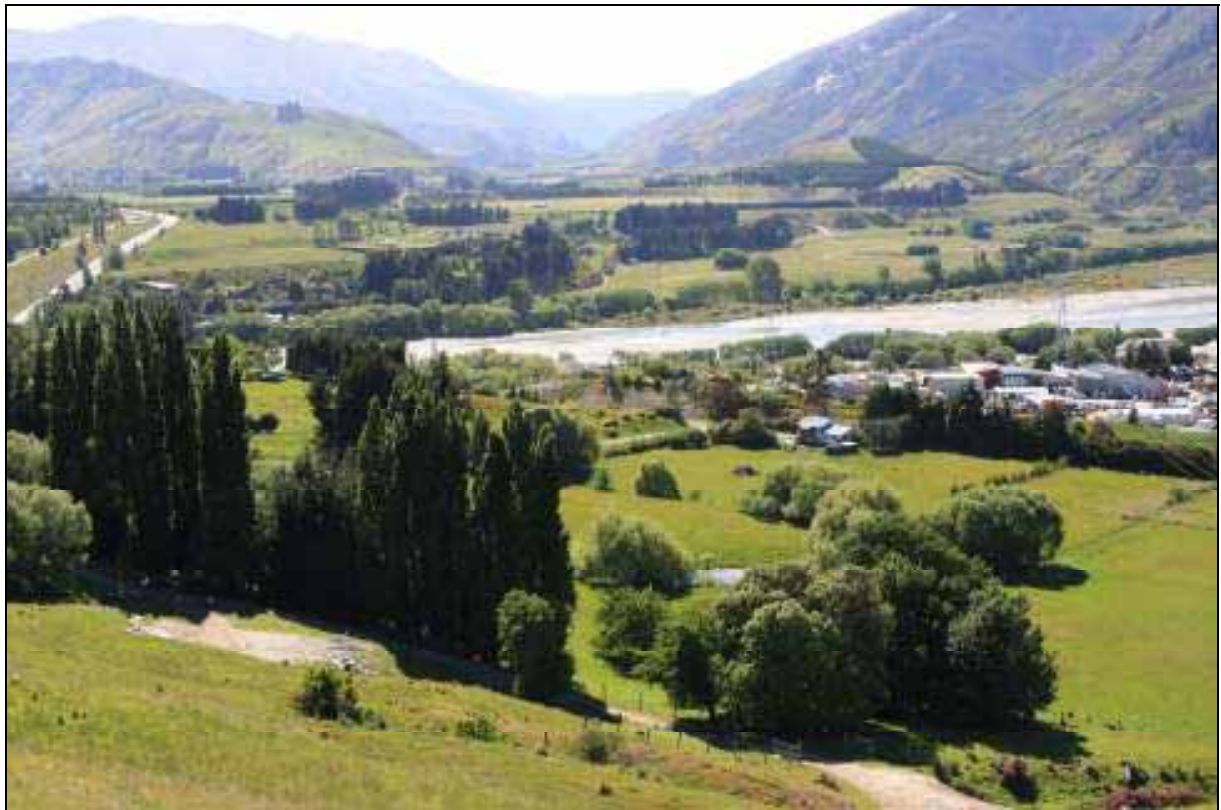


# QUAIL RISE ESTATE EXTENSION Amended Private Plan Change Request

## PROPOSED PLAN CHANGE 37



**Requestor: Quail Rise Estate Limited**

**Date: 24 February 2010**

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- Appendix B** Revised Plans and Planning Maps – Clark Fortune McDonald & Associates
- Plan 1 – Proposed Zoning Plan
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  - Plan 3 – Landowners Plan
  - Plan 4 – Revised Structure Plan
- Appendix C** Copy of RM090658 application and further information
- Appendix D** Lot 50 Zone Boundary Overlay Plan
- Appendix E** Revised Servicing Report – Clark Fortune McDonald & Associates

