying developments have exceeded 1100 residential units.

7. Applications for resource consent for qualifying developments

Should the Minister approve the special housing area, then prior to the making of any application for resource consent for a qualifying development, the land owner or developer and the Council shall enter into pre-application discussions. These discussions will involve input from various Council departments.

The Council will consider any application for resource consent for a qualifying development in a special housing area in accordance with this policy. This is subject to the matters listed for consideration in s 34(1) of HASHAA.

Where a special housing areas was established prior to the adoption of this policy, the Council may consider any application for resource consent for a qualifying development under the previous policy or this policy, or both, as appropriate.

All Council staff time and other costs of processing and considering any resource consent application will be on-charged to the landowner or developer in accordance with the Resource Consent and Engineering Fees and Other Charges Schedule adopted by Council on the 1 July 2016.

The final date an application for resource consent for a qualifying development in a special housing area can be lodged is 16 September 2019.

Attachment A – Categories 1, 2 and 3

Category 1: Areas suitable for the establishment of special housing areas

Queenstown

The following zoned areas within the Queenstown Urban Growth Boundaries of the Proposed District Plan:

- Low Density Residential Zone;
- Medium Density Residential Zone;
- High Density Residential Zone; and
- Business Mixed Use Zone.

This excludes any land that is located within the Queenstown Airport Air Noise Boundary and Outer Control Boundary.

Category 2: May be suitable for the establishment of special housing areas

Ladies Mile

Land within the 'Ladies Mile SHA Boundary' as shown on the Indicative Master Plan appended as Attachment D to this Policy.

Wanaka

The following zoned areas within the Wanaka Urban Growth Boundary of the Proposed District Plan:

- Low Density Residential Zone;
- Medium Density Residential Zone;
- High Density Residential Zone;
- Large Lot Residential; and
- Business Mixed Use Zone.

Hawea

That part of Lot 2 DP 343855 contained within the Universal Developments Hawea Ltd Expression of Interest for a Special Housing Area.

Category 3: Not suitable for the establishment of Special Housing Areas

To be completed following further consideration by Council.

Attachment B – Infrastructure Requirements

The relevant infrastructure **includes**:

- Stormwater
- Wastewater
- Water
- Transport (including impact on state highways, impact on local roads, public transport, provision of public transport facilities, under passes, trails and tracks etc)
- Parks and Reserves
- Social and Community Infrastructure
- Education
- Network utilities (electricity, gas and telecommunications)

For Council-related services of water supply, wastewater, transport, stormwater and reserves the Council is satisfied:

- 1) That infrastructure exists and has additional capacity to accommodate the likely cumulative demand from a qualifying development/s in the special housing area or infrastructure is planned or programmed in the Council's Long Term Plan and Development Contributions Policy, and/or
- 2) That infrastructure would be provided and funded by the private sector ahead of the Long Term Plan programmed time at no additional cost to Council, and/or
- 3) Where not planned or programmed in the Council's Long Term Plan and Development Contributions Policy, infrastructure would be fully provided and funded by the private sector at no cost to Council and can connect to existing infrastructure that has additional capacity to accommodate the likely cumulative demand from a qualifying development/s in the special housing area, and
- 4) For stormwater, mitigation will meet the conditions of any relevant consent held by the Council or such other relevant engineering standards that are applicable, and
- 5) That infrastructure will be designed and constructed in accordance with the relevant requirements of the Council's Infrastructure Development Code, and any other specific design, specifications and plans for infrastructure works arising from any consent or infrastructure agreement between the Council and any other party.

For other (non-Council) infrastructure of state highways, public transport, government facilities such as education, or network utilities (electricity, gas and telecommunications) the Council is satisfied that infrastructure exists or is planned by the relevant service provider with additional capacity to accommodate the likely cumulative demand generated from a qualifying development/s in the special housing area.

Attachment C –Quality and Design Outcomes

‘High Quality Residential Development’

What does it mean for QLDC?

Defined as:

Residential development that integrates well into neighbourhoods (acknowledging it may be of significantly higher density), contributes to place making and interacts with the public realm. It comprises well designed, comfortable homes with good amenity and storage, exceeding Building Code requirements wherever possible in terms of environmental performance to minimise ongoing living costs.

It is emphasised that this definition of High Quality Residential Development emphasises good to very good performance across the four facets outlined below. The definition does not tolerate an “Average” performance on any single facet. Similarly, it does not demand a “High” performance on any one facet (recognising that setting the bar too high can impact negatively on housing affordability, and that there can be other site-specific barriers to achieving high performance in one single facet eg. the location may be zoned for urban purposes but located relatively remote from some community services).

It should be noted that ‘High Quality Residential Development’ does not demand high quality materials and finishes. Therefore, the term ‘High Quality Residential Development’ encapsulates affordable housing developments where, for example, less expensive materials are utilised, but where the design quality is good and the development addresses all facets outlined above and below.

Four facets are highlighted:

1. Integrating into the Neighbourhood

a. Connections

Does the scheme integrate into its surroundings by reinforcing existing vehicular, pedestrian and cycling connections and creating

new ones; while also respecting existing buildings and land uses along the boundaries of the development site?

b. Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, parks, workplaces, play areas?

c. Public transport

Does the scheme have good access to public transport?

d. Meeting Local Housing Requirements

Does the development have a mix of housing types and tenures that suit local requirements, including the need for lower cost housing options?

2. *Creating a Place*

a. Articulation and Design

Does the scheme provide for a good degree of visual interest and variation, as opposed to blandness and homogeneity?

b. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features, habitats, existing buildings, site orientation and microclimates?

c. Creating well defined streets and places

Are buildings designed and positioned with landscaping to define and enhance streets and public spaces?

d. Easy to find your way around

Is the scheme designed to make it easy to find your way around?

3. *Street & Home*

a. Car parking and Access

Is sufficient – but not excessive – parking and access provided in an integrated manner, in a way that the street and internal site environment is not dominated by it?

b. Public and private spaces

Are public and private spaces clearly defined and designed to be attractive, functional, well managed and safe?

c. Good Quality homes

Are the homes well designed, comfortable, well insulated and practical, optimise solar gain, and provide good storage?

4. Environmental Responsibility

a. Reducing environmental footprint

Does the scheme demonstrate methods for minimising its environmental footprint?

And in particular does the development achieve at least four of the following:

- **Buildings are healthy and comfortable, where it is easy to keep the warmth in and the moisture out**
- **Minimise energy consumption through energy efficient devices, reducing appliance numbers and onsite energy generation**
- **Water efficiency of taps, showers and toilets. Reusing, collecting and treating water onsite.**
- **Systems for reducing waste and increasing recycling**
- **Site and building aspect to maximise passive solar gain**
- **Select sustainable building materials**

Does the scheme provide compact housing in locations near centres or on / near public transport routes and pedestrian and cycle routes, and access to food growing areas?

Attachment D – Ladies Mile Indicative Master Plan, Design Statement, Landscape Strategy and Development Objectives

LADIES MILE INDICATIVE MASTER PLAN DESIGN STATEMENT

The Draft Ladies Mile Master Plan is designed around the key principles of Connectivity, Variation in built form and dwelling type, flexibility of use, and legibility. The design follows recognized urban design principles, based on the seven 'c's of the New Zealand Urban Design Protocol*, to development Mixed Use, Residential and Open Space areas with a potential development yield of 2,500-3,000 dwelling units (approximately 2,874 on the current design but this is likely to fluctuate). The principles are designed to encourage walkability, improve the relationship between buildings and the street, recognise CPTED** principles and encourage designs which are future proofed:

CONNECTIVITY

The grid street pattern allows a high level of walkability by minimizing distances between destinations, wherever they maybe, and providing a variety of options to be taken. Design controls would ensure the streetscape is not compromised by developments which do not relate to the street or poor connectivity. Designs should seek to maximise connections through laneways, walkways, shared spaces and barrier free access.

The formal street pattern is recognized to work extremely well with providing Public Transport services, with the main collector street potentially acting as spine road and allowing most residents to be within 100m of a bus stop, thereby reducing travel distances/times. It would be possible for a Queenstown-Arrowtown bus route to move through the indicative master plan picking up and dropping off passengers without having to deviate greatly from the most direct route (SH6), resulting in a relatively efficient trip.

The master plan proposes a hierarchy of street types which relate to their classification and likely use. The design of streets is important to the overall feel of an urban areas, and more importantly how residents and visitors use this space. Street types would vary in modal hierarchy and width, varying from 10m through to 20m. Main streets would allow for public transport, on street parking wider footpaths and street trees, and potentially segregated cycle-lanes. Where possible garages would be removed from the street frontage with the provision of rear lanes. The creation of laneways removes vehicle crossings from the street, a positive design outcome for pedestrians as it removes potential conflict points. It also maximises the ability for street tree planting and maximise the amount of space available for on-street parking. I have reviewed several developments where the road carriageway has been designed to allow for on street parking, but with the number of vehicle crossings in close proximity, on street parking is not possible and results in an unnecessarily wide road surface. Removing garages from the street frontage also allows dwellings to have a better relationship to the street, improving passive surveillance over the public space.

