

GLENPANEL SHA

EXPRESSION OF INTEREST FOR A SPECIAL HOUSING AREA
MARYHILL LTD 05 JULY 2016



05 July 2016

Dear Mayor and Councillors,

The family behind the Glenpanel development has lived in the area and owned the proposed site for many years. Both the name of the development and the name of our company – Maryhill Ltd – reflect the original names of the properties we have farmed. This proposal is for a 20 hectare portion of the farms.

This land was bought and aggregated by my grandfather, farmed by my father for decades and now my wife, our children and I live in the area as the third and fourth generation of Stalkers in the Queenstown Lakes district.

An associated entity, whose principals are Sharyn and Grant Stalker, has been behind the successful and timely delivery of the Shotover Country community. Their involvement in the Glenpanel development brings to the proposal a proven track record of delivering what they say they will deliver.

They have a demonstrated expertise in developing a community, including working with the Queenstown Lakes Community Housing Trust, facilitating the Trails network, working with the Ministry of Education through establishing Shotover Primary School and providing key infrastructure such as the major roundabout at the intersection of Stalker Rd, Lower Shotover Rd and Ladies Mile.

As long-time residents we are conscious of the need to preserve the beauty of our environment and the integrity of our spectacular views, while acknowledging the desire of others to share the unique lifestyle we all enjoy in the Wakatipu Basin.

We believe this is an exciting development that will provide higher density and accessible lots for a diversity of residents. We thank you for taking the time to consider our proposal and for the opportunity to have it processed by way of the SHA consenting pathway.

For and on behalf of Maryhill Ltd

Kristan & Emma Stalker

INTRODUCTION	2
Introduction	3
Project Team	3
THE SITE	4
Wakatipu Basin	4
The Site	5
THE PROPOSAL	6
The Proposal	6
Masterplan	7
Density Plan	8
Open Space Plan	9
Public Access & Connectivity	10
Site Connectivity	11
Medium/High Density Areas	12
Cross Sections	13
Ladies Mile Underpass	14
Design Controls	15
LANDSCAPE ANALYSIS & ASSESSMENT	16
Landscape Analysis	16
Landscape Assessment	17
ASSESSMENT AGAINST THE QLDC LEAD POLICY	18
OTHER MATTERS	22
RMA Considerations	22
District Plan Objectives & Policies	23
APPENDICES	
Masterplan	
Infrastructure Review	
Geotechnical Review	
Transportation Review	

INTRODUCTION

INTRODUCTION

This Expression of Interest presents Maryhill Ltd's proposal for the development of a diverse community of high, medium and low density lots to meet the increasing demand for affordable and accessible housing in the Wakatipu Basin. It outlines how this development meets the aims and criteria of the Housing Accords and Special Housing Areas Act (2013) [HASHAA] having regard to Council's Lead Policy and other matters.

The decision of Council to enter into a housing accord with the Government was intended to "increase the housing supply and improve housing affordability (to meet the needs of the growing population)". While much has been achieved since that agreement in 2014, the level of "affordability" is continuing to rise and will do so until availability matches demand.

It is clear that demand is increasing not only for those wishing to enjoy the lifestyle and natural beauty of our area but also those drawn to the Wakatipu Basin because of its continuing economic growth and the opportunities that it provides. The socio-economic diversity of the demand, particularly in the area of employee accommodation, means that developments that only include three, four or more bedroom villas will not alleviate the housing issue, which has become a constant in local, regional and national media.

The decision by Council to agree in principle with the Queenstown Country Club proposal and recommend to the Minister for Business and Housing that it be established as an SHA, has provided Maryhill Ltd with the impetus and opportunity to bring forward the Glenpanel

development. The imminent expiry of Sections 16 and 17 of HASHAA, and the timeframe required by the Minister to accept a SHA, add a degree of immediacy to our proposal.

Glenpanel's 20 hectare site is not part of any "land bank" bought by developers but rather has been farmed by the family behind the proposal for several generations.

Glenpanel's location is contiguous to the Queenstown Country Club development, which is adjacent to the urban areas of Lake Hayes Estate and Shotover Country in the key development corridor stretching from Frankton through to Lake Hayes itself. Nestled below Slopehill, Glenpanel provides for a mixture of rural edge villas, medium density lots and medium to high density accommodation.

Appropriately setback from Ladies Mile with a buffer zone of a minimum of 50 metres, there will be plantings of trees offering additional screening. Limiting the first area of the development to the rural edge villas further softens the impact on the important landscape corridor into the Wakatipu Basin, in a manner complementary to what is proposed for Queenstown Country Club. Integral to the plan are landscaped view corridors from the buffer zone through green spaces, which will draw the eye to the rural surrounds of Slopehill and back across to the Remarkables.

The proposed 207 lots will enable medium to high density housing. Attractive to companies and organisations seeking to develop or provide units for employee accommodation; medium density 400 square metres to

650 square metres blocks; and Rural Edge Villa lots, which will be subject to appropriate design control. Discussions have already been initiated with the Queenstown Lakes Community Housing Trust regarding a contribution by the developers to the Trust.

The EOI details the proposal's impact on existing infrastructure and outlines how the extensive infrastructure to be provided by the developer connects with it. Maryhill Ltd will provide public transport connections and build an underpass under Ladies Mile to provide pedestrian and cycle access to the Trails network and educational facilities.

Residents will have ready access to the nearby commercial and retail areas of Five Mile, Remarkables Park and Queenstown itself, as well as educational facilities including the primary school in Shotover Country and the new Wakatipu High School in Frankton.

We believe this proposal meets the criteria for favourable consideration as an SHA. Glenpanel would be a much needed addition to the housing stock in the Wakatipu Basin and, with Maryhill Ltd's principals' proven track record in providing timely, appropriate and affordable developments, it would support the Council in addressing immediate housing issues.

PROJECT TEAM

Baxter Design Group (BDG)

Glenpanel Master Planning, Urban Design & Landscape

Baxter Design Group is an energetic team of landscape architects involved with many high profile projects throughout the Southern Lakes region, Central Otago and other main centres throughout New Zealand. Our extensive portfolio of work covers urban and rural landscape masterplanning, resort development, public streetscape and parks, rural subdivision, residential design and landscape assessment.

Clark Fortune McDonald & Associates (CFMA):

Glenpanel Surveying, Infrastructural Engineering & Consenting

Clark Fortune McDonald has a highly qualified staff experienced in all facets of cadastral land surveying and land development and administration. We are conversant with legislation relating to land surveying, mining, resource management and general property issues.

Clark Fortune McDonald has a long experience of project and engineering surveying including projects at Millbrook Country Club, The Commonage subdivision, Aspen Grove, Lake Hayes Estate, Quail Rise, Jacks Point, Kawarau Village. CFMA are the consultancy responsible for development at Shotover Country in preparation of Plan Change 41 to its adoption in August 2013. Subsequent master planning, cadastral survey, outline development plans, subdivision and landuse consents have all been undertaken by CFMA along with the design and specification of all infrastructural requirements towards the progressive subdivision development.

GeoSolve Ltd

Glenpanel Geotechnical Assessment

GeoSolve Ltd provide a wide range of geotechnical services for residential, commercial and agricultural projects throughout the South Island.

With offices in Dunedin, Queenstown, Wanaka and Cromwell our 40 strong team of engineers, geologists, and technicians specialise in all aspects of geotechnical engineering, engineering geology and natural hazards. We also offer other specialist services including water resources and pavements testing and design. Our service is tailored for the South, by offering practical and cost effective solutions on all of our projects

Traffic Design Group (TDG)

Glenpanel Transportation Engineering

TDG is New Zealand's largest specialist transportation engineering consultancy offering a full range of professional services in transportation: engineering, planning, modelling, analysis and design. With offices throughout the country, our work spans large and small developments, in both the private and public sectors. Wherever people and transportation meet, that's where we are. Making that meeting point better, is what we do.



IMAGE 1: GLENPANEL & SURROUNDS



IMAGE 2: THE SITE

WAKATIPU BASIN



PLAN 1: WAKATIPU BASIN



IMAGE 3: FIVE MILE DEVELOPMENT



IMAGE 4: SHOTOVER COUNTRY



IMAGE 5: LAKE HAYES ESTATE

The Wakatipu Basin is a plain created by the glacier process, the last being approximately 10,000 years ago. Glaciation has left a pattern of steep sided mountains and stand alone hillock forms within the Wakatipu Basin.

The Wakatipu Basin exhibits a complex pattern of landscapes, ranging from hillock forms to mixed rural residential landscapes, framed within the enclosing mountains of the basin.

The ridges of Coronet Peak form the northern boundary of the basin, the Crown Range forms the eastern boundary and the Remarkables mountain range is found to the south.

It is recognised that further development in the Wakatipu Basin should respect and build upon the unique landscape values.

Landuse in the Wakatipu Basin ranges from commercial to rural. Frankton Flats (roughly a 7km drive from the

site) is the most modified, with new commercial, light industrial and residential development. This area also includes the Queenstown Airport.

Ladies Mile is commonly recognised as the principal gateway entrance to Queenstown, connecting Queenstown to Arrowtown and further afield. This road is the principal access for both locals and visitors.

Areas of new development (including commercial, light industrial and residential areas) have been developed along State Highway 6 over the last decade. This includes Five Mile, Shotover Country, Lake Hayes Estate and Bridesdale.

The land surrounding the site includes a mix of pastoral rural, pastoral hillside and lifestyle residential development.

Across the road from the site, located on the lower river terrace, are Lake Hayes Estate, Shotover Country and

Bridesdale, all of which are approved and partly or fully completed. Directly across the road from the site is the proposed Queenstown Country Club SHA.

Key Characteristics of the Area Include:

- Flat plains and river terraces
- Large mountain ranges and hills that frame the area
- Rural vistas
- Schist walls
- Forms and materials that reflect the surrounding landscape
- Rivers and Lakes

4

THE SITE

THE SITE



IMAGE 6: PANORAMIC SHOWING THE SITE AND SURROUNDING RESIDENTIAL DEVELOPMENTS

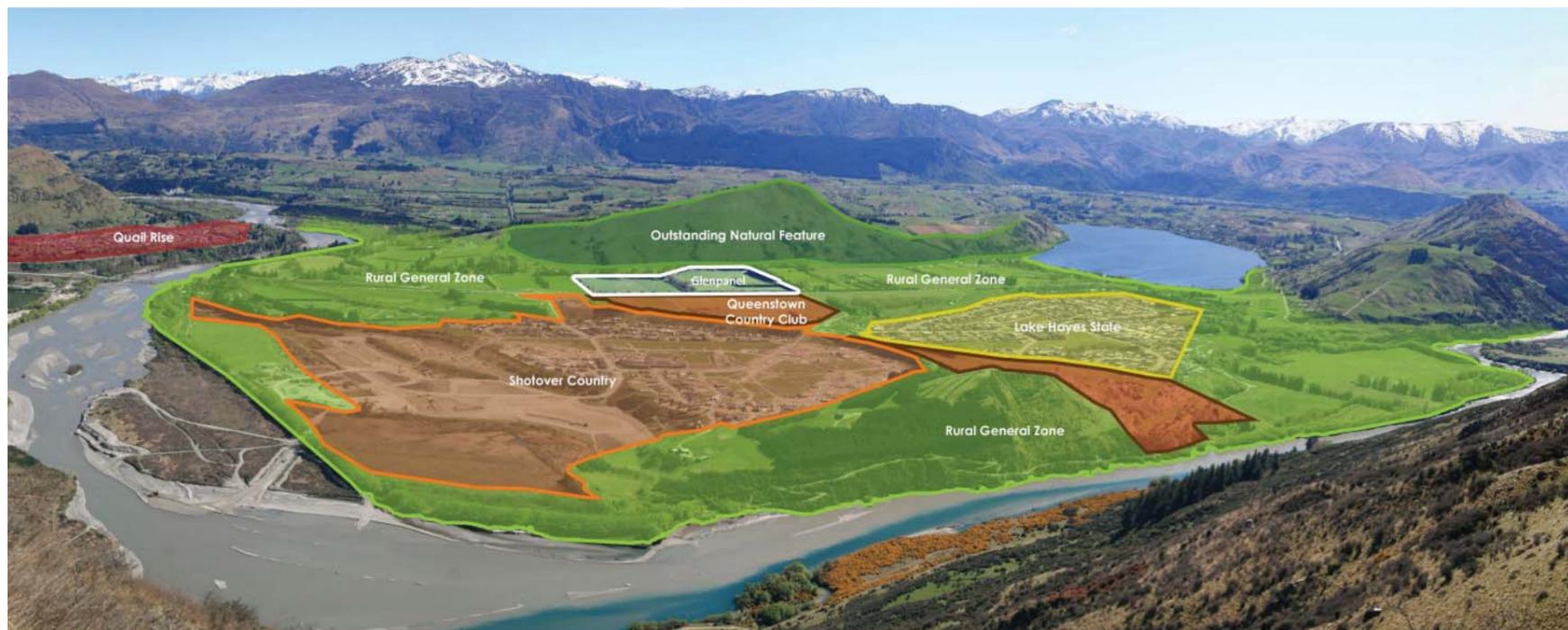


IMAGE 7: PANORAMIC SHOWING LANDUSE CONTEXT

THE LAND / SITE

The Glenpanel site is approximately 20.4 ha in size.