**Requestor:** Quail Rise Estate Ltd (also on behalf of J & J Thompson and B & N Thompson)

**Address for Service:** Vivian+Espie, PO Box 2514, Wakatipu, Queenstown 9349

**Site Address:** Frankton-Ladies Mile Highway (State Highway 6), Jims Way and Ferry Hill Drive, Quail Rise Estate

**Legal descriptions:**

Owner	Legal parcels
Quail Rise Estate Ltd	Lot 4 DP 412992, 7152m <sup>2</sup> Lot 3 DP 412992, 5863m <sup>2</sup> Lot 2 DP 403892, 8489m <sup>2</sup> Lot 1 DP 372232, 0.5441ha Lot 2 DP 372232, 0.4763ha Lot 8 DP 22166, 0.7187ha Lot 50 DP 370064, 1.099ha * Lot 1 DP 27552, 31.2578ha
James and June Thompson	Pt Section 20 BLK II, 1.9175ha
Brian and Nelda Thompson	Lot 2 DP 308784, 7.1355ha
Hunterfields Investments Ltd	Lot 2 DP 412992, 1.1382ha
J and H Hunter	Lot 1 DP 412992, 0.5666ha
A and B Wood	Lot 2 DP 346179, 1.019ha
The National Heart Foundation of NZ	Lot 1 DP 403892, 950m <sup>2</sup>
Banco Trustees Ltd	Lot 2 DP 403880, 974m <sup>2</sup> Lot 6 DP 403880, 1142m <sup>2</sup>
SCHB Investments Ltd	Lot 5 DP 403880, 1470m <sup>2</sup>
B & A Howie	Lot 7 DP 403880, 884m <sup>2</sup>
Quail Rise Rentals Ltd	Lot 8 DP 403880, 1530m <sup>2</sup>

\* Only a very small portion of Lot 1 DP 27552 will be included within the Plan Change site.

**Combined Site Area:** 11.8 ha (approximately)

**Existing Zoning:** Quail Rise Rural Residential Activity Area, Quail Rise Open Spaces Activity & Passive Recreation & Landscaping Area (G Activity Area) and Rural General.

**Existing Overlays:** None

**Proposed Zoning:** Quail Rise Rural Residential 2 Activity Area and G Activity Area

# SECTION 1: BACKGROUND

## 1 INTRODUCTION

### *History*

The proposed Frankton Flats North private plan change request application was lodged with Queenstown Lakes District Council on 13 July 2009. The rezoning related to land located on the north western side of the Frankton-Ladies Mile Highway (State Highway 6) opposite the Glenda Drive Industrial Zone and the proposed Frankton Flats (B) Zone. In order to bring the rezoning for the site specific area into effect, a number of amendments to the following sections of the District Plan were proposed: Section 7 (Low Density Residential Zone), Section 12 (Quail Rise Zone) and Section 15 (Subdivision, Development and Financial Contributions). It was also proposed that the lower portion of Lot 50 Deposited Plan 370064 owned by Quail Rise Estate Limited and presently within the Quail Rise Zone Activity G area, be rezoned as Quail Rise Zone Residential Activity area

The subject land comprised a combined area of 19.99 ha held in 11 titles with a number of landowners. It was proposed that a large portion of the existing Rural General Zone, and a smaller portion of Quail Rise Open Space G area and Rural Residential Activity Area within the plan change site, be rezoned Low Density Residential. A small Corner Shopping Centre zone on land owned by Quail Rise Estate Limited which is presently zoned Quail Rise Activity G Area was proposed in order to provide amenities for the plan change site and Quail Rise residents.