VARIATION OF BUILT FORM AND DWELLING TYPE

The proposed master plan provides 4 different density types being:

- Mixed Use;
- High Density Residential;
- Medium Density Residential; and
- Medium to Low Residential

Each density type proposes different rules for site coverage, height, set-backs and outdoor living space requirements to encourage different building stock to be developed. Diversity and variation are considered important to meet market demands. There is a known shortage of one and two bedroom dwellings in Queenstown and in many other district in New Zealand. Developments should seek to encourage diversity in building stock, unit type and character providing for a wider range of the community (budget and family type) which will encourage intensification and greater community interaction.

a. MIXED USE

While this density type has the ability for retail and office space to be developed, it is considered that the buildings will be predominantly residential in character but with the flexibility to change/adapt over time depending on market conditions and demands. Mixed use areas form the focal point for the design and should include high quality public spaces, plazas and laneways. Some streets would potentially be shared spaces with slow vehicle speeds encouraged and pedestrian priority. The provision of public transport is important to the success of this area. Buildings could be up to 12m high, 3 storeys with a site coverage up to 65%. The key design considerations of the Mixed-Use Activity area are:

- Large front setbacks would be discouraged, being only 0-3m with a maximum setback applied;
- No minimum lot size but likely to be 150-200m²;
- No height recession planes or side yards would apply. No street frontage recession plane will be required; and
- Communal carparking, the creation of laneways and the removal of minimum carparking provision would be permitted to provide for more flexible approaches to residential building types and functionality;
- It is envisaged that the overall density in the Mixed Use area would be +30Hh/Ha.

The current layout allows for 575 dwelling units based on a 3 storey, 360m² building with 5 residential units and one retail/office.

b. HIGH DENSITY RESIDENTIAL

This density type is purely residential and envisioned to be a mix of apartments and terrace houses. Buildings could be up to 12m high, 3 storeys with a site coverage up to 55%. The key design considerations of the High Density Residential Activity area are:

- Large front setbacks would be discouraged, being only 1-3m with a maximum setback applied;
- An average minimum lot size 150m²;
- No height recession planes or side yards would apply. No street frontage recession plane will be required; and
- Communal carparking, the creation of laneways and the removal of minimum carparking provision would be permitted to provide for more flexible approaches to residential building types and functionality;
- It is envisaged that the overall density in the High Density Residential area would be +30Hh/Ha.

The current layout allows for 963 dwelling units based on 64 units per development block ((160x100m).

c. MEDIUM DENSITY RESIDENTIAL

This purely residential area is envisioned to be mostly terrace house developments with vehicle access via a laneway. A second dwelling per lot would be allowed to be developed above the garage subject to design controls. Buildings could be up to 8m high, 2 storeys with a site coverage up to 45%. The key design considerations of the Medium Density Residential Activity area are:

- Large front setbacks would be discouraged, being only 3-6m with a maximum setback applied;
- A minimum lot size of 240m² but a second unit allowed per lot;
- No height recession planes or side yards would apply. No street frontage recession plane will be required; and
- Laneways required;
- It is envisaged that the overall density in the Medium Density Residential area would be +19Hh/Ha.

The current layout allows for 681+553 dwelling units based on 40+40 units per development block ((160x100m).

d. MEDIUM TO LOW RESIDENTIAL

This purely residential area is envisioned to be individual house developments with vehicle access via the street. Buildings could be up to 8m high, 1-2 storeys with a site coverage up to 35%. The key design considerations of the Medium Activity area are:

- Large front setbacks would be discouraged, being only 3-6m with a maximum setback applied;
- A minimum lot size of 400m² but a second unit allowed per lot;
- Height recession planes and side yards would apply.
- It is envisaged that the overall density in the Medium to Low Density area would be +11Hh/Ha.

The current layout allows for 102 dwelling units based on 24 units per development block ((160x100m).

FLEXIBILITY OF USE

Developments should be able to adapt to future conditions in order to provide for continued success. They should be diverse enough to provide for and attract various groups of people and activities to fulfil the needs of a diverse range of users, increasing the resilience of the development over time. This is particularly important in the Mixed-Use areas.

LEGIBILITY AND UNIQUE CHARACTER

While not yet developed for this master plan, developments should create a strong sense of place through the design of unique amenities and buildings in order to provide an identity for the community and encourage respect for the design. Incorporating landmarks and unique spaces into the design will increase the legibility of the development for its users. The use of a grid street pattern allows for vistas to be created, or to align with important landmarks.

Prepared by Dave Compton-Moen

1 June 2017

GLOSSARY OF TERMS

*The seven 'c's of the New Zealand Urban Design Protocol are:

Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration. These are a combination of design processes and outcomes.

The seven Cs:

- provide a checklist of qualities that contribute to quality urban design
- are based on sound urban design principles recognised and demonstrated throughout the world
- explain these qualities in simple language, providing a common basis for discussing urban issues and objectives
- provide core concepts to use in urban design projects and policies
- can be adapted for use in towns and cities throughout New Zealand.

(Source: NZ Urban Design Protocol, MfE)

** CPTED Principles

Crime prevention through environmental design (CPTED) is a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. Generally speaking, most implementations of CPTED occur solely within the urbanized, built environment. Specifically altering the physical design of the communities in which humans reside and congregate in order to deter criminal activity is the main goal of CPTED. CPTED principles of design affect elements of the built environment ranging from the small-scale (such as the strategic use of shrubbery and other vegetation) to the overarching, including building form of an entire urban neighbourhood and the amount of opportunity for "eyes on the street". (Source: Wikipedia)

LADIES MILE INDICATIVE LANDSCAPE STRATEGY

LANDSCAPE DESIGN STATEMENT

The following draft Landscape Design Statement relates to the Indicative Master Plan prepared for Ladies Mile in June 2017 by DCM Urban Design Limited. The Indicative Master Plan proposes a 75m landscape strip on either side of the SH6 - Ladies Mile, where possible to retain a high amenity entrance into Frankton and Queenstown. The statement outlines the Master Plan design philosophy; requirements for pedestrian and cycle movement; possible options for providing active recreation facilities; stormwater treatment and low impact design solutions; and possible plant types and species to be considered within the strip.

INDICATIVE LANDSCAPE STRATEGY DESIGN PHILOSOPHY

The 75m landscape strip or green belt on either side of SH6 is an important design element in the Indicative Master Plan design, maintaining an open corridor which affords views through to Slope Hill and the Remarkables for motorists entering and leaving Queenstown. The intention of the green belt is not to screen development in all entirety from the highway but to allow framed and partial views through to well-designed developments.

The green belt provides several key attributes which help to strengthen the intensive residential developments proposed for Ladies Mile, including:

A very legible design which maintains open views to the mountains and slope hill;

Allows views through to future development but with sufficient planting and distance to frame views and create interesting vistas;

Potential for both passive and active recreation opportunities including playing fields;

To provide a physical connection between the Shotover River corridor and Lake Hayes with minimal road crossings;

Stormwater treatment areas to capture and slow runoff

A buffer between highway noise and future residential dwellings;

An internal local road would run along the outer edges of the green belt so that properties face out onto the open space as opposed to backing onto the reserve. The local street would be 10-15m wide and is included in the 75m wide landscape strip.

Where possible, existing trees and vegetation will be retained and mixed with new planting to provide a sense of establishment. Each area will be reviewed on a case-by-case basis depending on the form, species and position of the plants.

REQUIREMENTS FOR PEDESTRIAN AND CYCLE MOVEMENT

The green belt would provide off road routes for cyclist and pedestrians, providing a more direct route for commuters as well as provide an interesting alternative for tourists travelling out to Lake Hayes, AJ Hackett Bungy and Gibbston Valley. The width of the belt also allows the future design of the SH6 underpasses to be as open as possible (CPTED) and to provide

a shallow gradient improving accessibility for all users. Cycle facilities including shelters could be included in the design at key meeting points.

POSSIBLE OPTIONS FOR PROVIDING ACTIVE RECREATION FACILITIES

There are number of different facilities which could be provided in the Green Belt including:

- Sports field(s)
- Playground(s)
- BMX bike track / skate park
- Shelters / toilets
- Walking / running paths and fitness stations
- Shared paths
- Seating / lighting

STORMWATER TREATMENT AND LOW IMPACT DESIGN SOLUTIONS

Landscape materials used for surfacing should be designed with drainage and low impact design solutions in mind, be low maintenance but of a quality and style which enhance the amenity of Ladies Mile. By incorporating low impact design solutions on-site to minimize runoff and peak flows it is possible achieve stormwater neutrality or at least a reduction. All systems are more cost effective if incorporated during the design phase (as opposed to being retrofitted) but require maintenance to ensure their effectiveness is retained. By implementing systems such as those listed below, it is possible to reduce peak flows and peak stormwater discharges reducing the impact on Council owned stormwater infrastructure, subject to on-site solutions being well-designed and maintained.