It is located to the north of State Highway 6, east of the recently completed roundabout that accesses Shotover Country to the south and Lower Shotover Road to the north. The site fronts approximately 600 metres of the State Highway.

An existing driveway dissects the site running south – north accessing the historic Glenpanel homestead, located directly to the north of the site, at the base of Slope Hill. The Glenpanel Homestead area is surrounded by mature trees and sheds and structures typically found in a rural homestead cluster.

The site itself is largely pastoral in character, dissected by an established avenue and driveway in the centre of the site. A mix of planting, both established and relatively recent, is located on the State Highway boundary with a conifer hedge east of the driveway entry and shrub planting west of the driveway entry. Mature Hawthorn trees are located sporadically along the State Highway border west of the driveway entry.

Within the site, as described above, traditional farm fences split the flat land into smaller paddock units.



IMAGE 8: SITE PHOTO



IMAGE 9: SITE PHOTO

THE PROPOSAL

THE MASTERPLAN CONCEPT

This proposal seeks to establish a master planned residential neighbourhood on land located to the north of State Highway 6 on Ladies Mile, Queenstown. The proposal includes a high quality designed development with a range of housing options within a well - conceived pattern of walkways, roading and open spaces.

The proposal seeks to subdivide the 20.4ha site into the following components:

- **38 Rural Edge Lots**, between 506 and 906m², occupying 2.2 ha or 10.8% of the site.
- **65 Residential Lots**, between 450 and 650m², occupying 3.3 ha or 16.2% of the site.
- **Land allocated for Medium / High Density Lots, being 104 lots**, 288m² in size or differing lot sizes depending on the final combination of medium density, medium / high density or high density on specific areas. The designated land for this use occupies 3 ha or 15% of the site.
- **Open space** (excluding roads) utilising 6.9 ha or 34% of the site.

Fundamental to this masterplan is the inclusion of a significant area of medium to high density lots that are set out to accommodate residences for the purpose of staff accommodation as well as other residences.

The design concept is based on the following design principles:

- The retention of a significant area of open space adjacent to the State Highway enabling the retention of a green corridor entry to the Wakatipu Basin.
- A single point of access from State Highway 6, with options for future connections to the west and east.
- A cycleway / walkway underpass under State Highway 6, enabling connection to Shotover Country, Lake Hayes Estate, Bridesdale and wider walkway / cycleway / school and retail connections.
- The inclusion of greenspace viewshafts into the property to enable long greenspace views and avoiding a 'wall' of residential screening.
- Site specific design controls within the development, acknowledging the site character and the visible outcome of the development.
- The location of medium to high density residential areas to the north of the development, away from Ladies Mile and against the rising Slope Hill backdrop.
- A well - conceived internal pattern of walkways and cycleways within the development.
- Adequate road widths for the provision of parking.

A Masterplan has been prepared by the Glenpanel project team with consultation from relevant agencies including Queenstown Lakes District Council, adjoining landowners, Queenstown residents and its business leaders.

URBAN DESIGN: CONTEXT

The site is located on the north side of Ladies Mile approximately 200 metres east of the recently completed Stalker Road / SH6 roundabout. The site is contained by Slope Hill to the north and Ladies Mile to the south. The site is currently surrounded by farm land on all 4 sides, intersected by the State Highway.

An application has been lodged for the Queenstown Country Club SHA on land south of the site across Ladies Mile. It is understood that this application is currently being processed however Council support for that SHA creates an assumption that the character of that land will change substantially from the rural landscape that currently exists.

Directly north of the site, adjoining the northern boundary, is Glenpanel homestead, a collection of established rural structures, a dwelling and established tree planting.

URBAN DESIGN: CHARACTER

Urban Context and Design Drivers

The principal urban drivers on which the Masterplan has been developed include the following components:

- Slope Hill to the north, its form and edge orientation.
- The requirement to deliver accommodation options and a range of densities, with lot site sizes that will enable an affordable range of options for purchasers.
- The ability to connect, by road, cycleway and walkway, to available networks outside of the site and the establishment of a sound connective network within the site.
- The inclusion of an appropriate setback from State Highway 6, to enable the retention of a rural corridor.
- Promotion of viewshafts from both green space within the site and from the State Highway.
- The establishment of a strong design controls to enable a cohesive 'village' neighbourhood

The above factors have been developed in the masterplan by way of the following:

- The roading layout 'pulls' away from the State Highway heading to the west. This is a direct reflection of the base of Slope Hill and the increasing distance of the base of the hill moving east along Ladies Mile.
- The masterplan shows a range of densities, clustered together in similar sizes of lots, enabling

comprehensive design to be undertaken on each group or precinct of lot size.

- The connections take advantage of existing paper roads, future opportunities and an underpass on Ladies Mile.
- As above, the Ladies Mile setback proposed in this masterplan respects the base of Slope Hill and the need to provide a rural corridor of appropriate size, scale and permeability.
- The inclusion of comprehensive design controls above and beyond the standard design controls in order to develop a robust community character.

URBAN DESIGN: CREATIVITY

The Masterplan has been developed to respond to the wider overriding qualities of the site specifically the need to include a substantial rural corridor and as a response to the alignment of the base of Slope Hill. Furthermore, the locating of viewshafts and greenspaces is a move away from traditional subdivision design, enabling a space which is liveable, walkable and unique.

Whilst the architectural controls will be strong and contiguous, owners will be encouraged to undertake contemporary interpretations of these forms.

URBAN DESIGN: CUSTODIANSHIP

The matter of custodian ship relates to sense of place and the ownership that residents feel within the site. This relates to the look and feel of the development. As noted, the development layout, controls and detailing and the urban design components all collaborate to provide an amenity that is unique to this site.



IMAGE 10: NEIGHBOURHOOD PARKS SURROUNDED BY MEDIUM/HIGH DENSITY PRECINCT

MASTERPLAN



PLAN 2: GLENPANEL MASTERPLAN (SCALE 1:3,000 @ A3)



DENSITY PLAN

DEVELOPMENT DENSITIES

The Masterplan shows 3 differing areas of development densities, responding to the site characteristics, a mix of densities and open space. They include:

- The Rural Edge Villas:** The Rural Edge Villas are located on the southern boundary of the residential precincts, facing onto the proposed Ladies Mile Parkland. There are 38 proposed Rural Edge Villa lots, ranging in size from approximately 400 – 900m². The Rural Edge Villas will be subject to specific design controls, ensuring a contiguous amenity alongside this edge. Those controls will specifically address such matters as recessive coloured roofing, and claddings in natural finishes such as timber, steel and stone.
- The Residential Lots:** Located behind the Rural Edge Villas, to the north of those lots, these lots allow for a more traditional residential response and market, with 65 lots ranging in size from 450 to 650m² in size. Design controls will apply, with similar controls in regards to claddings and colours, however fencing will be permitted between lots for privacy and shelter.
- The Medium / High Density Precinct:** This precinct is located generally towards the northern part of the site, at a distance of between 150 metres to 350 metres from the Ladies Mile Highway. These lots allow for a mix of density of development, with the principal objective being the supply of housing for the purpose of staff accommodation in 2-3 storey structures.

Overall, the Masterplan shows 41% of the land utilised for development, with the remainder of the land covenanted against further subdivision and maintained largely in open space or recreational parks and streets. Importantly the roadside rural edge area, which varies in width from 55 to 100 metres is 5.3 ha in size or 26% of the whole site.



PLAN 3: DENSITY PLAN (SCALE 1:3,000 @ A3)

OPEN SPACE PLAN



URBAN DESIGN: PLANTING TYPOLOGIES

The existing Oak avenue, to be protected along the principal axis as a walkway feature, sets the tone for the remainder of the street tree planting. In general, taking into account the Arcadian nature of the site, and the exotics located around the Glenpanel homestead, the intention would be to promote this by way of large exotic deciduous street trees.

These would provide shading in the summer, sunlight in the winter after leaf loss and would be at a mature height whereupon the visual mass of residential dwellings become secondary to tree planting.

PLAN 4: OPEN SPACE PLAN (SCALE 1:3,000 @ A3)

PUBLIC ACCESS & CONNECTIVITY

URBAN DESIGN: CONNECTIONS

Walkways and Cycleways - External

The proposed development will have opportunities to connect directly to existing trails and cycleways outside the site. A principal linkage will be the development of an underpass under Ladies Mile, east of the Stalker Road roundabout. This underpass is an opportunity for good design to occur and is intended to be a design asset for the development, giving connection to residential development south of Ladies Mile, including the retail area in Shotover Country, the primary school and the wider trail network that flanks the Kawarau River and beyond.

The opportunity also exists for linkage to the wider network to the north, utilising the Lake Hayes walkway and beyond, connecting via an unformed legal road that exists to the east of the site, running along the base of Slope Hill towards Lake Hayes.

WALKWAYS AND GREEN SPACE / OPEN SPACE

External Walkways and Connectivity

The proposed development has considered potential linkages to the wider community and existing trails and facilities. Importantly the proposal includes an underpass to Shotover Country and beyond, located to the east of the Stalker Road roundabout and utilising land owned by the applicant on both sides of the road.

The underpass design allows for an appropriate grade of 1:12 with open visible accessways and a 3 metre clear space under the State Highway. This underpass will be well lit and, with good design, is a positive design feature that opens up access to a range of facilities to the south including the yet to be developed retail area at Shotover Country and the Primary school. Importantly it provides safe access to the wider Queenstown trail network extending to the wider Wakatipu Basin.

To the north of the development an undeveloped legal road exists extending though to the east to the Lake Hayes walkway. Development of this as a walkway link would add not only linkage from this development to the Wider Queenstown Trails network, it would also enable another linkage from existing and proposed developments north of Lake Hayes, including Arrowtown, to the trail networks at the south of the basin.



IMAGE11: PUBLIC ACCESS & CONNECTIVITY



PLAN 5: PUBLIC ACCESS & CONNECTIVITY

SITE CONNECTIVITY



OPTION B PRINCIPAL ACCESS

There are two options for locating the principal access road:

- Option A: Along the existing paper road that runs along the eastern boundary (see plan 6)
- Option B: Offset from the eastern boundary by approximately 80m along a view shaft (see plan 7)



URBAN DESIGN: CONNECTIONS

Walkways and Cycleways - Internal

Within the site, opportunities for linkages and connections have been carefully considered. The proposed lot layout enables both north – south and west – east connections by way of footpaths by roading and stand - alone cycleways and walkways. The Masterplan seeks to align green spaces and walkways together, in order to maximise the length of views and to remove impediments to longer views within the basin.

WALKWAYS AND GREEN SPACE / OPEN SPACE

Internal Walkways and Open Spaces

The Masterplan shows a series of internal green spaces and walkway connections. The principal green spaces are two larger neighbourhood parks approximately 100 x 50 metres each providing a significant usable green space located within the centre of the 2 main medium / high density precincts.

Linking these parks are a series of green walkways, of a suitable width to promote safety and amenity, linking neighbourhoods and providing safe pedestrian access alternatives to roadways.

A major walkway link traverses the southern boundary of the site, adjacent to Ladies Mile, running west – east. This walkway is located on the edge of the roadside rural edge, leaving that open and available for wider recreational uses for all residents within that large green space. Walkway links then run north – south from this roadside walkway, along open green space corridors north toward principal road corridors within the development. As well as providing open visible accessways the green space corridors provide visible breaks and views of length into the development, a design response considered to be preferable to mass screen planting.

VEHICLE SITE ACCESS

The masterplan shows a single access to the site from Ladies Mile, along the existing paper road on the eastern boundary. Options for future connections from internal roads to development that might occur to the west or east is allowed for but is not a critical part of the overall site roading patterns. Road widths however have been developed to allow for the possibility of future development on adjacent sites, should that occur.

Should the eastern access point prove not to be viable for unforeseen reasons, then an alternative access point could be located 80m west of the principal access point. As shown on plan 7 this would not compromise the internal road network as shown.



MEDIUM/HIGH DENSITY PRECINCT

URBAN DESIGN : CHOICE

The proposed development provides a range of lot sizes, ranging from 288m² lots in the northern portion of the site to 450-650m² lots in the centre of the site, to 4000m² lots along the southern portion of the site.

In the area shown as 2-3 storeys terrace housing may be undertaken up to 3 storeys high in a comprehensive manner.

Lot owners selecting the medium/high density will have a choice of architectural plan packages designed specifically for those lots. These houses are of a similar vernacular with the design outcome controlled by innovative design controls in regards to both dwellings and landscape.

The lot patterns are grouped together enabling a contiguity of amenity within the village. Overriding design controls further promote the 'village' amenity ensuring that the development has a strong village character and is not a traditional mixed suburb.