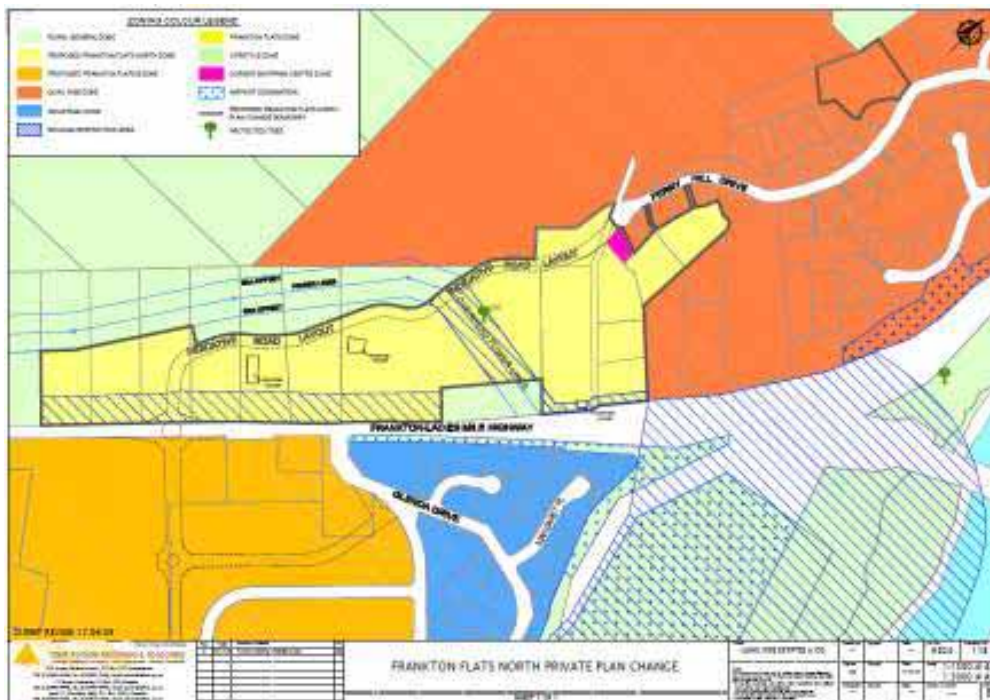


Figure 1: Original 'Frankton Flats North Proposed Private Plan Change' Zoning Map

### *The Amended Proposal*

Subsequent to the lodgement of the original plan change request application and the fulfilment of a further information request on 26 November 2009, the next step of the process was for the application to be reviewed by the Strategy Committee at the 11 February 2010 meeting. Prior to that meeting being held, the Queenstown Lakes District Council policy analyst advised the requestor that in their report to Council they would be recommending that the plan change request be rejected on the basis that pursuant to Schedule 1 Part 2 Section 25(4)(c) of the Resource Management Act 1991, the proposed plan change was not in accordance with sound resource management practice. The specific issue identified by the policy analysts being that the plan change site in its current form was not comprehensive enough. The policy analysts anticipated that the plan change site would incorporate a considerable amount of additional land to the south as depicted by the following plan:

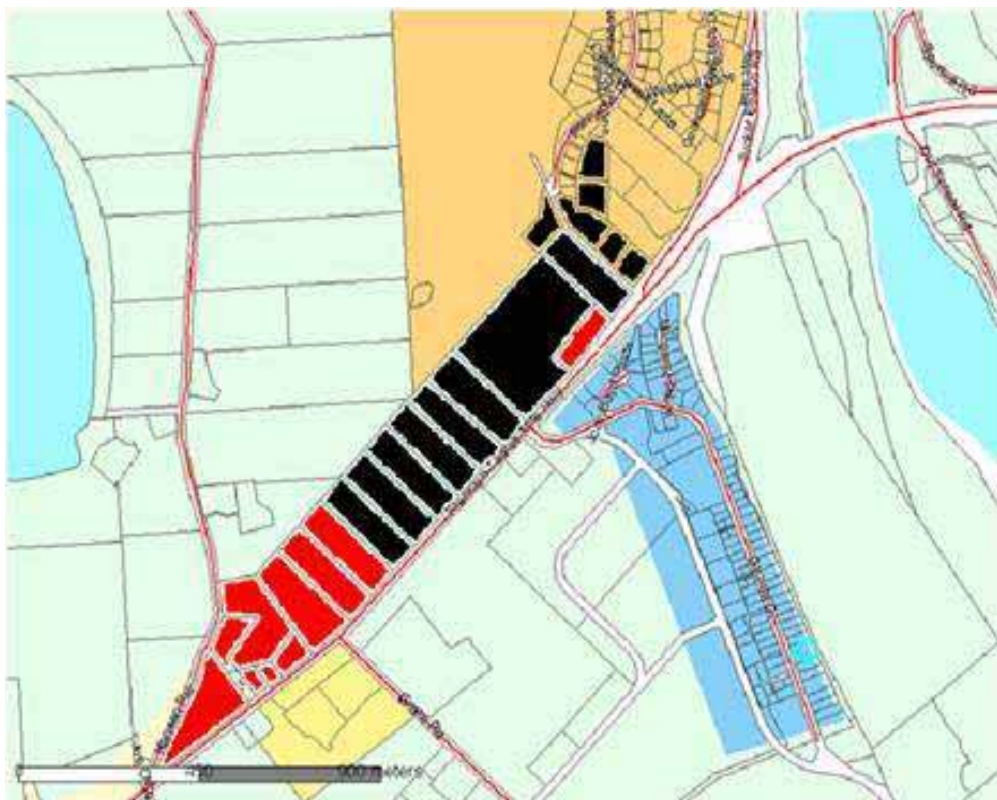


Figure 2: Plan provided by QLDC depicting in red and black the preferred extent of the plan change site.