- Swales alongside streets to collect runoff;
- Rain gardens to collect stormwater in more urban, engineered areas;
- Detention basins;
- Permeable paving and limiting hard stand areas for carparking areas, paths and play areas;
- Avoidance of 'kerb and channel' detailing which appears heavily engineered.

POSSIBLE PLANT TYPES AND SPACES

An important aspect of the green belt will be the species selection and placement of trees to enhance the colour and character of the SH6 road corridor. The Ladies Mile corridor is well known for its rows of deciduous trees on the southern side, and the proposed planting list builds on that theme of exotic deciduous species. The following are suggested tree and shrub species:

Avenue and Street Trees

Botanical Name	Common Name	Botanical Name	Common Name
<i>Aesculus hippocastanum</i>	Horse Chestnut	<i>Platanus orientalis</i>	Oriental Plane
<i>Carpinus betulinus</i> 'Fastigiata'	Upright Hornbeam	<i>Quercus palustris</i>	Pin Oak
<i>Fagus sylvatica</i>	English Beech	<i>Quercus robur</i>	English Oak
<i>Juglans regia</i>	Common walnut	<i>Tilia x europaea</i>	European Lime
<i>Liquidamber styraciflua</i>	Liquidamber	<i>Ulmus procera</i>	Green English Elm

Amenity / Orchard Trees

Botanical Name	Common Name	Botanical Name	Common Name
<i>Acer davidii</i>	Snakebark Maple	<i>Prunus 'Awanui'</i>	Sweet Cherry
<i>Acer rubrum</i>	Maple	<i>Prunus 'Thunder Cloud'</i>	Flowering Cherry
Magnolia 'Little Gem'	Evergreen Magnoli	<i>Malus x domestica</i>	Apple
<i>Prunus avium</i> 'pendula'	Flowering Plum	<i>Prunus species</i>	Flowering cherry species

Hedging

Botanical Name	Common Name	Botanical Name	Common Name
<i>Griselinia littoralis</i>	Broadleaf	<i>Prunus lusitanica</i>	Portuguese laurel
<i>Carpinus betulinus</i>	Hornbeam		

Prepared by Dave Compton-Moen

7 June 2017

GLOSSARY OF TERMS

*The seven 'c's of the New Zealand Urban Design Protocol are:

The Urban Design Protocol identifies seven essential design qualities that create quality urban design: the seven Cs. They are: Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration. These are a combination of design processes and outcomes.

The seven Cs:

- provide a checklist of qualities that contribute to quality urban design
- are based on sound urban design principles recognised and demonstrated throughout the world
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Ladies Mile Development Objectives

Land use

- *A comprehensive and integrated development based in general accordance with an indicative master plan to provide for Queenstown's future urban growth*
- *Development is based on a grid layout to facilitate public transport, walking and cycling and reduce dependence on private vehicle use.*
- *A central small format retail area shall provide a village centre and focus for the wider Ladies Mile area including Shotover Country and Lake Hayes Estate.*
- *A predominance of medium and high density residential (attached, two-three storey) is desired to ensure valuable land suitable for urban development is used efficiently.*
- *Ensure standard engineering and planning solutions are applied to address any likely geotechnical issues or hazards that may arise.*

Landscaping / Reserves

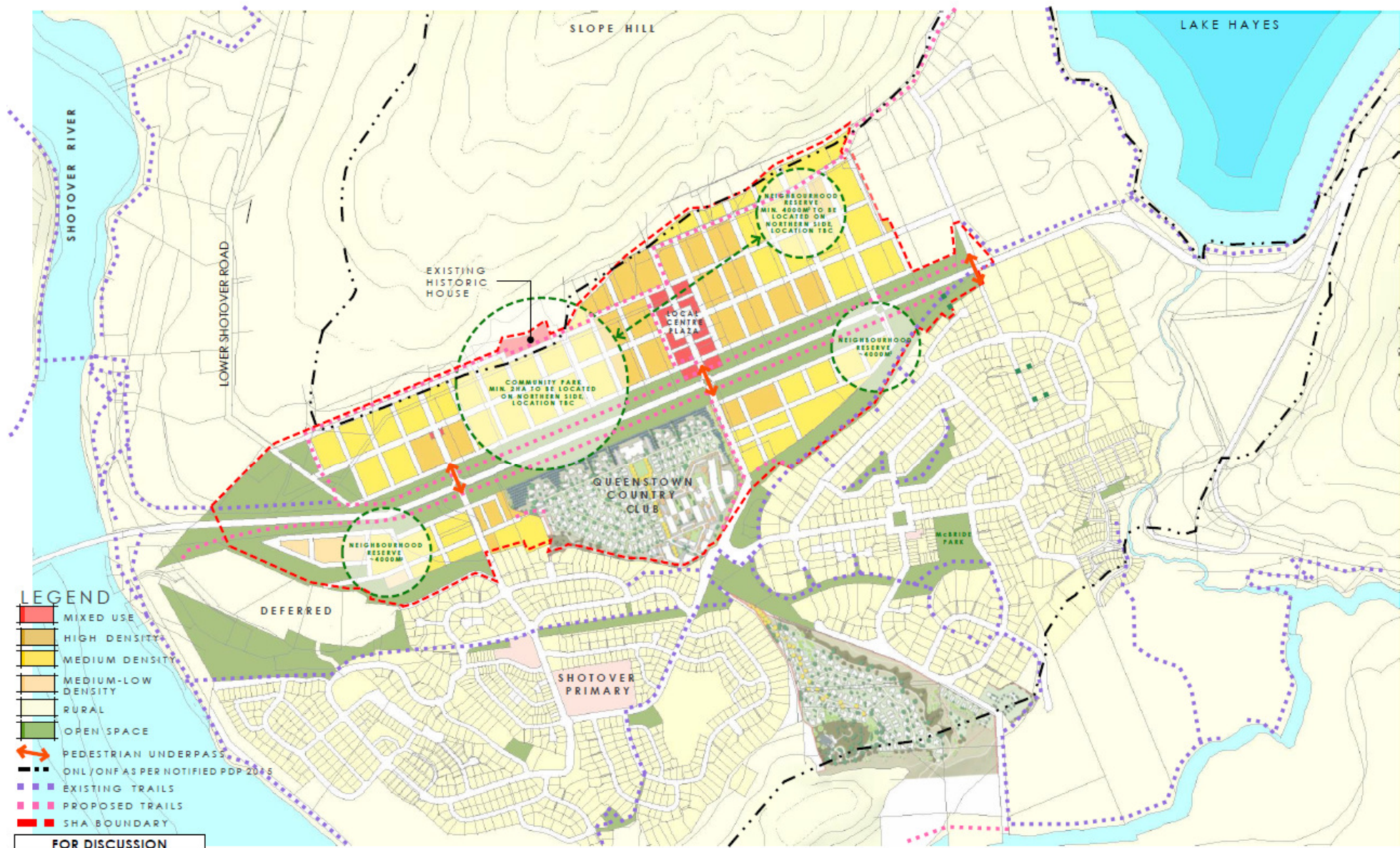
- *A landscaped set back along the Ladies Mile is required, consistent with the 'Indicative Master Plan' and 'Indicative Landscape Strategy', to ensure high amenity levels along the Ladies Mile as a key entranceway to Queenstown, without trying to hide development behind mounds.*
- *Locality based reserves are required in accordance with Councils Parks and Open Space Strategy 2017 (rather than a series of minor reserves).*

Transport

- *Vehicle and pedestrian access points to, and across the State Highway shall be defined and restricted to a limited number of points (but recognising some temporary access arrangements will be necessary to facilitate out of sequence developments)*
- *New walking and cycling trails are required and need to integrate with existing trails and link under / across the State Highway.*
- *Trails need to be suitable for commuters as well as for recreational purposes.*

Infrastructure

- *Infrastructure and specifically stormwater requires a holistic approach across the whole of the Ladies Mile.*
- *Key wastewater and potable water network elements require definition and funding.*



2. INDICATIVE MASTER PLAN

APPENDIX D:

Queenstown Lakes District Housing Accord dated 23 October 2014 (Superseded)



QUEENSTOWN-LAKES DISTRICT

HOUSING ACCORD

Queenstown-Lakes Housing Accord

1. The Queenstown-Lakes Housing Accord (the Accord) between Queenstown-Lakes District Council (the Council) and the Government is intended to increase housing supply and improve housing affordability in the Queenstown-Lakes district by facilitating development of quality housing that meets the needs of the growing local population.