DENSITY TYPOLOGY

The area allocated for Medium/High Density Hillside Precinct covers 3.0 hectares. Options available for this includes:

- a) Stand - alone medium density housing, 8 metres high, on 288m² lots (12.5 x 12 metres) to 1-2 levels high, a total of 101 lots or
- b) A mix of medium density housing to 7.5 metres as above and high density terrace housing up to 11 metres in height (1-3 levels) or
- c) High density terrace housing only up to 11 metres high (2-3 levels)



PLAN 8: MEDIUM /HIGH DENSITY PRECINCT AREAS

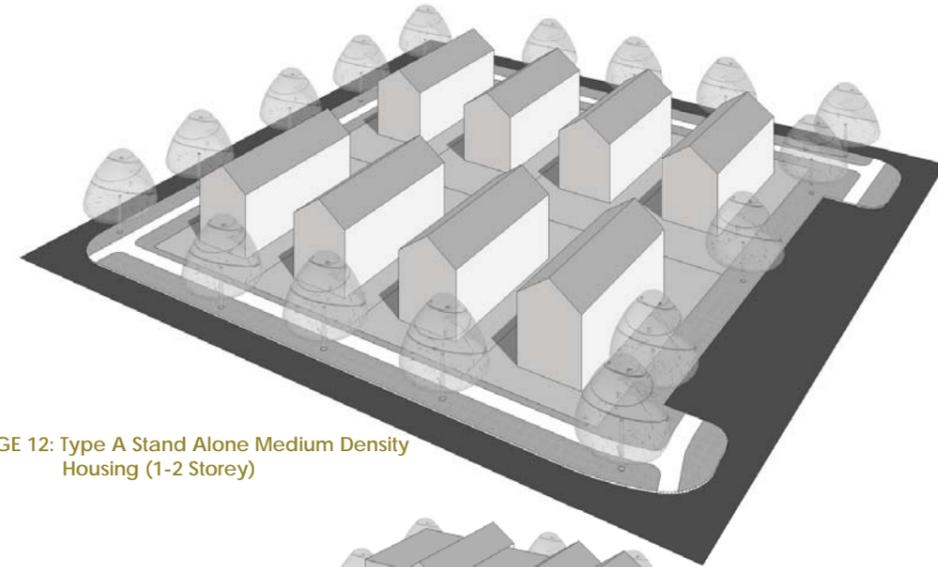


IMAGE 12: Type A Stand Alone Medium Density Housing (1-2 Storey)

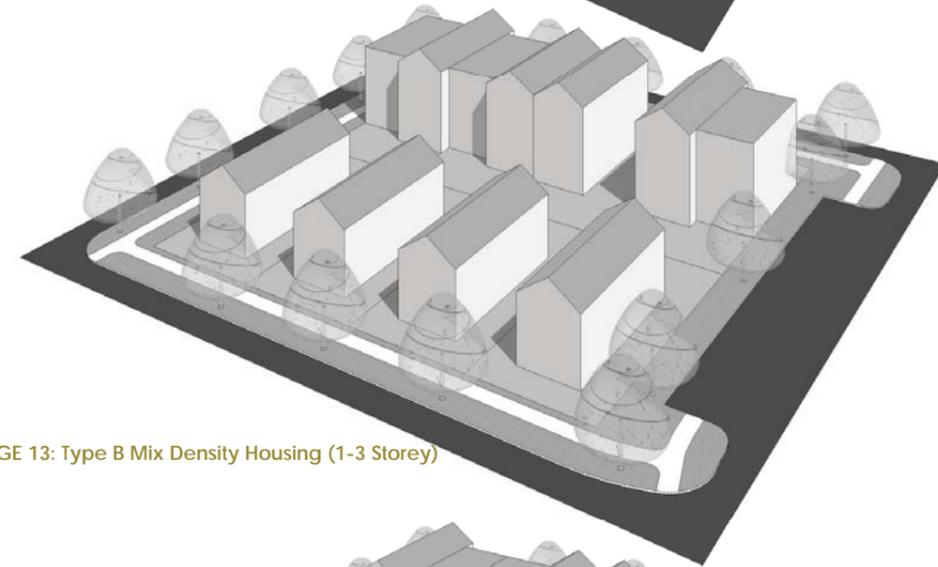
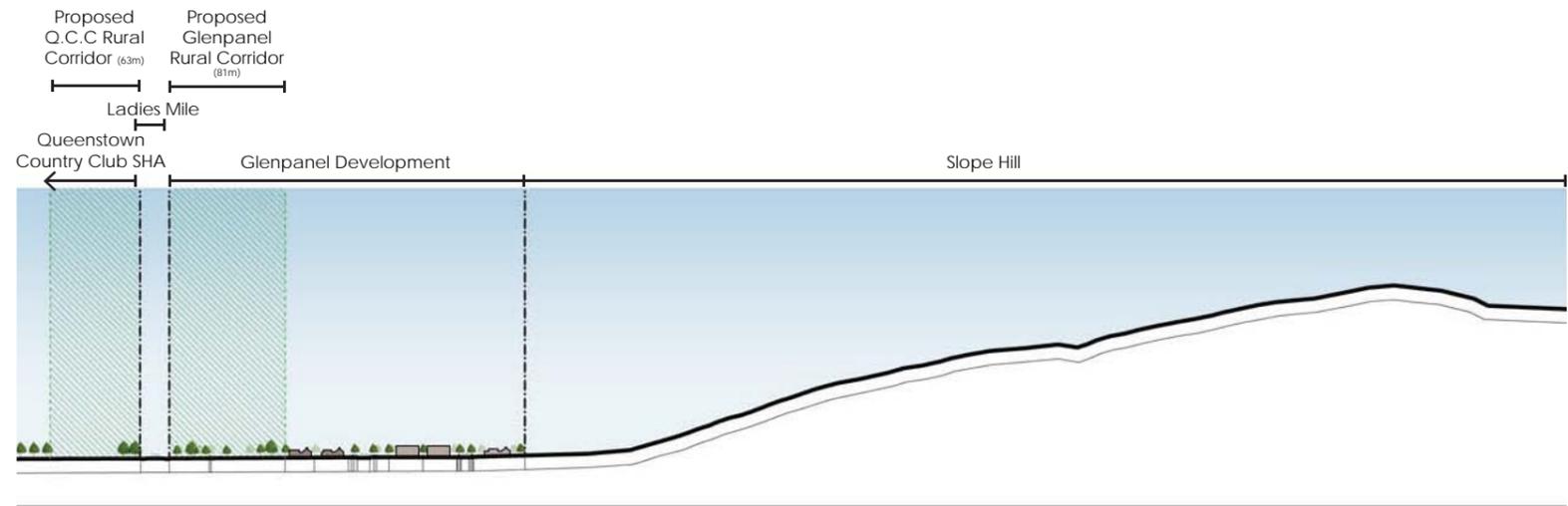


IMAGE 13: Type B Mix Density Housing (1-3 Storey)



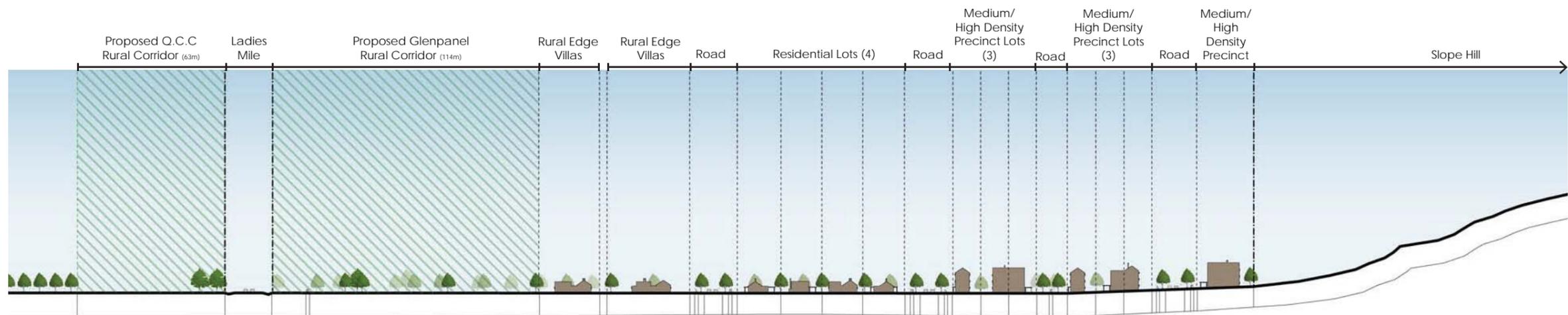
IMAGE 14: Type C High Density Terrace Housing (2-3 Storey)

CROSS SECTIONS



INDICATIVE CROSS SECTION AA

Scale 1:5,000 @ A3



INDICATIVE CROSS SECTION BB

Scale 1:2,000 @ A3



PLAN 9: SECTION LOCATION PLAN



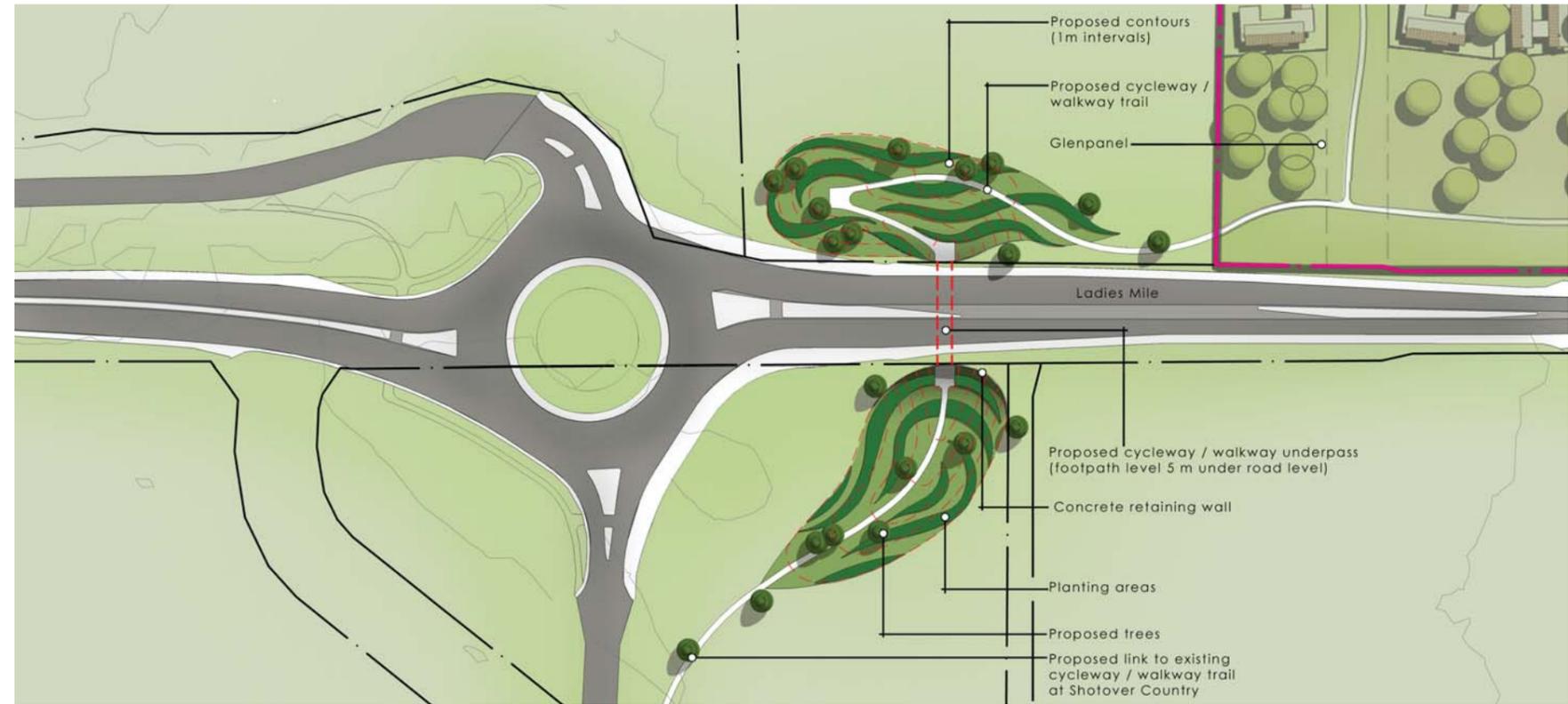
PROPOSED LADIES MILE UNDERPASS

THE DESIGN

The Ladies Mile underpass is an important component of the Glenpanel SHA application, providing direct connectivity for pedestrians and cyclists to the residential areas south of Ladies Mile and the wider network of Queenstown Trails.

The underpass will also allow for an alternative extension of the northern Trails networks around Lake Hayes, Millbrook and Arrowtown and will provide for safe egress under the State Highway when none currently exists. The indicative design shows the length of slope needed to achieve the correct grade to the underpass. The underpass will be well lit, with a minimum open clearance of 3 metres, allowing for 2 metres above the pass for the retention of roading and services.

The drawings indicate that the underpass has the potential to be a high quality design element and a feature of the wider trail network.



PLAN 10: LADIES MILE UNDERPASS



IMAGE 15: LADIES MILE UNDERPASS

DESIGN CONTROLS

Dwelling controls will be strict, and ensure that no dwellings exceed the specified height. Furthermore, building controls will specify gabled roof forms, although the gables do not have to be equal or parallel. Colours will be generally recessive, with detailing in joinery, front doors etc. allowed. Specific design controls will apply to each building typology on lots.