Background

2. Housing affordability and an adequate supply of housing are key elements to maintaining a well-functioning, dynamic community with a strong economy. Currently the Queenstown-Lakes housing market is experiencing issues around the supply and affordability of housing.
3. The median income in Queenstown-Lakes district is low and the median house price is the second highest in the country, meaning it takes 101.8% of the median weekly take-home pay for an individual to meet the weekly mortgage payment on a median-priced home. The median multiple (i.e. the median house price divided by the gross annual median household income) is 8.61. These figures suggest that home ownership is unaffordable for many residents. Unaffordable homes contribute to increased pressures on families and communities, on the social housing system, and on Council and Government support. Further, with proportionately more household income being spent on housing less money is available for investment and spending in other areas of the community and business.
4. Although estimates vary, for the purposes of housing projections the Council has utilised the 'high' projections of Statistics New Zealand, which project population growth of 2.7 per cent per annum through to 2031. The Council has also commissioned an independent report assessing population growth projections, which predicts higher population growth than the Statistics New Zealand 'high' projection. This indicates that using the 'high' rather than the 'medium' Statistics New Zealand projections is justified in the Queenstown-Lakes context.
5. Meeting demand from population growth will require a large number of new dwellings. Queenstown-Lakes also has a high proportion of holiday homes and visitor accommodation which adds further pressure to the housing market and residential land supply. The district will require over 500 new dwellings (including holiday homes) per annum out to 2031. Over the past five years, an average of 386 building consents per annum have been issued for new residential dwellings across the District.
6. Approximately 7 per cent of New Zealand's tourism spending occurs in Queenstown-Lakes district, and it serves as an important gateway to Central Otago and Fiordland. Housing affordability is potentially acting as a constraint on the local economy with businesses reporting difficulties attracting and retaining staff due to high housing prices. This issue may become more pronounced if housing supply does not respond adequately to housing demand, especially demand for more compact and affordable housing closer to employment.
7. The Council and the Government agree that joint action is needed to improve housing supply and affordability in Queenstown-Lakes district. Both parties seek to work collaboratively to focus on the distinct housing issues facing the district. To provide a basis for this collaboration the Government and Council have entered into this Accord.

Purpose and Scope

8. The Accord seeks to support the Council to address immediate housing issues and lay the foundations for a thriving housing market in the future to complement the district's economic growth objectives by increasing the supply of housing and in doing so improving housing affordability.

9. The Accord recognises that by working collaboratively the government and the Council can achieve better housing outcomes for the district. In particular, the Accord will facilitate development aligned with the Council's intended plan for residential development to be more affordable, medium density, and closer to key centres and on good public transport routes.
10. The Accord describes how the government and the Council will work collaboratively. The priority is the development of additional appropriate housing supply, as quickly as possible, to alleviate pressures in the housing market.
11. The Accord is necessary to enable the Council to identify special housing areas (with more enabling development controls) and provide streamlined resource consent service¹ within those special housing areas under the Housing Accords and Special Housing Areas Act 2013 (the Act). The Act forms part of the government's housing affordability programme, which includes initiatives to address:
 - a. the supply of land available for residential purposes;
 - b. the efficiency and timeliness of the provision of infrastructure to new development;
 - c. the cost of construction materials;
 - d. costs and delays in regulatory processes; and
 - e. productivity in the construction sector.
12. The Accord is also a tool to facilitate development aligned with the Council's policy and regulatory framework including the District Plan, and is therefore a key component of the Council's approach to housing.
13. The parties acknowledge that improving housing affordability is a complex issue and requires consideration of wider issues, not all of which will be able to be addressed under this Accord.

Principles

14. The Government and the Council agree that they and their organisations will:
 - a. **work collaboratively** to facilitate an increase in appropriate housing supply in Queenstown-Lakes District, with a focus on the Wakatipu Basin, by working in productive partnerships together and with others who may contribute to Accord priorities;
 - b. **allocate appropriate resources**;
 - c. **prioritise** achievement of the targets in this Accord;
 - d. **adopt a no surprises approach**, sharing information in a timely manner, with appropriate regard to the likely sensitivity of some information; and
 - e. **seek to resolve differences quickly**.

Special Housing Areas

15. Upon commencement of this Accord, the Council will have the legal ability to recommend the creation of Special Housing Areas to the Minister for Building and Housing under the Act. If the Minister for Building and Housing agrees, he would recommend an Order in Council be made to establish the Special Housing Areas, enabling the Council to access the powers available under the Act to facilitate positive consideration of housing developments that might otherwise struggle to achieve approval under the District Plan and Resource Management Act.

¹ Council's recent performance with regard to resource consent processing has been high. The Resource Management Act Survey of Local Authorities 2012/2013 showed that the Council processed 100% of its resource consent applications within statutory timeframes, and also made no use of Section 37 time extensions.

Targets

16. The Council and the Government agree on the importance of targets to give effect to the purpose of this Accord and meet the Queenstown-Lakes district's housing needs. In this Accord, the targets are focussed on the Wakatipu Basin, given its strong projected population and employment growth over the life of the Accord, together with the fact that land supply constraints are significantly greater than in the Upper Clutha.
17. These targets will be achieved through a combination of private sector development, direct Council and government action and through collaborative action with other agencies including, but not limited to, Otago Regional Council and the New Zealand Transport Agency.
18. The Council and the Government agree, within their respective areas of control, to endeavour in good faith to achieve the agreed targets within the timeframe of this Housing Accord.
19. The agreed medium-term targets for the Wakatipu Basin are:

Housing supply	Aspirational targets		
	Year 1	Year 2	Year 3
Total number of sections and dwellings consented	350	450	500

Note: Sections measured at point of resource consent and dwellings measured at building consent

Priority Actions

20. Under this Accord the Government and the Council agree to:

Aim	Actions	Commitments
Increase the supply of housing in Queenstown-Lakes with a particular focus on Wakatipu Basin.	<p>Encourage developers to prepare their land and build houses more quickly than has been the case over the last three years.</p> <p>Ensure housing developments provide a mix of house types and include more compact affordable homes which can be sold at different price points.</p>	<p>The Council will recommend the establishment of Special Housing Areas, to assist in improving the feasibility of development and realising more compact and more affordable housing options. As part of this process, Council will consider applying minimum requirements for qualifying developments in terms of housing diversity, related to bedroom numbers, allotment sizes / density requirements.</p> <p>The Council will consider incentives which may potentially include, but not be limited to, different approaches to the levying of development contributions and differential rating approaches.</p>
Implement the powers provided by the Act to work with developers	Monitor resource and building consenting processes to ensure that they are efficient and do not create unnecessary delays to development.	The Council will respond to increased application processing workloads by attaining additional resource through either recruitment or contracting.

Factors Outside Scope

21. This Accord does not limit the Council or the Government from coming to differing positions on Government programmes of reform to the Resource Management Act or other legislation. The Government welcomes submissions from the Council at the appropriate stages in the process.

Governance and Processes

22. Governance of this Accord will rest with a joint steering group (the Steering Group) comprised of the Minister for Building and Housing and the Mayor of Queenstown-Lakes District.
23. The Steering Group has the ability to amend this Accord, including targets, upon agreement. The targets shall be reviewed annually, subject to reports on progress and the state of the building/construction sector.
24. To operate this Accord, the Council and the Ministry of Business, Innovation and Employment will establish an officials' working group (the Working Group) which will meet and form sub-groups as it deems necessary to meet the objectives of this Accord.
25. This Working Group will report to the Steering Group at least quarterly and will prepare any progress or monitoring reports requested by that group. The Steering Group will meet biannually to review the progress in implementing and achieving the targets of the Accord. A full review of the effectiveness of the Accord and actions taken under it will be carried out after its first 12 months of operation.
26. In addition to the above, the Council will prepare a document 'QLDC Lead Policy – Housing Accord and Special Housing Areas' which will guide Council's approach to Special Housing Areas.

Monitoring and Review

27. In order to ensure that the purposes and targets of this Accord are achieved, the Steering Group will monitor and review the implementation and effectiveness of this Accord. In order to do this the Working Group will meet as appropriate to:
 - review progress in implementing the Accord;
 - review progress towards the Accord targets; and
 - discuss and agree other areas of joint action or information sharing.

Commencement of the Accord

28. This Accord will take effect from the date of ratification by the Council.

Dispute Resolution

29. Prior to either party exercising the right to terminate this Accord under clause 31, the parties agree that they shall first comply with the dispute resolution process set out in clause 30.
30. The dispute resolution process is as follows:
 - The initiating party must immediately, and in writing, bring the dispute to the attention of the other party.

- The Steering Group must hold an initial meeting for the purposes of resolving the dispute within 10 business days of the dispute being brought, in writing, to the attention of the non-initiating party.
- If, for any reason, the Steering Group is unable to resolve the dispute in the initial meeting, the Steering Group must reconvene for the purpose of resolving the dispute within 20 business days of the date of the initial meeting.
- If the Steering Group remains unable to resolve the dispute at the second meeting, then either party may elect to terminate the Accord in accordance with clause 31.
- Pending final resolution of the dispute the parties must continue to perform their obligations under this Accord as if a dispute had not arisen.

Termination of the Accord

31. Subject to first complying with the requirements in clauses 29 and 30, either party may terminate this Accord, on any of the grounds set out in clause 32, by giving not less than six (6) months' notice to the other.

32. The grounds on which this accord may be terminated are:

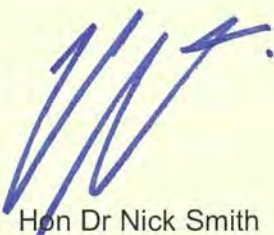
- Failure to reach the agreed targets as set out in the accord; whether the failure results from inaction or ineffective action;
- Failure on the part of the Council to exercise the powers and functions of an Authorised Agency under the Housing Accords and Special Housing Areas Act.
- The parties agree that there is an irretrievable breakdown in the relationship. Notwithstanding any other provision of this Accord, the parties agree that clauses 28 and 29 shall not apply to a termination on this ground; or
- Queenstown-Lakes District is removed from Schedule 1 of the Housing Accords and Special Housing Areas Act, in accordance with that Act (e.g. if the district no longer meets the affordability and land supply criteria provided for under that Act).

Publicity

33. The Council and the Government agree that any communications or publicity relating to this Accord will be mutually agreed prior to release.

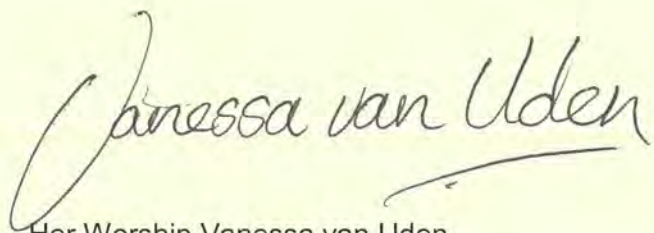
Ratification

Signed on this 23rd day of October 2014



Hon Dr Nick Smith

Minister for Building and Housing



Her Worship Vanessa van Uden

Mayor of Queenstown-Lakes District

APPENDIX E:
Updated Recommendations on Submissions

Appendix E to Reply Evidence - Ladies Mile

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation	
134.2		Keri Lemaire-Sicre	Map 30 - Lake Hayes	Other	Submitter owns and runs the Queenstown Pet Boarding Facility at Frankton-Ladies Mile and generally opposes changes to the Proposed District Plan which would impact on providing a healthy environment for boarding pets, and potential reverse sensitivity effects of further domestication of the rural area. Standards of the proposed district plan do not give confidence that the effects of development on the pet lodge will be adequately addressed.	Reject	
239.2		Don Moffat	Map 30 - Lake Hayes	Other	Planning Map 30 be amended to show a portion of the submitters site at 420 Frankton Road-Ladies Mile (Adjoining Shotover Country, legally described as Lot 500 DP470412 and comprising 23.6578 ha), re-zoned from Rural General to Rural Lifestyle as per the area shown boarded yellow on the Plan included as Attachment [B] of the submission.	Reject. Part of submission related to Shotover Country Special Zone has been struck out as per the Panels Decision dated 2 August 2018.	
239.2	FS1071.99	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Accept	
239.2	FS1259.26	Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	That the submission be allowed insofar as it seeks amendments to chapter 22 and Planning Map 30 of the Proposed Plan.	Reject	
239.2	FS1267.25	DV Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Supports. Seeks that the submission be allowed insofar as it seeks amendments to chapter 22 and Planning Map 30 of the Proposed Plan.	Reject	
239.2	FS1340.69	Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept but not for reasons specified in submission	
239.4		Don Moffat		Other	Planning Map 30 be amended to show a portion of the submitters site at 420 Frankton Road-Ladies Mile (Adjoining Shotover Country, legally described as Lot 500 DP470412 and comprising 23.6578 ha), re-zoned from Rural General to Rural Lifestyle as per the area shown boarded yellow on the Plan included as Attachment [B] of the submission.	Reject. Part of submission related to Shotover Country Special Zone has been struck out as per the Panels Decision dated 2 August 2018.	
277.3		Alexander Reid	Map 30 - Lake Hayes	Other	Expand boundaries for urban growth boundaries. Parts of the northern side of Ladies Mile should be re-zoned to a mixture of rural residential and rural lifestyle	Reject	
404.1		Sanderson Group Ltd	Map 30 - Lake Hayes	Oppose	Rezone Lot 500 DP 470412 from Rural to an Urban Zone that enables the construction of a Retirement Village as a Controlled or Restricted Discretionary Activity., with control/ discretion limited to positive effects; demand for housing supply; site layout; effects on local infrastructure; onsite serviceability; effects on landscape and visual amenity values; landscape treatment; site access arrangements; traffic and parking effects; and construction effects. And/ or any other relief to give effect to the intent of the submission. Also see point 404.6	Reject. Part of submission related to Shotover Country Special Zone has been struck out as per the Panels Decision dated 2 August 2018.	
404.1	FS1004.1	Elizabeth & Murray Hanan	Map 30 - Lake Hayes	Support	This submission should be allowed.	Reject	
404.1	FS1357.1	Janet Lamont	Map 30 - Lake Hayes	Oppose	Either 1. decline the zoning request,2. allow an extended period of time for a public process and more information to be provided. 3.or if the council approves the rezoning it should be strictly for a retirement village on not large scale subdivision.	Accept in Part	
404.1	FS1259.30	Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Support in part. Ensure sufficient information is provided to assess the merits of the proposed rezoning.	Reject	
404.1	FS1267.29	DV Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Supports in part. Believes that the concept of a zone to enable a retirement home on this site, adjacent to the submitter's land, is not opposed in principle. Seeks that ensure sufficient information is provided to assess the merits of the proposed rezoning.	Reject	
404.1	FS1340.100	Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept but not for reasons specified in submission	

Appendix E to Reply Evidence - Ladies Mile

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation	
404.2		Sanderson Group Ltd	Map 30 - Lake Hayes	Other	Position - Delete or Amend Urban Growth Boundary Delete or amend the Urban Growth Boundary to include Lot 500 DP 470412 within the urban growth boundary	Reject. Part of submission related to Shotover Country Special Zone has been struck out as per the Panels Decision dated 2 August 2018.	
404.2	FS1259.31	Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Support in part. Ensure sufficient information is provided to assess the merits of the proposed rezoning.	Reject	
404.2	FS1267.30	DV Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Supports in part. Believes that the concept of a zone to enable a retirement home on this site, adjacent to the submitter's land, is not opposed in principle. Seeks that ensure sufficient information is provided to assess the merits of the proposed rezoning.	Reject	
404.3		Sanderson Group Ltd	Map 30 - Lake Hayes	Other	Any other relief to give effect to the intent of the submission (i.e. to enable a Retirement Village on Lot 500 DP 470412)	Reject	
404.3	FS1357.2	Janet Lamont	Map 30 - Lake Hayes	Oppose	Either 1. decline the zoning request,2. allow an extended period of time for a public process and more information to be provided. 3.or if the council approves the rezoning it should be strictly for a retirement village on not large scale subdivision.	Accept in part	
404.3	FS1259.32	Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Support in part. Ensure sufficient information is provided to assess the merits of the proposed rezoning.	Reject	
404.3	FS1267.31	DV Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Supports in part. Believes that the concept of a zone to enable a retirement home on this site, adjacent to the submitter's land, is not opposed in principle. Seeks that ensure sufficient information is provided to assess the merits of the proposed rezoning.	Reject	
404.4		Sanderson Group Ltd	Map 30 - Lake Hayes	Oppose	Rezone Lot 500 DP 470412 from Rural to an Urban Zone, which enables the construction of a Retirement Village as a Controlled or Restricted Discretionary Activity., with control/ discretion limited to positive effects; demand for housing supply; site layout; effects on local infrastructure; onsite serviceability; effects on landscape and visual amenity values; landscape treatment; site access arrangements; traffic and parking effects; and construction effects.And/ or any other relief to give effect to the intent of the submission. Also see point 404.2	Reject. Part of submission related to Shotover Country Special Zone has been struck out as per the Panels Decision dated 2 August 2018.	
	FS1092.9	NZ Transport Agency	Map 30 - Lake Hayes	Oppose	That submission 404.4 requesting the rezoning of Lot 500 DP 470412 be disallowed.	Accept	
	FS1259.33	Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Support in part. Ensure sufficient information is provided to assess the merits of the proposed rezoning.	Reject	
	FS1267.32	DV Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Supports in part. Believes that the concept of a zone to enable a retirement home on this site, adjacent to the submitter's land, is not opposed in principle. Seeks that ensure sufficient information is provided to assess the merits of the proposed rezoning.	Reject	
	FS1340.101	Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept but not for reasons specified in submission	
	FS1357.3	Janet Lamont	Map 30 - Lake Hayes	Oppose	Either 1. decline the zoning request,2. allow an extended period of time for a public process and more information to be provided. 3.or if the council approves the rezoning it should be strictly for a retirement village on not large scale subdivision.	Accept in part	
451.6		Martin McDonald and Sonya Anderson		Not Stated	Strongly supports the area of land proposed to be retained as Rural Zone as shown on Planning Map 30 (including all associated objectives, policies and rules) over the Bridesdale Farm property. Retain as proposed on Planning Map 30 over Bridesdale Farm property.	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.	