These include:

- Rural Edge Lots
- Residential Lots
- Medium to High Density Lots

ARCHITECTURAL CONTROLS

Roofs

Rural Edge Lots: Roofs shall be gabled in form, with equal roof slopes each side of the gable line, without hip roofs, and shall have roof pitches between 20 and 45 degrees to ensure a continuity of gabled roof form. It is understood that this can restrict floor sizes so flat connections between gabled forms are permitted but shall not exceed more than 20% of the floor areas. Gable rules shall apply to all garaging as well.

Residential Lots: As above but gables would not be required to have equal roof pitches each side of the gable line.

Medium to High Density Lots: Roofs shall generally have gables forms however those gables may spread over several titles and are not to have equal roof pitches each side of the gable line

All Roofing shall be in either corrugated iron, tray profile iron or shingles only and shall be in dark grey or black colour. Tiled roofs will not be accepted.



IMAGE 16: ROOF PITCH & MATERIAL

Wall Claddings

Shall be in horizontal or vertical timber (oiled to a natural colour finish or left to weather) or: steel cladding left to weather or in a dark grey or black colour finish or; local stone or; un-rendered concrete block or; painted

weatherboard finish in greens, reds or greys or red brick (non - textured, painted or mortared over for effect). Cladding materials can be mixed over a building however single architectural forms can only be clad in a single finish.



IMAGE 17: TIMBER CLADDING

Building Heights and Setbacks

Rural Edge Villas: Dwellings shall not exceed 5 metres in height and shall have setbacks of 2 metres for side yards and 4.5 metres for front and rear yards.

Residential Lots: : Dwellings shall not exceed 6.5 metres in height and shall have setbacks of 2 metres for side yards and 4.5 metres for front and rear yards.

Medium to High Density Lots: On stand - alone lots, dwellings shall not exceed 8 metres in height and shall have setbacks of 1.5 metres for side yards and a minimum of 4.5 metres for front and rear yards.

On amalgamated lots where terrace housing is proposed the terrace dwelling widths shall be between 4.5 and 6 metres and shall be permitted up to 11 metres in height.

In general, development on the Medium to High Density zones shall adopt sound urban design principles.

LANDSCAPE CONTROLS

Fencing / Boundary treatments

Rural Edge Lots: All street frontage boundaries, excluding 5 metre gaps for entry and driveways, on all lots shall front to the street in hedging in Laurel, English Beech or Hornbeam clipped and maintained to a minimum height of 1.5 metres. Hedges are also encouraged on boundaries facing reserves and open space to also be in hedges however this is not compulsory. No solid fencing is permitted on these lots. Fencing to protect hedge planting or for the purpose of containment, or boundary fencing is permitted in traditional 7 wire fencing to 1 metre high, in wire or mesh with Warratahs at 2.5 metre centres.

(Note: the above controls are promoted to impart a tree, green edge to the principal open space and to avoid an 'urban' appearance from Ladies Mile views)



IMAGE 18 : LAUREL HEDGE

Residential lots: Boundary fencing in 1.5m high timber fencing is permitted on side and rear boundaries aside from where boundaries front reserves or open space where hedging as above is required. Timber fencing shall be set back 7 metres from road frontages to encourage a green street frontage.

Medium to High Density Lots: Boundary fencing is permitted in timber fencing on side yards to 1.5 metres high, in vertical timber, stained a mid - brown.

In regards to street fencing this shall be reviewed on a case by case basis and shall be reviewed following developed design and should be cognisant of the following principles:

- Fencing facing onto streets, walkways or common areas shall show a contiguous amenity over the length of the housing block.
- Fencing is permitted to 1.8 metres high and shall be in concrete block, steel and / or vertical timber battens.
- Breaks in fencing for the purpose of driveway and gate penetrations shall be allowed.
- Concrete or plastered concrete fencing shall be painted in a colour to match the main building forms or left unpainted if undertaken on concrete, textured concrete or steel. Timber staining colours shall be contiguous over the length of a block.

Planting

In order to promote a contiguous residential amenity, tree species planted for the purpose of shade or amenity, over 5 metres in height, within lots, shall be limited to the following species only; Mountain Beech, Oak species, Elm Species, Dogwood species, Cherry species, or Fruit trees.



IMAGE 19: ELM TREE



IMAGE 20 : DOGWOOD TREE

LANDSCAPE ANALYSIS

INTRODUCTION

This landscape analysis contains:

- The context of the wider landscape,
- A description of the proposal,
- Landscape assessment,
- Conclusion.

DESCRIPTION OF SITE

The site is located north of Ladies Mile nestled between Slope Hill, and the State Highway. The site is generally flat with fences and young hedging dissecting the property and set out in a traditional and recognised agricultural pattern. The site is 20.4 ha in size, 600 metres width running west – east and between 270 and 400 metres wide running south – north. The site increases in width to the east, following the base of Slope Hill as the base of Slope Hill moves away from Ladies Mile in an easterly direction.



IMAGE 21: THE SITE

An established oak avenue dissects the site, being the existing driveway access to the historic Glenpanel homestead, located directly north of the site. The Glenpanel homestead and environs is a well-established traditional farm cluster, with a homestead, gardens and agricultural buildings. These include a hayshed and other smaller sheds, some of which are located on the site.



IMAGE 22: EXISTING FARM BUILDINGS



IMAGE 23: EXISTING FARM BUILDINGS

Slope Hill, directly north of the site, is recognised as being an ONF (Outstanding Natural Feature) and a classically shaped Roche Moutonnee, shaped by glaciers in the last glacial period. Slope Hill is largely open in character, covered with pastoral grasses with some minor gullies with mixed vegetation in those gullies running down the visible southern faces.

THE WIDER LANDSCAPE CONTEXT

The Ladies Mile Flats

The Ladies Mile Flats include the flat land that occupies the space between Slope Hill to the north and the terrace edges flanking the north side of Lake Hayes Estate and Shotover Country to the south. These flats flank State Highway 6, known as Ladies Mile on the north and south of Ladies Mile, and vary in width along the length of that road. The width of these flats, in the vicinity of the Glenpanel site, extends approximately 280 metres to the north, to the base of Slope Hill.

Moving to the east, the flats on the north side of Ladies Mile increase in width with the Threeewood portion of the flats up to 580 metres wide. At that point the flats drop in an easterly direction over minor historic terraces to the southern end of Lake Hayes. At the western end of the north Ladies Mile flats the Flats terminate at the western end of Slope Hill.

The southern Ladies Mile Flats are the smaller of the two halves. These flats commence at the eastern end of Ladies Mile where the Lake Hayes Estate terrace edge meets Ladies Mile and increase in width as that terrace edge heads away from Ladies Mile to the west. The widest portion of these flats is located in the vicinity of the Queenstown Country Club site, where the flats extend out to approximately 470 metres in width. In the true sense these flats are completed in the vicinity of Stalker Road and the roundabout, developing into a series of terraces sloping to the west towards the Shotover River.

In general, these flats are recognised as one of the principal components of the entry experience heading west into Queenstown. Substantial development has occurred below the terrace edge where development is screened by topography. This includes Lake Hayes Estate, Bridesdale and Shotover Country.

Slope Hill

Slope Hill, located to the north of the site, forms the northern backdrop to the site and straddles the continuous northern boundary over a length of approximately 600 metres. Slope Hill rises approximately 300 metres above the site, at its highest point. Ladies Mile is a classic 'Roche Moutonnee', a glacial feature, formed and shaped by glacial advances. It exhibits a smooth sculptured form, with a noticeable absence of domestic patterns and vegetation aside from a predominance of pastoral grass.

Slope Hill is acknowledged to be an Outstanding Natural Feature (ONF) within the landscape classifications of the Operative District Plan with the base of that ONF running along the base of the hill at the northern boundary of the site.

The Shotover River Terraces and Escarpments

Historic river terraces and their escarpment edges form the distinctly recognisable boundaries between the Ladies Mile Flats and the Shotover River. The escarpment edge that forms the northern boundary to the residential

terraces occupied by the Lake Hayes Estate, Bridesdale and Shotover Country residential communities runs alongside the southern Ladies Mile flats, flowing west to east and terminating at the Shotover bridge before sweeping north up the Shotover River valley.

There are two distinctive terrace elevations, the upper terrace containing Lake Hayes Estate, Shotover Country and Bridesdale and the lower terrace, adjacent to the Shotover River, containing the lower portion of Shotover Country.

A landform 'bridge' is located between Lake Hayes Estate and Shotover Country, linked to a smaller hill form by the Shotover River.

The Shotover River and The Remarkables

The Shotover River and the Remarkables Range form the southern backdrop to the wider southern landscape that frames the site. Both are designated as Outstanding Natural Features (ONF) in the Operative District Plan.

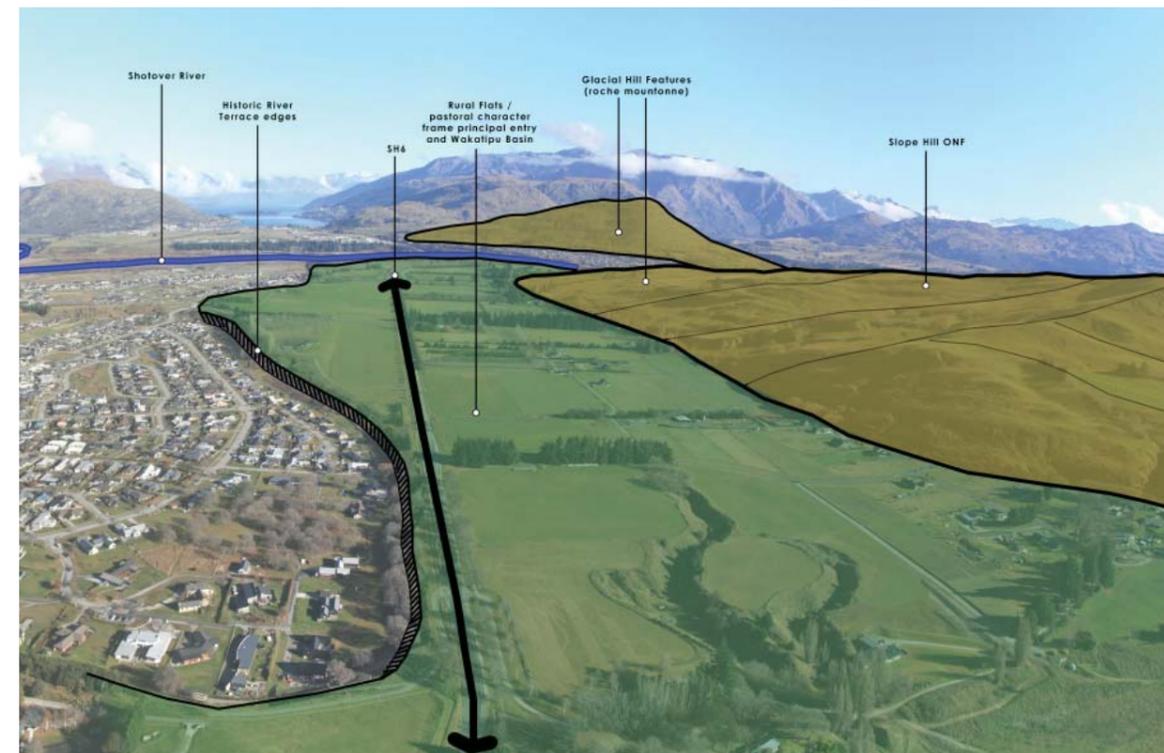


IMAGE 24: LANDSCAPE UNITS



EXISTING LANDSCAPE CHARACTER

In general the landscape character of the site and its broader context is one of change, with the rural values of this area under challenge from wider influences including both existing and proposed housing. East of the site the landscape character is largely defined by a mix of shelter planting and lifestyle development with a mix of larger open paddocks, smaller more intensive lifestyle blocks.

At the eastern end of the development, where the distance from Ladies Mile to the base of Slope Hill is the longest, the Threepwood development is located at the southern end of Lake Hayes and the base of Slope Hill.

In general, this rural edge constricts in width towards the western end of Ladies Mile, a reflection of the alignment of the Slope Hill Base.

The location of the proposed Queenstown Country Club, directly across the road from this site, south of Ladies Mile will substantially change the future landscape character of the Ladies Mile corridor. It introduces a developed element into the Ladies Mile Flats and changes the pattern of development to date. It is understood that the QCC proposal is accepted and supported by Council but has yet to complete a full consent process.

DESCRIPTION OF THE PROPOSAL

(refer: 'The Masterplan Concept' on page 6 for a detailed summary of the development)

The proposal seeks to establish 207 lots on the site, accessed by a single road access towards the southeast corner of the site. The lots are clustered with similar sized lots together. In general the proposed Medium – High Density lots are located furthest from the State Highway. The Rural Edge lots, are located adjacent to a significant open space to be maintained in grass with woodland planting dispersed over this space.

Site specific design controls are proposed for the development, over each of the three lot types. In general claddings are consistent over the site however heights range from lowest closest to the State Highway rising generally towards the rear (north) of the site.

Those lots closest to the State Highway are subject to the most stringent controls, with controls setting out to establish a contiguous garden amenity on those lots, with an absence of solid fencing and the usual trappings of urban development.

The open space adjacent to Ladies Mile generally extends in width towards the east, mimicking the base of Slope Hill. The width of this space varies from 50 metres at the western end to 110 metres at the eastern end of the site.

LANDSCAPE ASSESSMENT

This assessment examines the proposal against its potential effects on the visual amenity and landscape character. The effects of the proposal as experienced from within the site are not considered. Effects on public places, most notably the Ladies Mile Highway are considered.

Visual Effects from Ladies Mile

The proposal is located north of the proposed Queenstown Country Club over a similar distance of the State Highway. The proposal, like the Queenstown Country Club, provides a buffer adjacent to the State Highway, retaining an undeveloped corridor along that edge. This proposal differs to the approach made by the Queenstown Country Club to that buffer edge by way of the following:

- The Queenstown Country Club proposes a consistent setback of approximately 65 metres over the length of that development. The Glenpanel setback is of a similar scale at the western end and increases to approximately 110 metres at the eastern end.
- The Queenstown Country Club proposes a consistent double row of planting along the south edge of Ladies Mile and consistent mass of parallel (to Ladies Mile) linear planting along its northern edge. This application proposes to remove the young planting along Ladies Mile to enable views across the proposed park on the south edge of the application. Fundamental to the Glenpanel application is the retention of views across the site to enable views across to the Slope Hill ONF and to allow for views of distance, reinforcing the rural character and depth of the site.

Fundamentally the development of the QCC land, as proposed, will change the existing rural character of the western end of Ladies Mile. Whilst there is a substantial amount of tree planting proposed in the QCC application there will, nevertheless, be views of dwellings and an awareness from viewers that development exists on that site.

The Glenpanel application seeks to complement the QCC application, providing a substantial buffer that reflects the widening of the rural edge towards the eastern end of the property, a landscape characteristic that extends east towards Lake Hayes

The development at Glenpanel, visible from Ladies Mile, will have hedged and green edged streets, together with dark roofs and a simple palette of colours that avoids the visual clutter often associated with urban development. The most appropriate example of this type of development is Jacks Point, where cohesive and recessive design controls have delivered a community with a contiguous amenity that is considered to be appropriate to a rural setting.

The taller structures located in the medium to high density areas are intentionally setback from Ladies Mile, with an immediate backdrop of the lower portions of Slope Hill.

This is considered to be an appropriate design response.

The development will be visible from the Ladies Mile highway. The design intention for this proposal however is not to screen the site completely but to allow viewshafts through the site, avoiding a straight line mitigation screening which may be suitable for the wider flats south of Ladies Mile but is not considered appropriate for a development at the base of Slope Hill. The viewshafts will allow for more views of Slope Hill than would be available if continuous screen planting was proposed as a means of mitigation.

From further to the west and east on Ladies Mile, the proposed development will not be visible, given the existing framework of trees and shelterbelts that exist along Ladies Mile. Travelling from the east, the first glimpse will be directly adjacent to the southeast corner of the development, near to the proposed accessway, where the closest dwellings are 100 metres from the Ladies Mile road boundary.

Travelling from the west, from the direction of Queenstown the first lots will be visible from approximately 100 metres east of the Stalker Road Roundabout. Views from here, similar to those experienced when travelling the opposite direction, will still be predominantly of a large green space extending 600 metres along the site and approximately 4.6 hectares in size.

In general the rural character of this portion of Ladies Mile will change. This fundamental change has been initiated by the acceptance of the QCC. The retention of rural character is closely associated with the degree of change. To that end the retention of significant areas of open space on each side of Ladies Mile is a buffer to the degree of change and is a setback that imparts a rural scale and a scale of green space not typically found adjacent to residential developments of this scale.



ASSESSMENT AGAINST OLDLC LEAD POLICY

OVERVIEW

Part 5.2 of the "Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines" outlines nine specific criteria which Council will assess against any expression of interest. Without limiting Council's assessment to these criteria they have been listed as headings in this section of the report.

LOCATION

A detailed description of the Glenpanel site, location plan, landform units and landuse context is provided on pages 4-7 of this EOI.

LEGAL DESCRIPTION

The Glenpanel site is legally described as:

- Sections 42 – 44 of Block III, Shotover Survey District being part of land in Identifier 613709 (Otago Registry);
- Lots 2, 4 & 7 Deposited Plan 363532 being part of the land in Identifier 613709 (Otago Registry).

DISTRICT PLAN CONTEXT

The Glenpanel development site is located within the Rural General Zone under the Operative District Plan and within the Rural Landscape Classification part of the Rural Zone under the Proposed District Plan (refer image 25):

The High Court in *Ayrburn Farm Developments Ltd v Queenstown Lakes District Council* [2016] NZHC 693 confirmed consideration of RMA matters was appropriate and planning considerations should, or at least could, be taken into account when making a section 17 recommendation under HASHAA. Therefore, an assessment of the relevant parts of the Operative District Plan, Proposed District Plan (PDP) has been completed in 'RMA Matters' on page 22.

LEAD POLICY

Under Council's Lead Policy the criterion "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."

The Lead Policy states (in part) that SHAs located within or adjacent to existing urban areas will be viewed more favourably from a 'location' perspective. This is presumably because any SHA located within or adjacent to an existing urban area is more likely to minimise the extent of additional urban infrastructure required and to promote housing which is closer to existing services and amenities.

Glenpanel meets this criterion as it is located adjacent to the Shotover Country / Lake Hayes Estate urban area (as extended by the proposed Queenstown Country

Club SHA). The proposal's comprehensive provision of infrastructure will maintain, and in places enhance, the existing and proposed public reticulation network. Infrastructure is discussed below. The development will build on and enhance the existing Shotover Country services and amenities.

ADEQUATE INFRASTRUCTURE

Infrastructural requirements associated with the Glenpanel development have been assessed by Clark Fortune MacDonald and Associates, Geosolve Ltd and Traffic Design Group Ltd. Specialist reports have been prepared by each of these consultants and are contained within Appendices 2 to 4 respectively. A synopsis of each report has been provided below under relevant headings:

Water Reticulation

An existing 150mm water-main which adjoins the Glenpanel site holds a static water pressure (in the pipe) of approx. 150kPa relative to the Shotover Country water reservoir. The pipe is connected an existing network which has been developed by Shotover Country and QLDC. This network includes but is not limited to:

- A new 300mm water bore adjoining the Shotover River;
- Upgraded existing Water Treatment Plant at Lake Hayes Estate;
- A new 1,000m³ water storage reservoir on Jones' Hill with associated rising/falling mains;
- Water supply system is now capable of delivering 70l/s for 16 hours per day which equates to 4,032m³ of potable water per day.

To service the proposed development, treated water from the QLDC/Shotover Country scheme would be utilised. It is anticipated that 15l/s would be required.

The connection point would be the existing 150mm Ø water-main on the north side of the State Highway. This water would then need to be pumped via booster pump to a higher level water reservoir. A reservoir would be sited at a suitable elevation to provide the appropriate domestic pressures of between 300kPa & 900kPa to the development. From the reservoir, gravity reticulation would be installed to service the properties for domestic and fire fighting supply. Internal reticulation would be sized accordingly but it is anticipated that mains of 150mmØ would be required.

It is proposed that a new reservoir would be established on Slopehill at a suitable elevation to service the development. The Stalker family owns the land necessary for the establishment of a reservoir and is able to provide the land and access required for a new reservoir. (refer to image 26)

By virtue of location, the proposed new reservoir would have potential (dependent on size) to service additional demand generated from any future development along the Ladies Mile and/or Lower Shotover Road. Equally Slopehill is a centrally located position that could be connected to the Lake Hayes Scheme. This connectivity would augment the existing network and provide further security.



IMAGE 25: MAP 30 - LAKE HAYES (OPERATIVE DISTRICT PLAN)

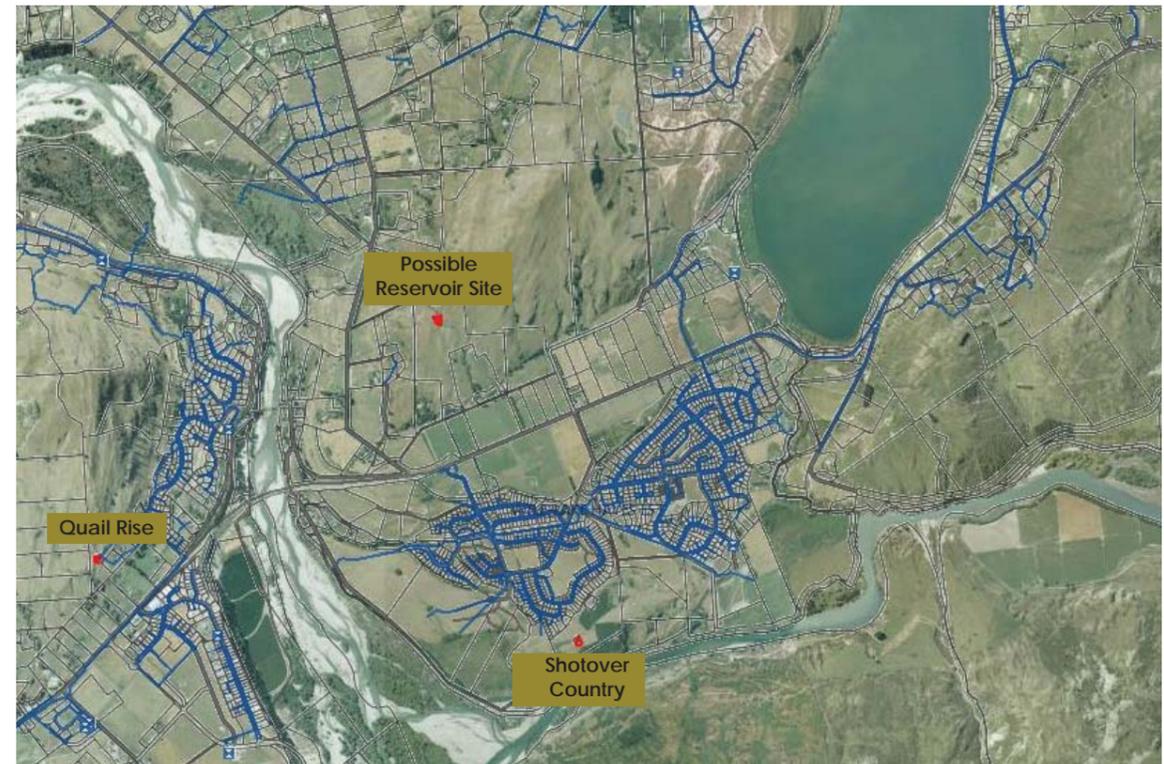


IMAGE 26: RESERVOIR LOCATIONS (CFMA)

ASSESSMENT AGAINST QLDC LEAD POLICY



Sizing of the reservoir should also be carefully considered as this could help eliminate peaks in the demand. This would then allow for a lower peak flow of water to be taken from the existing QLDC system.

All new infrastructure for this development will be constructed by Glenpanel at Glenpanel's cost and vested in Council ownership.

The Arrow Irrigation Company (AIC) network currently services the subject site. It is proposed to utilise the existing Arrow Irrigation network to irrigate streetscapes, reserves and open spaces. Utilising the Arrow water supply would enable a reduction to the overall demand on QLDC potable water supply.

It is anticipated that further water modeling will be required at the next phase of planning and this will be undertaken collaboratively with Council's water modeling consultant Tonkin and Taylor.

Any effects on the QLDC's wider infrastructure being the Shotover Country Bore Field and Water Treatment Plant will be mitigated by the imposition of headworks fees at the time of connection to Council's service. It is assumed that the Glenpanel SHA would be levied the same as Shotover Country under the proposed 2016/2017 Development Contribution policy. The current figure being levied is \$2,628 per residential unit. The additional 208 residential units under the current levy would net Council 208 x \$2,628 = \$546,624.00 ex GST.

Stormwater

For the Glenpanel project the recommended stormwater management strategy is to provide an integrated treatment train approach to water management, which is premised on providing control at the catchment wide level, the allotment level, the feasibility of conveyance and end of pipe controls. This combination of controls provides a satisfactory means of meeting the criteria for water quality, volume of discharge, erosion and flood control (if required).

To facilitate the above, a detailed assessment of the Stormwater Catchment (refer to image 27), Hydrological Analysis and Runoff Quality has been undertaken and is contained in the Infrastructure Assessment (Appendix 2).

Runoff from undeveloped areas shall be directed around the developed areas via grass swales, and then discharged to ground. This will replicate the pre development runoff scenario for the undeveloped areas. The developed areas will be serviced using a hybrid LID/SUD/Big Pipe design. This will incorporate a combination of grass swales, kerbs, pipework and detention areas.

The development area can be broken into smaller sub-catchments: Separate pipe networks are then proposed - one for each catchment. Each network will discharge to its own disposal area adjacent to the southern boundary of the site. Secondary overflow paths will be provided for in swales or road ways. Overflows will discharge to the same locations as the pre-development scenario.