Appendix E to Reply Evidence - Ladies Mile

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation
492.1		Jane & Richard Bamford	Map 30 - Lake Hayes	Not Stated	Supports the UGB as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties. Strongly support the area of land proposed to be retained as Rural Zone and an ONL classification as shown on Planning Map 30 (including all associated objectives, policies and rules) over our land and adjoining properties. If Bridesdale Farms Special Housing Area resource consent SH15001 is declined by the Commission, requests to retain Rural zoning over submitters property and adjoining properties as proposed. Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties.	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.
492.1	FS1261.4	Bridesdale Farm Developments Limited	Map 30 - Lake Hayes	Oppose	Disallow the relief requested in paragraph 6(i) of the submission. The Urban Growth Boundary, Outstanding Natural Landscape boundary, and zoning of the land subject to this Submission should be as requested in Bridesdale Farm Developments Limited Primary Submission #655	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.
492.4		Jane & Richard Bamford		Not Stated	Supports the area of land proposed to be retained as Rural Zone as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties. If Bridesdale Farms Special Housing Area resource consent SH15001 is declined by the Commission, requests to retain Rural zoning over submitters property and adjoining properties as proposed. Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties.	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.
528.8		Shotover Country Limited	Map 30 - Lake Hayes	Oppose	Amend Planning Map 30 as follows: Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.	Reject. Part of submission related to Shotover Country Special Zone has been struck out as per the Panels Decision dated 2 August 2018.
532.30		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)		Not Stated	Insert Table 7 above into the Rural Lifestyle Chapter (subzone Northern Frankton-Ladies Mile Highway) with the following provision: Table 7 Rural Lifestyle (Northern Frankton Ladies Mile Highway sub zone) Non-compliance status 22.5.39.1 Any application for consent shall be accompanied by a landscaping plan which shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape plan shall ensure that: The border of the 100m setback building restriction areas shall be planted to create a visual screen between SH 6 and any residential unit. Any existing trees within the 100m building restriction area shall be removed to enhance views from SH6 D C	Reject
532.30	FS1071.88	Lake Hayes Estate Community Association		Oppose	That the entire submission is disallowed and the existing zoning remains in place	Accept
532.30	FS1322.34	Juie Q.T. Limited	22.5 Rules - Standards	Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject
532.37		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Map 30 - Lake Hayes	Oppose	Amend Map 30 to rezone the identified land on the attached map (hatched) at Appendix 1 as Rural Lifestyle. The land is generally bounded by Frankton-Ladies Mile to the North and Lake Hayes Estate to the south.	Reject
532.37	FS1071.95	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Accept
532.37	FS1092.19	NZ Transport Agency	Map 30 - Lake Hayes	Oppose	That the submission 532.37 be disallowed.	Accept

Appendix E to Reply Evidence - Ladies Mile

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation	
532.37	FS1340.122	Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept but not for reasons specified in submission	
532.38		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Map 30 - Lake Hayes	Oppose	Amend Map 30 to rezone part of the identified land on the attached map (hatched) at Appendix 1 as Rural Lifestyle.	Reject	
532.38	FS1071.96	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept	
532.38	FS1340.123	Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept but not for reasons specified in submission	
535.39		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Map 30 - Lake Hayes	Oppose	Amend Map 30 to rezone the Site identified on the map attached to this submission (in green) as Rural Lifestyle. The land is generally located on the northern side of Frankton - Ladies Mile Road.	Reject	
535.39	FS1068.39	Keri & Roland Lemaire-Sicre	Map 30 - Lake Hayes	Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Accept	
535.39	FS1071.52	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept	
535.39	FS1092.20	NZ Transport Agency	Map 30 - Lake Hayes	Oppose	That the submission 535.39 be disallowed.	Accept	
535.39	FS1259.23	Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject	
535.39	FS1267.23	DV Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject	
535.40		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	22.5 Rules - Standards	Not Stated	Insert Table 7 into the Rural Lifestyle Chapter (Ladies Mile Subzone) as follows Table 7 Rural Lifestyle (Ladies Mile sub zone) Non-compliance status 22.5.39 Building restriction area: No buildings shall be located within 100m of State Highway 6 D NC	Reject	
535.41		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	22.5 Rules - Standards	Not Stated	Insert Table 7 into the Rural Lifestyle Chapter (Ladies Mile Subzone) as follows Table 7 Rural Lifestyle (Ladies Mile sub zone) Non-compliance status 22.5.39.1 Any application for consent shall be accompanied by a landscaping plan which shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape plan shall ensure that: The border of the 100m setback building restriction area shall be planted to create a visual screen between SH 6 and any residential unit. Any existing trees within the 100m building restriction area shall be removed to enhance views from SH6 D NC	Reject	
655.1		Bridesdale Farm Developments Limited	Map 30 - Lake Hayes	Oppose	Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density Residential, remove the urban growth boundaries ("UGB") or reposition the urban growth boundary to include the site and relocate the ONL line to the south of the site along the true left bank of the Kawarau River.	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.	
655.1	FS1064.1	Martin MacDonald	Map 30 - Lake Hayes	Oppose	I seek that the whole of the submission be disallowed as per the reasons given in my original submissions reference numbers 451 and 454. I consider Medium Density zoning as inappropriate in this area, and that shifting of the outstanding natural landscape line and urban growth boundary line will result in significant adverse effects on the environment (both east and west of Hayes Creek) which is contrary to the principles of sustainable management.	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.	
655.1	FS1071.2	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.	

Appendix E to Reply Evidence - Ladies Mile

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation	
655.1	FS1340.129	Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept in Part but not for reasons specified in submission. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.	
655.4		Bridesdale Farm Developments Limited		Oppose	Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density Residential	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.	
842.2		Scott Crawford	Map 30 - Lake Hayes	Not Stated	Amend the Planning Map to remove Urban Growth Boundaries. Alternatively, reposition the Urban Growth Boundary to include all of the submitters land located at Onslow Road, Lake Hayes Estate (Lot 403 DP379403) shown on Planning Map 30.	Reject	
850.1		R & R Jones	Map 30 - Lake Hayes	Oppose	The Operative Rural General Zone be removed from the land bounded by Lake Hayes Estate to the north and Shotover Country to the west, referred to below and shown in the map attached to this submission in favour of Low Density Residential under the Proposed District Plan. • Sections 109, 110, 66 & 129 Blk III Shotover SD. • Lot 2 DP 20797 • Lot 2 DP 475594	Reject	
850.1	FS1071.111	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept	
850.1	FS1340.163	Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC opposes the proposed rezoning of this land and submits that it is counter to the land use management regime established under PC35. Rezoning the land would have significant adverse effects on QAC that have not been appropriately assessed in terms of section 32 of the Act.	Accept in part but only in relation to part of site that falls within the OCB.	
850.6		R & R Jones	Map 30 - Lake Hayes	Oppose	The Urban Growth Boundary should be applied to the boundary of the land shown in the map attached to this submission as Attachment [A] and described in below. • Sections 109, 110, 66 & 129 Blk III Shotover SD. • Lot 2 DP 20797 • Lot 2 DP 475594	Reject	
850.6	FS1071.116	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Accept	
353.3		Kristan Stalker	Map 30 - Lake Hayes	Oppose	Amend the landscape lines on the planning map 30 affecting Slope Hill.	Accept in Part	
353.3	FS1016.1	Clark Fortune McDonald and Associates	Map 30 - Lake Hayes	Support		Accept in Part	
451.4		Martin McDonald and Sonya Anderson		Not Stated	Retain the Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over Bridesdale Farm property.	Accept	
492.3		Jane & Richard Bamford		Not Stated	Supports an ONL classification as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties as shown on Planning Map 30. Retain the Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties.	Accept	
501.4		Woodlot Properties Limited	Map 31 - Lower Shotover	Not Stated	opposes the proposed current positioning of the ONL line as it extends across the southeastern side of Ferry Hill, west of Trench Hill Road, as identified on Planning Map 31 – Lower Shotover. Requests that the proposed ONL line be amended to the higher position along the southeastern side of Ferry Hill, specifically as shown on the attached map to submission 501. Seeks that the Urban Growth Boundary (UGB) line be shifted to south to align with the ONL line in order to restrict further development of this area and protect the landscape value of Ferry Hill.	Struck out as per the Panels Decision dated 2 August 2018.	
501.4	FS1102.4	Bob and Justine Cranfield	Map 31 - Lower Shotover	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.	Struck out as per the Panels Decision dated 2 August 2018.	