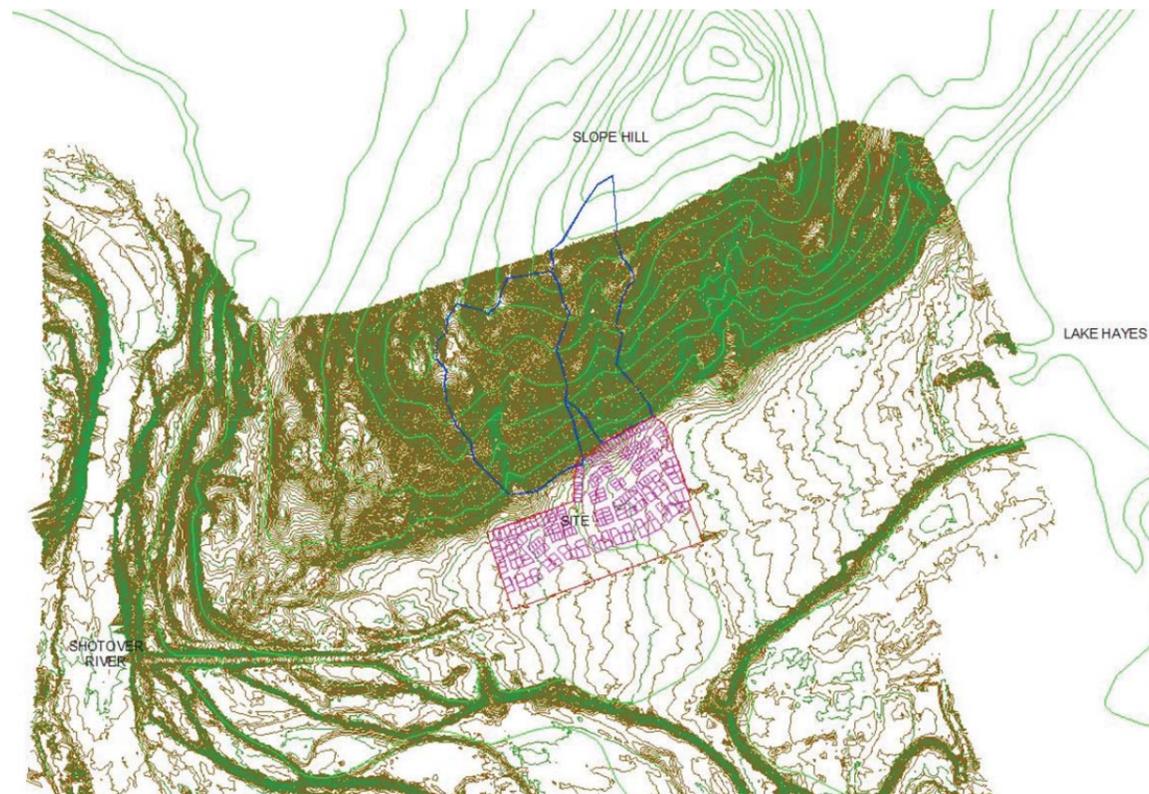


IMAGE 27: CATCHMENT PLAN (CFMA)

It is proposed that the Glenpanel SHA prepare and submit to QLDC a SCMP to be approved by QLDC prior to development of the site.

Wastewater

As part of the development of the Stalker Road roundabout; QLDC's existing sewer rising mains were re-located and upgraded in size. A 125mm OD PN12.5 PE100B sewer main was laid across the state highway to the subject property which discharges to the Shotover Waste Water Treatment plant.

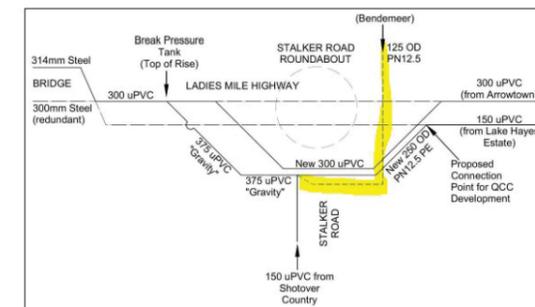


IMAGE 28: WASTEWATER (CFMA)

The capacity of the existing 375 uPVC "Gravity" pipeline which was laid at 0.65% has been calculated at 150l/s with a velocity of 1.5m/s.

Approx. flows expected from the completed developments are summarised below.

Lake Hayes Estate	25l/s
Shotover Country	25l/s
Queenstown Country Club	12 l/s
Glenpanel SHA	9 l/s
Total	71 l/s

This would leave a balance capacity of 79l/s available to service the greater Arrowtown/Lake Hayes area.

It appears from previous reporting that capacity of the main across the Lower Shotover Bridge is adequate for this proposal. It may be required to examine the storage capacities at each of the pump stations and synchronise the discharges to ensure all pumps are not discharging simultaneously.

It is proposed that new gravity sewer reticulation will be constructed internally to service the Glenpanel SHA. This would likely be 150mm - 225mm diameter mains.

At the end of the gravity reticulation a new foul sewer pump station will be required. Appropriate storage and standby generation would also be constructed to provide for at least 8 hours' emergency storage. The pump station rising main would then be connected to the existing 125mm pressure connection at the Stalker Road roundabout.

Any effects on the QLDC's wider infrastructure, being the Shotover Waste Water Treatment Plant, will be mitigated by the imposition of headworks fees at the time of

connection to Council's service. It is assumed that the Glenpanel SHA would be levied the same as Shotover Country under the proposed 2016/2017 Development Contribution policy. This is assumed on the basis that the Shotover Country rate recognises that only the treatment component of infrastructure is utilised. The current figure being levied is \$2,907 per residential unit. The additional 208 residential units under the current levy would net Council 208 x \$2,903 = \$603,824.00 ex GST.

Power, Telecommunications & Gas

Both local electrical networks, Aurora Energy and Powernet, have high voltage networks adjoining the subject site and either network could supply suitable underground electrical supply to the proposed development.

Chorus fibre optic telecommunications cables exist in the north side of the road corridor of State Highway 6. It is anticipated that connection to the network can be made and that the new development would be serviced with fibre to the door.

Contact/Rockgas have a 50t buried gas tank located off Jones Ave. There is an existing 200mm main that runs in Howards Drive to the State highway that is not currently being utilised. To connect the subject site to the existing underground reticulation would require a short length of new main being thrust under the highway carriageway to the site. Gas reticulation would then be available at the discretion of the developer.

All infrastructure will be underground. All necessary mains will be extended to service the development area as development proceeds. Confirmation from the network owners will be obtained at each stage of development prior to proceeding.

It is not anticipated that there will be any supply or capacity issues for these services and connection will be made available from existing infrastructure at the time of development in accordance with the relevant service provider's specifications.

ASSESSMENT AGAINST QLD LEAD POLICY

Geotechnical

From a geotechnical perspective, construction of the development is considered technically feasible. Developments have been readily achieved in similar ground conditions across the Shotover, Lake Hayes and Frankton Areas.

Preliminary assessment indicates that standard engineering or planning solutions will be available to address any likely geotechnical issues or hazards that may arise. There is a region-wide seismic risk at the site, which should be addressed in all future engineering design.

Further assessment with respect to liquefaction and alluvial fan hazards is not considered necessary. Existing drainage diversion channels from the alluvial fans should be maintained and engineered sumps/discharge areas constructed as required (refer image 29)

The northern-most (upslope) lots may have some degree of exposure to locally sourced storm runoff, which is common to hillside developments and unrelated to alluvial fan activity. This risk is typically addressed with minor site drainage as appropriate depending on the individual platform configurations.

Further investigation and assessment will be required at the detailed design phase of the project. The assessment should confirm the preliminary recommendations in this report, and provide detailed engineering

recommendations as appropriate. The principle geotechnical issues to be addressed include:

- Confirmation of the near surface soil stratigraphy and foundation bearing capacities;
- A further confirmation of rock fall/bluff instability/surficial slope erosion hazard mitigation requirements in the northern area of the site;
- Other geotechnical inputs as required for detailed design e.g. Pavement CBR values for roadway construction, safe temporary and permanent batter angles.

Roading and Transportation

The Glenpanel development could generate about 2,000 vehicle movements per day at full development and about 200 vehicle movements per hour at peak times. In practice however, these are expected to represent upper limits because of the type of housing being proposed and because of the ongoing QLDC initiatives to encourage greater use of public transport.

The analysis of the a new 3 arm intersection just for this development, taking into account the future growth in state highway volumes, indicates that it would generally provide an acceptable level of service. At peak times however, there would be delays for the right turn movement from the development onto SH6 that exceed 25s and have a corresponding level of service of LOS D or LOS E.

A preferable SH6 access option is shown on the masterplan. It comprises upgrade of the SH6/Howards Drive intersection to create a four way intersection, possibly relocated a short distance to the west to mitigate potential effects on the property adjoining the northeast corner of that intersection. That alternative, and any other possible alternatives, can be assessed through the consent application process which would undoubtedly involve NZTA as an interested party. That assessment may also be assisted by any progress made towards the Development Plan for the wider Ladies Mile area which Council has resolved to prepare.

The pedestrian network includes a connection to a proposed underpass east of the Stalker Road roundabout. This represents the preferred location to create bus stop areas for public transport or school buses until such time that the public transport operators consider diverting a service into the site.

Overall, the proposal can be supported from a transport perspective.

Urban Amenities

Urban amenities are close by, with the newly developed commercial activities, playgrounds and sports fields, pre-school facilities and the new Shotover Primary School add to the existing community facilities in the area.

Conclusion

Specialist reporting confirms the development can be serviced with existing and new services without any significant impacts on the existing infrastructure network subject to further consideration of some areas which can be addressed in the Deed between Council and the developer.

Ongoing cost to Council in maintaining any vested services or reticulation constructed to service Glenpanel will be funded by rates in the normal manner. However, Glenpanel will fund the planning and construction of this infrastructure.

DEMAND FOR A QUALIFYING DEVELOPMENT

HASHAA

The Housing Accords and Special Housing Areas Act 2013 (the Act) became effective on the 13th of September 2013. Its purpose 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."

To access powers available under the Act the Council has the ability to recommend the creation of Special Housing Areas to the Minister for Building and Housing. The Queenstown Lakes District Housing Accord (Housing Accord) was entered into by the Council and the Government on the 23rd of October 2014 to authorise

the recommendation of an SHA to the Minister. If approved by the Minister, the Council can use powers 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 1991.

Housing Accord

- Housing affordability and an adequate supply are key elements to maintaining a well-functioning, dynamic community with a strong economy.
- Home ownership for many residents of the Queenstown Lakes District is unaffordable contributing to increased pressures on families, communities and government support agencies.
- There is a very high demand for housing based upon projected growth and meeting this demand will require a large number of new dwellings.
- 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.

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.

The Housing Accord:

- Recognises that by working collaboratively with the Government and the Council can achieve better housing outcomes for the District;
- Describes how the Government and Council will work collaboratively;
- Is necessary to enable the Council to identify special housing areas and provide streamlined resource consent service within those special housing areas under the Act.
- Is also a tool to facilitate development aligned with the Council's policy and regulatory framework including the District Plan.

The Council's lead policy reads: *"The Council is satisfied that there is evidence that the qualifying development/s in the Special Housing Area will deliver new residential housing that supports the aims and targets of the Queenstown Lakes Housing Accord in a timely manner."*

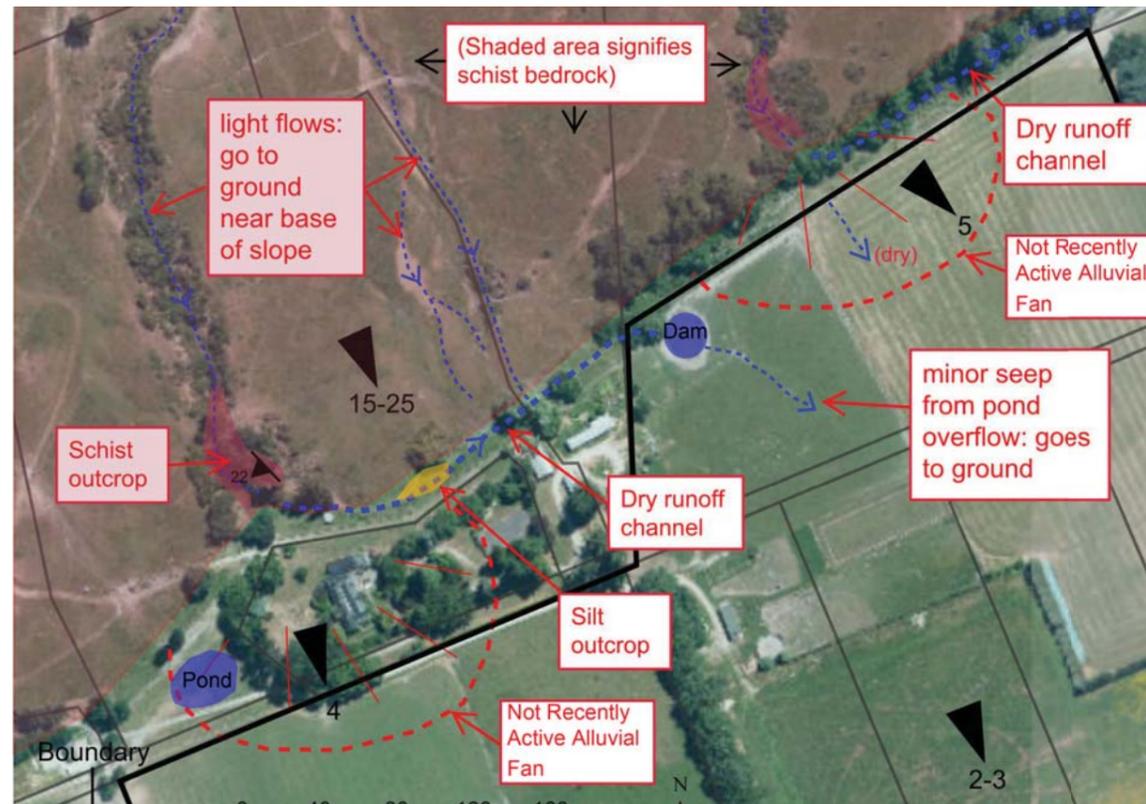


IMAGE 29: ALLUVIAL FAN FEATURE

ASSESSMENT AGAINST QLDC LEAD POLICY



Targets agreed with the Government will be achieved through a combination of private sector development, direct Council and government action and through collaborative action with other agencies. The Council and the Government agree the medium-term targets for the Wakatipu Basin are:

TABLE 1

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

The following SHAs that have been agreed in principle by the Council:

- Bridesdale – 136 residential allotments and 1 commercial allotment;
- Shotover Country – 95 residential units;
- Arthurs Point – 70 residential units;
- Onslow Road – 20 residential units;
- 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.
- Queenstown Country Club – 309 residential units, 18 staff rental accommodation units and 72 aged care bed facilities.
- Council proposed Gorge Road SHA – 100 to 150 apartments.

These proposals would total approximately 908-973 units as at 05th July 2016 depending on final development numbers and counting all units as residential units. That is 327 – 392 less than the October 2017 target of 1300 sections / dwellings.

The density yields associated with Glenpanel has been discussed in detail in Part 2.3 of this report. In total, 207 residential allotments are proposed at Glenpanel. Glenpanel will be the last (or one of the last) SHAs considered for approval before HASHA expires in September 2016.

Given the synopsis of progress towards Council targets to date as set out above, the Glenpanel development proposal will enable Council to come close to achieving its year three target of 1300 new residential units created under HASHAA.

Further, the housing affordability issues of the District are well recorded in the Housing Accord. Without a sufficient number of SHAs being established, Council will not be able to fulfil its obligations under the Housing Accord. Should Glenpanel receive favorable recommendation as a SHA it will provide valuable progress towards meeting the targets agreed with the Government.

Timely Manner

The Glenpanel residential development is directed by an experienced residential land developer (same as Shotover Country) with professional support. Shotover Country has created 645 residential lots at Shotover Country through a privately initiated plan change

resolved at Environment Court, approval of Outline Development Plans, subdivision and earthworks consents. This has been achieved since the approval of Plan Change 41 in September 2013. A further 195 lots have been consented and are currently under construction, and a further 114 lots will be consented and developed over the next 1 – 2 years.

There are limits on the ability of other processes and policies to achieve the sort of community housing outcomes potentially available through SHAs. This takes into account the diversity of needs in the community by addressing a pressing need for residential lots accessible to lower income households.

Given the targets and timing in the Housing Accord the developer believes that the SHA process represents the most efficient consenting process to ensure that a viable residential development can be produced and consented in a manageable timeframe.

DEMAND FOR RESIDENTIAL HOUSING

The Housing Accord records that home ownership for many residents of the Queenstown Lakes District is unaffordable contributing to increased pressures on families, communities and government support agencies, that there is a very high demand for housing based upon projected growth, and that meeting this demand will require a large number of new dwellings.

Glenpanel contains three types of residential housing options which are detailed on the density plan and discussed on Page 8. These include:

- 38 “Rural Edge” allotments which range in size from 400 – 900m² (parkland villas).
- 65 Low density allotments which range in size from 450 – 650m² (traditional residential style dwellings).
- 104 Medium density allotments (individual small dwelling and 2-3 storey attached unit development).

AFFORDABILITY

Glenpanel is a large area of flat land which, is reasonably close to retail / commercial activities off site and has good climatic conditions. These attributes ensure a quality residential subdivision which can be developed and released to market at an affordable price.

QLDC lead policy reads:

“The approach to affordability will be not to mandate the delivery of housing at specified price points, but to focus on requiring a certain proportion of qualifying developments to comprise smaller subdivision allotments or dwellings. Whilst this is the primary means of addressing housing affordability, Council is also keen to promote Community Housing in SHA developments.”

The range in housing options has been detailed above. The lead policy requires 20% of dwellings will comprise of two bedroom units. The proposal includes 104 medium density allotments. 41 of these will have an appropriate

legal mechanism applied to ensure each contains two bedrooms. It is anticipated that the Deed between the developer and Council will contain details of this legal mechanism.

The proposed low density housing options range between 450 - 650m² and located throughout the development as depicted on the density plan contained on page 13.

The proposed housing development will not contain any short term rental / visitor accommodation.

The Deed between Shotover Country Limited and QLDC in respect of the Shotover Country SHA agreed to impose a consent notice as an appropriate mechanism to prohibit visitor accommodation. Glenpanel would anticipate the same.

Glenpanel anticipates committing to a community housing contribution which will be ratified in an Agreement between the developer and Queenstown Lakes Community Housing Trust (the Trust). Again, the developer is familiar with the expectations of the Trust through successful agreements reached in relation to Community Housing contributions at Shotover Country.

PREDOMINANTLY RESIDENTIAL

Glenpanel housing development is entirely residential and will increase the supply of land to help alleviate the under supply of housing in the Wakatipu Basin.

To respect the landscape setting in which the development is part of, and to facilitate its integration into the surrounding area, the proposed development includes a network of reserve and open space areas. These are considered to be ancillary yet essential to the Glenpanel proposal. Further detail on these spaces is outlined in page 9 of this EOI document.

BUILDING HEIGHT

Glenpanel seeks to establish three storey buildings on appropriately located sites within the medium density area to facilitate workers accommodation. The final design of these buildings is yet to be realised. In order to retain flexibility in achieving a desired design outcome, a maximum height limit of 11m is considered appropriate within the medium density area while 8m is considered appropriate elsewhere.

MINIMUM NUMBER OF DWELLINGS

The density yields associated with Glenpanel have been discussed in detail in the section “Demand for a Qualifying Development” this report. In total, 207 residential allotments are proposed at Glenpanel.

RESIDENTIAL DEVELOPMENT QUALITY

Expectations set by the Implementation Guidelines seek: *“Residential development that integrates well into neighbourhoods, contributes to place marking 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”.

The criteria set out in this lead policy have been addressed within the assessment of the proposal against the New Zealand Urban Design Protocol (“7 C’s”) which has been undertaken throughout this EOI. It is concluded that the proposal is consistent with the Urban Design Protocol and will provide good quality urban design outcomes which is considered to be directly consistent with the intentions of Lead Policy 5.2.9.

Open Space, Site Connectivity, Public Access, Allotment Design and Architectural controls have been depicted on plans and discussed on page 15 of this EOI. Coupled with the Urban Design Assessment the proposal is considered to be a residential development that integrates well into its neighbourhood, contributes to place marking and interacts with the public realm. It facilitates well designed, comfortable homes with good amenity. As such, the proposal is considered to meet Lead Policy 5.2.9.

Environmental Responsibility

Residential Development Expectations asks the development to promote buildings that are healthy and comfortable, easy to keep the warmth in and the moisture out whilst minimising energy consumption through energy efficient devices, reducing appliance numbers and onsite energy generation.

These directives relate to the specific design and construction of residential dwellings. Glenpanel is amenable to these directives and any specifications placed upon development to promote these outcomes. This may require the imposition of an appropriate legal mechanism which can be detailed in the Deed between the developer and Council.



RMA CONSIDERATIONS

CONSULTATION

The Act does not set any statutory responsibilities or require the use of the special procedure in terms of consultation for any EOI made for a SHA. The Council is responsible for giving appropriate consideration to the views of persons likely to be affected by, or to have an interest in any decision on recommendation of a SHA.

Council has previously called for community feedback on any proposed SHAs. This feedback is then considered by Councillors to inform the decision of Council on whether to recommend the SHA. In addition, there is a further opportunity for limited notification of adjacent landowners when resource consents relating to qualifying developments are considered.

Notwithstanding the above, Glenpanel has undertaken consultation with the following parties to date:

- QLDC
- QLCHT
- NZTA
- Sanderson Group
- Ladies Mile pet Lodge
- Chamber of Commerce
- Queenstown Trails Trust
- Business Community
- Adjoining Landowners

Glenpanel anticipates the following consultation to occur should this EOI be accepted by Council;

- Otago Regional Council (ORC)
- Kai Tahu ki Otago (KTKO) and Te Ao Marama Inc (TAMI)
- New Zealand Transport Agency (NZTA)
- Ministry of Education (MoE)

RESOURCE MANAGEMENT ACT 1991 (RMA) CONSIDERATIONS

The proposed SHA design concept has been discussed earlier in this EOI and a synopsis of specialist reporting has been provided while full copies of these reports are contained in the Appendices and include:.

- Urban Design Assessment, Baxter Design Group.
- Landscape Assessment, Baxter Design Group.
- Infrastructural Assessment, Clark Fortune McDonald & Associates.
- Transportation Assessment, Traffic Design Group.
- Geotechnical Assessment, Gesolve Ltd.

Based upon the information contained in the reporting listed above and the remaining contents of the EOI, it is considered that the proposal will be able to be designed, constructed and operated in a way that achieves the sustainable management of natural and physical resources for the following reasons:

- There are no significant natural hazards on the site which could compromise the health and safety of any person.
- The proposed residential subdivision can be supplied with adequate water, power, telecommunications and gas without any detrimental impact upon the existing networks.
- The proposed residential subdivision can be serviced with wastewater and stormwater disposal systems without placing any burden upon the existing sewage reticulation network which cannot be addressed by the developer.
- Proposed roading can be designed and constructed to accommodate the anticipated traffic generation without compromising the functionality of the existing road network.
- There are no recognised significant natural or historic values associated with the site.
- Development on the site will not result in the loss of a unique soil resource and there will be no adverse effects on the District's rural productivity.
- The site does not contain a water body and the proposed subdivision does not include the discharge of any contaminants into any water body.
- The proposal does not include the use of hazardous substances or hazardous installations.
- The proposal has been designed to provide a comprehensive residential subdivision which enables the construction of a quality urban environment.
- Issues of landscape, urban design and visual amenity values are set out in specialist reporting contained within the Appendix of this EOI. It is considered that any adverse effects upon the landscape or visual amenity can be adequately avoided, remedied or mitigated.
- The proposal supports the social, economic, and cultural well-being of the community.

OPERATIVE DISTRICT PLAN (ODP)

Should the land be classified as a SHA a comprehensive evaluation of the operative and proposed District Plans will need to be undertaken as part of the consequential resource consent process. However, without predetermining any future resource consent assessment, a high level review of District Plan provisions it is considered appropriate as part of the EOI process.

The Glenpanel development site is zoned Rural General in the ODP. All of the relevant Objectives and Policies have been considered and commentary is provided in the tables on the following pages. While the Environmental Results Anticipated are not listed in the table on Page 23 they have been considered along with the Objectives and Policies and it is concluded that the proposal is consistent with all of these at a strategic level.

PROPOSED DISTRICT PLAN (PDP)

Urban Growth Boundary

The proposed SHA is located outside the UGB proposed within Chapter 4 of the PDP. Urban development outside the UGB is not prohibited, but would require resource consent as a Discretionary Activity under the PDP. Council reporting towards accepting (or not) of SHA areas near Arrowtown has confirmed that the only UGB which affords full statutory weighting is the Arrowtown UGB.

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, parts of Arthurs Point, Shotover Country, and the proposed Queenstown Country Club.

Strategic Chapters 3-6

All of the relevant Objectives and Policies of the Strategic Chapters have been considered and commentary is provided in the tables on the following pages. It is concluded that the proposal is consistent with all of these at a strategic level.