Appendix E to Reply Evidence - Ladies Mile

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation
501.4	FS1289.4	Oasis In The Basin Association	Map 31 - Lower Shotover	Oppose	The whole of the submission be allowed.	Struck out as per the Panels Decision dated 2 August 2018.
501.4	FS1189.11	FII Holdings Ltd	Map 31 - Lower Shotover	Oppose	Disallow relief sought. Oppose the ONL boundary in this location as it is not appropriate given the zoning and landscape characteristics.	Struck out as per the Panels Decision dated 2 August 2018.
501.4	FS1195.10	The Jandel Trust	Map 31 - Lower Shotover	Oppose	Disallow relief sought. Oppose the ONL boundary in this location as it is not appropriate given the zoning and landscape characteristics.	Struck out as per the Panels Decision dated 2 August 2018.
501.4	FS1270.84	Hansen Family Partnership	Map 31 - Lower Shotover	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.	Struck out as per the Panels Decision dated 2 August 2018.
528.11		Shotover Country Limited	Part Seven - Maps	Not Stated	Amend Planning Map 30 as follows: Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.	Submission has been struck out as per the Panels Decision dated 2 August 2018.
534.38		Wayne Evans, G W Stalker Family Trust, Mike Henry	Map 30 - Lake Hayes	Oppose	Amend Map 30 to relocate the ONL as identified on the map attached to this submission.	Accept in Part
813.2		Milstead Trust trustees	Map 30 - Lake Hayes	Oppose	The proposed planning maps (Map 30) are amended to reflect the boundary between the Landscape Categories as depicted by the "Correct ONF Line" shown on the plan attached to the submission.	Accept in Part
842.3		Scott Crawford	Map 30 - Lake Hayes	Not Stated	Amend the Planning Map so that the Outstanding Natural Landscape line is relocated to the south of the submitter's site located at Onslow Road, Lake Hayes Estate (Lot 403 DP379403), and shown on Planning Map 30, along the true left bank of the Kawarau River.	Accept in Part
528.9		Shotover Country Limited	Map 31a - Queenstown Airport	Oppose	Amend Planning Map 31a as follows: Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.	Reject. Part of submission related to Shotover Country Special Zone has been struck out as per the Panels Decision dated 2 August 2018.
528.9	FS1340.121	Queenstown Airport Corporation	Map 31a - Queenstown Airport	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept but not for reasons specified in submission
838.3		D Boyd	Map 30 - Lake Hayes	Not Stated	The urban growth boundary is amended to reflect the suitability of the sites for urban forms of development, as shown on Annexure A of submission.	Reject
838.3	FS1071.11	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Accept
842.1		Scott Crawford	Map 30 - Lake Hayes	Not Stated	Amend the zoning of the submitter's site located at Onslow Road, Lake Hayes Estate (Lot 403 DP379403) shown on Planning Map 30 from Rural to Medium Density Residential.	Reject
842.1	FS1340.161	Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept but not for reasons specified in submission

Appendix E to Reply Evidence - Ladies Mile

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation	
358.3		Melissa Vining on behalf of Quintin & Cathy McCarthy	Map 30 - Lake Hayes	Support	That Planning Map 30 be upheld (retained) as notified.	Accept in Part as it relates to the zoning of 45A Erskine St and some properties adjacent to the Ladies Mile, in Shotover Country and Lake Hayes Estate, which is discussed in Section 42A report. Areas outside the Ladies Mile are being assessed as part of Chapter 24.	
451.2		Martin McDonald and Sonya Anderson	Map 30 - Lake Hayes	Other	Supports the rural lifestyle zoning over submitters property located at 51 Walnut Lane (Lot 2 DP 457573). Requests the Rural Lifestyle Zoning be adopted over this property. Strongly supports the Urban Growth Boundary as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to the Bridesdale Farm land. Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over Bridesdale Farm property. Reconsider the Low Density Residential and location of the Urban Growth Boundary over 45A-C Erskine Street in light of the fact that covenants are imposed on those titles in our favour restricting future development.	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.	
451.2	FS1261.9	Bridesdale Farm Developments Limited	Map 30 - Lake Hayes	Oppose	Disallow the submission. The Urban Growth Boundary, Outstanding Natural Landscape boundary, and zoning of the land subject to this Submission should be as requested in Bridesdale Farm Developments Limited Primary Submission #655. The zoning of the McDonald property should be consistent with the zoning determined for the Bridesdale Farm property.	Accept in Part. Transfer part of the submission that relates to land located in the Informal Recreation Zone in Stage 2 to Hearing Stream 15.	
535.38		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Map 30 - Lake Hayes	Oppose	Amend Map 30 to relocate the ONL as identified on the map attached to this submission.	Accept in Part	
535.38	FS1068.38	Keri & Roland Lemaire-Sicre	Map 30 - Lake Hayes	Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Accept in Part	
535.38	FS1071.51	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Accept in Part	
535.38	FS1259.22	Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part	
535.38	FS1267.22	DV Bill and Jan Walker Family Trust	Map 30 - Lake Hayes	Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part	
838.1		D Boyd	Map 31 - Lower Shotover	Not Stated	Rezoning the properties located in Annexure A of submission located at 53 Max's Way from Rural to Large Lot Residential.	Reject	
838.2		D Boyd	Map 30 - Lake Hayes	Not Stated	Rezoning the properties located in Annexure A of submission located at 53 Max's Way from Rural to Large Lot Residential.	Reject	
838.2	FS1071.10	Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Accept	
838.2	FS1340.156	Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept but not for reasons specified in submission	
2323		Anna and Peter Elms and Smith	7-Planning Maps > 7.34-Stage 2 Map 31	Oppose	That the Wakatipu Basin Amenity Zoning for 37 Old School Road be rejected and the zoning of the site and the wider Old School Road area is zoned to better reflect the existing character and location.	Reject	
2426.1		Michael Paul and Maureen Elizabeth Henry	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That the zoning of part of Lot 2 DP 458502, Lot 3-4 DP 438514 is amended to be Wakatipu Basin Lifestyle Precinct.	Reject	

Appendix E to Reply Evidence - Ladies Mile

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation
2541.1		Graham Burdis	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units	Oppose	That the Ladies Mile and Arrowtown Precincts are included in Chapter 24 at the density of residential living recommended by the Wakatipu Basin Landuse Study.	Struck out Minute of Panel 17 May 2018
2541.1	FS2727.10	NZ Transport Agency	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units	Oppose	That the submission 2541.1 requesting the rezoning of land at Ladies Mile be disallowed.	Struck out Minute of Panel 17 May 2018
2541.1	FS2765.20	Glenpanel Developments Limited	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units	Support	That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.	Struck out Minute of Panel 17 May 2018
2541.1	FS2766.20	Ladies Mile Consortium	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units	Support	That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission.	Struck out Minute of Panel 17 May 2018
2542.1		Michael Stanhope	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units	Oppose	That the Ladies Mile and Arrowtown Precincts are included in chapter 24 at the density of residential living recommended by the Wakatipu Basin Landuse Study.	Struck out Minute of Panel 17 May 2018
2542.1	FS2765.21	Glenpanel Developments Limited	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units	Support	That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.	Struck out Minute of Panel 17 May 2018
2542.1	FS2766.21	Ladies Mile Consortium	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.8-24.8 - Schedule 24.8 Landscape Character Units	Support	That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission.	Struck out Minute of Panel 17 May 2018
2253.1		D M Stanhope & G Burdis	7-Planning Maps > 7.15-Stage 2 Map 13d	Oppose	Opposes the unidentified zoning on the land located on the subject site.	Struck out Minute of Panel 17 May 2018
2253.1	FS2765.14	Glenpanel Developments Limited	7-Planning Maps > 7.15-Stage 2 Map 13d	Support	That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.	Struck out Minute of Panel 17 May 2018
2253.1	FS2766.14	Ladies Mile Consortium	7-Planning Maps > 7.15-Stage 2 Map 13d	Support	That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission.	Struck out Minute of Panel 17 May 2018
2489.1		Ladies Mile Consortium	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	Rezoning the land located adjacent to Ladies Mile State Highway 6 from Stage 1 Rural Zone to Rural Lifestyle or alternatively Wakatipu Basin Lifestyle Precinct 'A', with provisions to manage density of residential activity and the setback from roads.	Reject as it relates to the Ladies Mile Stage 1 land. The development of Threepwood assessed in the Wakatipu Basin rezonings.
2489.1	FS2727.8	NZ Transport Agency	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That the submission 2489.1 requesting the rezoning of land adjacent to Ladies Mile be disallowed.	Accept as it relates to the Ladies Mile Stage 1 land. The development of Threepwood assessed in the Wakatipu Basin rezonings.