DISTRICT PLAN OBJECTIVES & POLICIES



TABLE 2: OPERATIVE DISTRICT PLAN

DISTRICT WIDE – OBJECTIVES & POLICIES	COMMENT
<p>Natural environment: • Nature Conservation Values: The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District. Improved opportunity for linkages between the habitat communities. The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins. The protection of outstanding natural features and natural landscapes. The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands. The protection of the habitat of trout and salmon. • Air Quality Maintenance and improvement of air quality.</p>	<p>The proposal will not affect the diversity of indigenous flora and fauna within the District or the natural character of the District's lakes, rivers, wetlands and their margins. The anticipated environmental results from these Objectives and Policies will be met by the proposal.</p>
<p>Landscape and Visual Amenity: • Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</p>	<p>Adverse effects will be avoided, remedied, or mitigated. The anticipated environmental results from these Objectives and Policies will be met by the proposal.</p>
<p>Tangata whenua: • Kaitiakitanga (Guardianship): Recognition and provision for the role of Kai Tahu as customary Kaitiaki in the District. • Cultural Proprietary Rights: The use and interpretation of Tribal history remaining under the kaitiakitanga of iwi, Kai Tahu. • Waahi Tapu and Waahi Taoka: Recognition and protection of places of burial, other waahi tapu, and all waahi taoka, as places of cultural and traditional importance to Kai Tahu. • Mahika Kai: 1 The retention of the high quality of the mountain waters, and the retention and improvement of the water quality of the tributaries and water bodies of the District through appropriate land management and use. 2 The limitation of the spread of weeds, such as wilding trees. • Wai (Water): The management of the land resource and associated waste discharges in such a way as to protect the quality and quantity of water in the District to a standard consistent with the human consumption of fish, swimming and protects the mauri (life force) of the lakes and rivers. • Repo Raupo (Wetlands): The maintenance and enhancement of existing wetlands and their re-establishment, where practicable. • Ingoa Rarangi (Place Names): The continued and enhanced use of traditional Kai Tahu place names as an educational resource to explain the cultural and historical relationship of Kai Tahu to the environment. • Rakau (Trees): The protection of specific native trees that are of cultural importance to Kai Tahu. • Protection of Water Resources: 1 The collection, treatment, storage and disposal of wastes in a way that minimises the adverse effects on the natural resources of the District. 2 Minimising the quantities of waste requiring disposal within the District. 3 To continue to implement programmes to reduce the discharge of untreated or partially treated waste to lakes and rivers. 4 To avoid, remedy or mitigate the adverse effects of eutrophication.</p>	<p>The developer will undertake consultation with KTKO and TAMI representatives. There will be no adverse effects upon recognised cultural heritage values. The anticipated environmental results from these Objectives and Policies will be met by the proposal.</p>
<p>Open space and recreation: • Provision of Reserves avoid, remedy or mitigate the adverse effects on public open spaces and recreational areas from residential growth and expansion, and from the development of visitor facilities. • Environmental Effects: Recreational activities and facilities undertaken in a way which avoids, remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District. • Effective Use: Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors. • Esplanade Access: A level of public access to and along the District's rivers, lakes and wetlands, adequate to provide for the current and foreseeable recreational and leisure needs of residents and visitors to the District.</p>	<p>The proposal includes areas of open space with recreational opportunities. A majority of these areas afford linkages through the trail network to the other open space and recreation areas. As such, the anticipated environmental results from these Objectives and Policies will be met by the proposal.</p>
<p>Urban Growth: • Natural Environment and Landscape Values Growth and development consistent with the maintenance of the quality of the natural environment and landscape values. • Existing Urban Areas and Communities Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well-being. • Residential Growth: Provision for residential growth sufficient to meet the District's needs. • Business Activity and Growth: A pattern of land use which promotes a close relationship and good access between living, working and leisure environments. • Sustainable Management of Development: The scale and distribution of urban development is effectively managed.</p>	<p>The proposal is not considered to compromise the quality of the natural environment and landscape values of the surrounding area. Good access and internal connectivity is proposed and the intended built character is complementary to that of the neighbouring Queenstown Country Club SHA. Glenpanel seeks to establish 207 residential allotments which reduces the demonstrable demand for housing in the Wakatipu Basin and provides for the community social and economic well-being. As such, the anticipated environmental results from these Objectives and Policies will be met by the proposal.</p>
<p>Affordable community housing: • Access to Community Housing or the provision of a range of Residential Activity that contributes to housing affordability in the District</p>	<p>Glenpanel seeks to establish 207 residential allotments which will directly contribute to the provision of affordable community housing in the Wakatipu Basin. As such, the anticipated environmental results from these Objectives and Policies will be met by the proposal.</p>
TRANSPORT – OBJECTIVES AND POLICIES	COMMENT
<p>Objective 1 – Efficiency: <i>Efficient use of the District's existing and future transportation resource and of fossil fuel usage associated with transportation.</i></p> <p>Objective 2 - Safety and Accessibility: <i>Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.</i></p> <p>Objective 3 - Environmental Effects of Transportation: <i>Minimal adverse effects on the surrounding environment as a result of road construction and road traffic.</i></p> <p>Objective 4 - Town Centre Accessibility and Car Parking: <i>Town centres which are accessible to pedestrians and vehicles, and legible to all persons wishing to access them, commensurate with other town centre objectives and policies.</i></p> <p>Objective 5 - Parking and Loading – General: <i>Sufficient accessible parking and loading facilities to cater for the anticipated demands of activities while controlling adverse effects.</i></p> <p>Objective 6 - Pedestrian and Cycle Transport: <i>Recognise, encourage and provide for the safe movement of cyclists and pedestrians in a pleasant environment within the District</i></p> <p>Objective 7 - Public and Visitor Transport: <i>Recognition of public transport needs of people and provision for meeting those needs.</i></p> <p>Objective 8 - Air Transport: <i>Effective and controlled airports for the District, which are able to be properly managed as a valuable community asset in the long term.</i></p> <p>Objective 9 - Three Parks Zone: <i>In the Three Parks Zone, an urban structure, well-considered building design, and other initiatives which, together, help to reduce car use and provide practical alternatives.</i></p>	<p>While this table does not specify the policies and environmental results anticipated these have been considered and a copy can be provided if required. In summary, the proposal will meet the outcomes set out in the Objectives, Policies and anticipated environmental results in relation to the Transport Chapter 14.</p>



DISTRICT PLAN OBJECTIVES & POLICIES

TABLE 3: PROPOSED DISTRICT PLAN - STRATEGIC OBJECTIVES (recommended by staff as of 7 April 2016)

STRATEGIC DIRECTION GOALS AND OBJECTIVES (CHAPTER 3)	COMMENT
<p>Develop a prosperous, resilient and equitable economy.</p> <ul style="list-style-type: none"> The Queenstown and Wanaka town centres are the hubs of New Zealand's premier alpine resorts and the District's economy The key mixed use function of the Frankton commercial area, is enhanced, with better transport and urban design integration between Remarkables Park, Queenstown Airport, Five Mile and Frankton Corner The key function of the commercial core of the Three Parks Special Zone is sustained and enhanced, with a focus on large format retail development. Enhance and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres and Frankton. The significant socioeconomic benefits of tourism activities across the District are provided for and enabled. Diversification of land use in rural areas providing adverse effects on rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are avoided, remedied or mitigated 	<p>It is recognised that local service and employment functions including tourism activities suffer from a human resource shortage which is attributed to a shortage in the provision of affordable residential accommodation for employees. Glenpanel seeks to establish 207 residential allotments which reduces the demonstrable demand for housing in the Wakatipu Basin and expedites the intentions of the Housing Accord which seeks amongst other things to develop a prosperous, resilient and equitable economy.</p>
<p>The strategic and integrated management of urban growth</p> <ul style="list-style-type: none"> Ensure urban development occurs in a logical manner: that promotes a compact, well designed and integrated urban form; that manages the cost of infrastructure; and that protects the District's rural landscapes from sporadic and sprawling development. Development in areas affected by natural hazards is appropriately managed A quality built environment taking into account the character of individual communities A built environment that ensures our urban areas are desirable and safe places to live, work and play Development is sympathetic to the District's cultural heritage values 	<p>The proposed development is not sporadic or sprawling. It has been comprehensively designed to ensure that any natural hazards will be appropriately mitigated, effects on cultural heritage avoided, all infrastructural requirements are met and the built environment is desirable and provides a safe place to live, work and play.</p>
<p>The protection of our natural environment and ecosystems</p> <ul style="list-style-type: none"> Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of air, water, soil and ecosystems. Protection of areas with significant Nature Conservation Values. Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities. Avoid the spread of wilding exotic vegetation to protect nature conservation values, landscape values and the productive potential of land. Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands. Maintain or enhance the water quality and function of our lakes, rivers and wetlands. 	<p>The proposal will not affect the diversity of indigenous flora and fauna within the District or the natural character of the District's lakes, rivers, wetlands and their margins. Effects on landscape and visual amenity will be avoided, remedied, or mitigated. The site is not recognised as containing any rare, endangered, or vulnerable species of indigenous plant or animal communities or any natural resource of significant Nature Conservation Value.</p>
<p>Our distinctive landscapes are protected from inappropriate development.</p> <ul style="list-style-type: none"> Protection of the Outstanding Natural Features and Landscapes from inappropriate subdivision, use and development The quality and visual amenity values of the Rural Landscapes are maintained and enhanced. New urban subdivision, use or development will occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values. The finite capacity of rural areas to absorb residential development is considered so as to protect if the qualities of our landscapes The character of the district's landscapes is maintained by ongoing agricultural land use and land management. 	<p>The site does not constitute a unique soil resource in terms of the District's rural productivity. Effects on landscape and visual amenity will be avoided, remedied, or mitigated.</p>
<p>Enable a safe and healthy community that is strong, diverse and inclusive for all people.</p> <ul style="list-style-type: none"> Access to housing that is more affordable. A mix of housing opportunities is realised. A high quality network of open spaces and community facilities. Safe and healthy communities through good quality subdivision and building design. Provide for Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna. Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu 	<p>Glenpanel seeks to establish 207 residential allotments which reduces the demonstrable demand for housing in the Wakatipu Basin and expedites the intentions of the Housing Accord which seeks amongst other things to develop a prosperous, resilient and equitable economy. The proposal is comprehensively designed subdivision development enabling a mix of housing opportunities as well as a network of open spaces. No wai, rakau, or other taonga are expected to be adversely impacted as part of the proposal.</p>
<p>Provide for the ongoing operation and provision of infrastructure:</p> <ul style="list-style-type: none"> Maintain and promote the efficient and effective operation, maintenance, development and upgrading of the District's existing infrastructure and the provision of new infrastructure to provide for community wellbeing. 	<p>The proposal includes a comprehensively designed network for the provision of water, power, telecommunications, gas and the disposal of wastewater / stormwater which will be connected to an existing public network. The proposal will not compromise the capacity of the existing network while planning and construction of the required infrastructure will be met by the developer and vested in Council</p>

DISTRICT PLAN OBJECTIVES & POLICIES



TABLE 4: PROPOSED DISTRICT PLAN - STRATEGIC OBJECTIVES (recommended by staff as of 7 April 2016)

STRATEGIC DIRECTION GOALS AND OBJECTIVES (CHAPTER 4)	COMMENT
<ul style="list-style-type: none"> Urban development is integrated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features. Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges. Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision. Manage the scale and location of urban growth in the Queenstown Urban Growth Boundary. Maintain and promote the efficient operation of Queenstown Airport and set appropriate noise limits in order to protect airport operations and to manage the adverse effects of aircraft noise on any Activity Sensitive to Aircraft Noise. Manage urban growth issues on land in proximity to Queenstown Airport to ensure that the operational capacity and integrity of the Airport is not significantly compromised. 	<p>Comment has already been provided on the UGB and the following should not be read in isolation: The proposal provides for a compact and integrated residential development which is fully serviced with the required infrastructure and services. Any effects on landscape and visual amenity will be avoided, remedied, or mitigated. To provide a distinct and defensible urban edge the location of the proposed UGB can be appropriately realigned. As such, the proposal is considered to be generally consistent with these objectives.</p>
STRATEGIC DIRECTION GOALS AND OBJECTIVES (CHAPTER 5)	COMMENT
<ul style="list-style-type: none"> Promote consultation with tangata whenua through the implementation of the Queenstown Lakes District Plan. Provide for a Ngāi Tahu presence in the built environment Protect Ngāi Tahu taonga species and related habitats. Enable the sustainable use of Māori land. Wāhi tūpuna and all their components are appropriately managed and protected. 	<p>The developer will undertake consultation with KTKO and TAMI representatives. There will be no adverse effects upon recognised cultural heritage values. The anticipated environmental results from these Objectives and Policies will be met by the proposal.</p>
STRATEGIC DIRECTION GOALS AND OBJECTIVES (CHAPTER 6)	COMMENT
<ul style="list-style-type: none"> Landscapes are managed and protected from the adverse effects of subdivision, use and development. Landscapes are protected from the adverse cumulative effects of subdivision, use and development. The Protection, maintenance or enhancement of the District's Outstanding Natural Features and Landscapes (ONF/ONL) from the adverse effects of inappropriate development. Subdivision, use and development is undertaken in a manner that does not degrade landscape character or diminish visual amenity values of the Rural Landscapes (RLC). The protection, maintenance or enhancement of the landscape quality, character and visual amenity of the lakes and rivers and their margins from the adverse effects of structures and activities. The protection, maintenance or enhancement of indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes. The use and enjoyment of the District's landscapes for recreation and tourism. 	<p>This Chapter of applies to the district landscapes as a whole and at this level any effects on landscape and visual amenity will be avoided, remedied, or mitigated. As such, the proposal will not be inconsistent with these Objectives.</p>