Appendix E to Reply Evidence - Ladies Mile

Original Point No	Further Submission No	Submitter	Map	Submitter Position	Submission Summary	Planner Recommendation
2489.1	FS2763.3	Michael Paul Henry and Maureen Elizabeth Henry	7-Planning Maps > 7.33-Stage 2 Map 30	Support	That the relief sought in the submission being a rezoning of land referred to in the submission be allowed.	Reject as it relates to the Ladies Mile Stage 1 land. The development of Threepwood assessed in the Wakatipu Basin rezonings.
2489.1	FS2765.44	Glenpanel Developments Limited	7-Planning Maps > 7.33-Stage 2 Map 30	Support	That the relief sought in the submission to amend the stage 1 submission to a Precinct of Rural Residential zoning all similar is supported. This relief should include the further submitter's original submission by amending the stage 1 submission to provide further relief (in the alternative) to rezone Ladies Mile as residential.	Reject as it relates to the Ladies Mile Stage 1 land. The development of Threepwood assessed in the Wakatipu Basin rezonings.
2548.1		Glenpanel Development Limited	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	Rezoning the land on the Stage 2 Planning Map 30 located adjacent to Ladies Mile State Highway 6 from Rural (Stage 1) to a mix of Low, Medium and High Density Residential Zoning to provide for urban development. The consequential rules are requested to be located in the Chapter 24 Wakatipu Basin Zone. Consequential amendments would also be required to the Subdivision and district wide chapters.	Struck out Minute of Panel 17 May 2018
2548.1	FS2727.11	NZ Transport Agency	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That the submission 2548.1 requesting the rezoning of land adjacent to Ladies Mile be disallowed.	Struck out Minute of Panel 17 May 2019
2246.1		J & L Bagrie	7-Planning Maps > 7.35-Stage 2 Map 31a	Oppose	Opposes the unidentified zoning on the subject site.	Struck out Minute of Panel 17 May 2020
2246.1	FS2727.6	NZ Transport Agency	7-Planning Maps > 7.35-Stage 2 Map 31a	Oppose	That submission 2246.1 be disallowed.	Struck out Minute of Panel 17 May 2021
2246.1	FS2765.1	Glenpanel Developments Limited	7-Planning Maps > 7.35-Stage 2 Map 31a	Support	That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.	Struck out Minute of Panel 17 May 2022
2246.1	FS2766.1	Ladies Mile Consortium	7-Planning Maps > 7.35-Stage 2 Map 31a	Support	That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission.	Struck out Minute of Panel 17 May 2023
2251.1		R & J Kelly	7-Planning Maps > 7.35-Stage 2 Map 31a	Other	Opposes the unidentified zoning shown on the Stage 2 maps on the Ladies Mile and Arrowtown Precincts and that this land is zoned for residential living.	Struck out Minute of Panel 17 May 2024
2251.1	FS2765.8	Glenpanel Developments Limited	7-Planning Maps > 7.35-Stage 2 Map 31a	Support	That the relief sought is supported, to the extent that it is consistent with the relief sought by the submitter in their original submission.	Struck out Minute of Panel 17 May 2025
2251.1	FS2766.8	Ladies Mile Consortium	7-Planning Maps > 7.35-Stage 2 Map 31a	Support	That the relief sought to include the Ladies Mile Precinct in Chapter 24 and zone Ladies Mile LCU 10 as Residential / Lifestyle or similar is supported, to the extent that it is consistent with the relief sought by the further submitter in their original submission. Specific relief in respect of provisions of the PDP are also supported to the extent this is consistent with the further submitter's original submission.	Struck out Minute of Panel 17 May 2026

APPENDIX F:
Recommended New Rule 8.5.19

APPENDIX F

Recommended New Rule 8.5.19

Key:

Recommended changes to notified chapter are shown in underlined text for additions and ~~strike through~~ text for deletions. Appendix 1 to section 42A report, dated 30 May 2018.

Recommended changes are shown in blue underline text for addition as and ~~blue strike~~ through text for deletions. Appendix B to Rebuttal dated 27 June 2018.

Recommended changes are shown in green underline text for addition as and ~~green strike~~ through text for deletions. Appendix F to Right of Reply dated 9 August 2018.

	<u>Additional standard for activities located in the Bridesdale Farm overlay</u>	<u>Non compliance status</u>
<u>8.5.19</u>	<p><u>The construction or external alteration of any fencing</u></p> <p><u>8.5.19.1: Fencing adjacent to any road boundary shall be a maximum height of 1.2m; and</u></p> <p><u>8.5.19.2: Fences between internal boundaries shall be restricted to 1.8m in height except for the first 3 metres from the road boundary, where the maximum height shall be 1.2 metres; and</u></p> <p><u>8.5.19.3: No fencing shall be constructed in or adjacent to a building restriction area adjoining Hayes Creek and the Outstanding Natural Landscape.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. streetscape charcter and amenity; and</u></p> <p><u>b. external appearance, location and visual dominance of the fencing when viewed from the street(s), and neighbouring properties, reserves and the Outstanding Natural Landscape; and</u></p> <p><u>c. Safety and efficiency of the roading network.</u></p>

APPENDIX G:
Updated Building Restriction Areas and Proposed Bridesdale Map

Appendix G

Proposed Building Restriction Areas and Proposed Updated Planning Maps

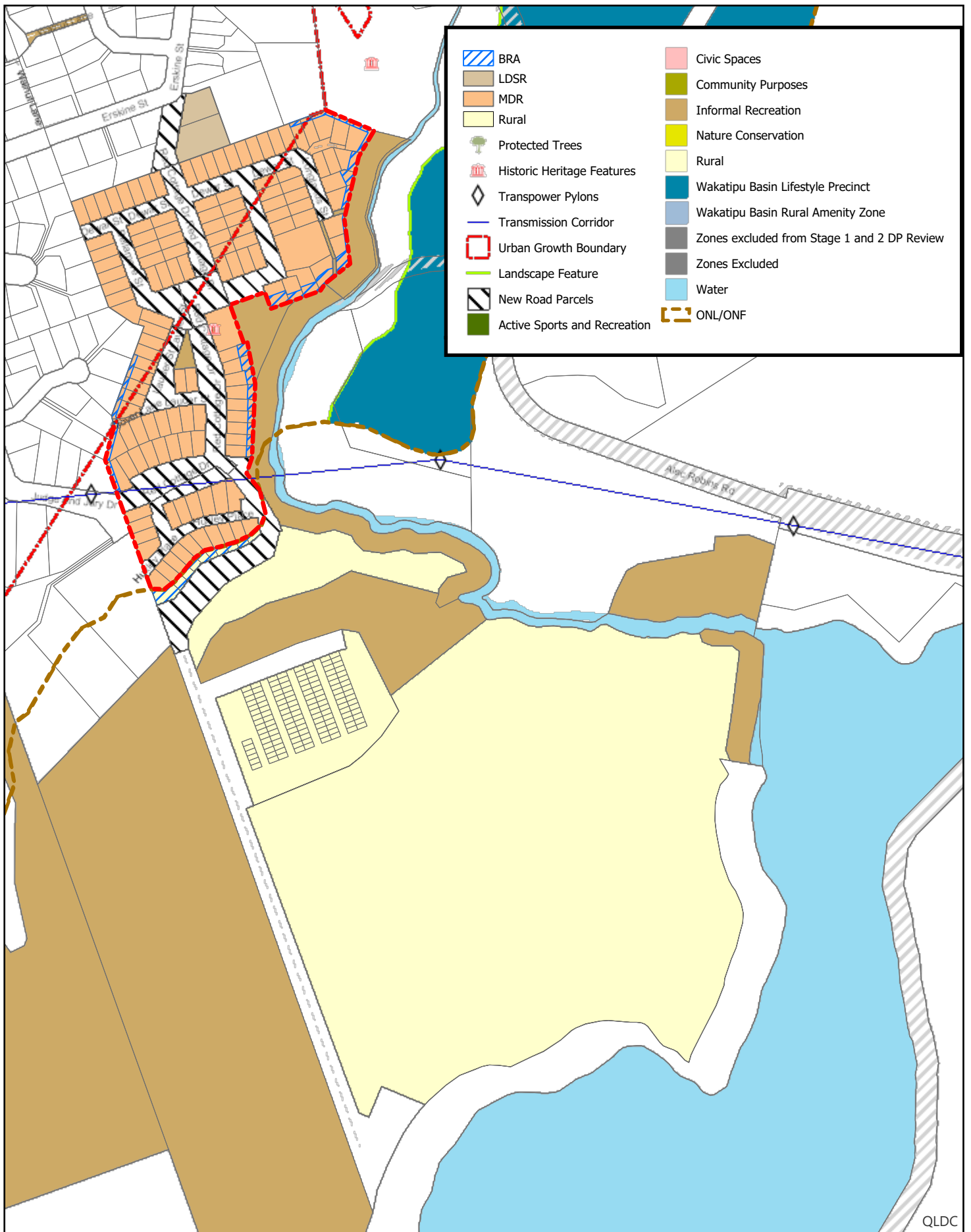
Building Restriction Area for Lots 27, 30 to 38

Lots	Building Restriction Area (m)
27	4 (eastern boundary)
30	8 (eastern boundary)
31	15 (eastern boundary)
32	5 (eastern boundary)
33	2 (eastern boundary)
34	2 (eastern boundary) 13 (southern boundary)
35	9.5 (southern boundary)
36	10 (southern boundary)
37	7.5 (southern boundary)
38	12 (southern boundary)

Building Restriction Area for Lots 94 to 102

Lots	Building Restriction Area (m)
94	10.7 (eastern boundary)
95	10.2 (eastern boundary)
96	7.7 (eastern boundary)
97	7.2 (eastern boundary)
98	6.5 (eastern boundary)
99	5.8 (eastern boundary)
100	5.8 (eastern boundary)
101	5.8 (eastern boundary)
102	5.8 (eastern boundary)

Please note the Bridesdale Updated Planning Map has been produced for discussions purposes only. The proposed maps show the notified and proposed UGB. The proposed map does not indicate the proposed 'Bridesdale Overlay area' but this is relevant to the proposed MDRZ only.



0 0.1 0.2 0.3 0.4 Kilometers

Produced 9 August 2018

Bridesdale



QLDC