As it is not the plan change requestor's preference to proceed in the manner anticipated by Council, the plan change application has been revised such that only a simple extension to the Quail Rise Zone is now proposed. The boundary of the proposed extension is to terminate at the existing 33kV high voltage line which dissects the subject area.

Clause 21 of the First Schedule to the Resource Management Act 1991 enables any person to request a change to a district plan or regional plan. The revised private plan change request has been initiated by Quail Rise Estate Limited and some adjoining landowners J & J Thompson and B & N Thompson for the purpose of amending the Queenstown Lakes District Plan to re-zone land currently zoned Rural General, Quail Rise G Activity Area and Quail Rise Rural Residential Activity Area to Quail Rise Residential 2 (R2) Activity Area in addition to re-zoning a small area of land within Lot 2 DP 30874 from Rural General to Quail Rise G Activity Area. A copy of the proposed zoning plan, an underlying proposed zoning plan and a landowner identification plan is attached as **B**.

Furthermore, at the request of the Queenstown Lakes District Council policy analysts, it is additionally proposed that some anomalies regarding the Quail Rise Zone provisions of the District Plan be dealt with as part of this private plan change application.

With regards to servicing, an investigation has revealed that the most appropriate method by which to dispose of wastewater from the plan change site is to gravity reticulate all of the allotments using an internal pipe network which will discharge to the Council Municipal Treatment Plant. The preferred stormwater management option incorporates big-pipe methods with Low Impact Design and Sustainable Urban Drainage approaches, and the preferred water supply option is to connect to and extend the proposed Frankton Flats B Zone (Plan Change 19) reticulation. Further details on servicing infrastructure are provided in the Assessment of Environmental Effects.

It is acknowledged that the entire District Plan was recently made fully operative. The parts of the District Plan of relevance to this Private Plan Change Request have all been operative for longer than two years thus enabling the proposed Plan Change to be undertaken.

## **2 SITE AND SURROUNDS DESCRIPTION**

The plan change site is located on the north western side of the Frankton – Ladies Mile Highway (SH6), opposite the Glenda Drive Industrial Zone. The site excluding Lot 50 incorporates the south eastern corner of the existing Quail Rise Zone and is bounded to the south by a self imposed 30m building setback from the Transpower electricity transmission line which intersects B and N Thompson's property. The upper slopes of Ferry Hill are located to the north-west and to the north-east the subject site is bounded by a large residential block of land.

Lot 50 Deposited Plan 370064 has an area of 1.0990ha and is located on the slopes of Ferry Hill with frontage to Ferry Hill Drive. It is a vacant allotment characterised by relatively steeply sloping topography and covered in overgrown grasses with a few clusters of exotic trees. The Quail Rise Residences zone directly adjoins this lot to the north and east, and the Quail Rise R2 Zone adjoins it to the south. The residential areas adjoining and opposite to Lot 50 have been developed with single



residential dwellings. The G Activity Area zone is also located to the south and west of the site, and has been retained as open space. To the northwest, the land extends towards the upper slopes of Ferry Hill and is zoned Rural General.

Only a portion of Lot 2 DP 308784 owned by B and N Thompson comprising 1.259ha is to be included as part of the plan change site. The allotment is zoned Rural General and characterised by pasture and established vegetation. That part of the property not to be included as the plan change site contains a pond and residential dwelling.

The land legally described as Pt Section 20 BLK II and owned by J and J Thompsons is zoned Rural General and contains an established dwelling at the north easternmost corner with access provided via Jims Way. The property is a lifestyle block which runs some dry stock, however, productive potential is limited because of the relatively small lot size.

A small portion of Lot 1 DP 27552, the large area of land comprising the upper slopes of Ferry Hill Drive which is zoned Activity G Area and owned by Quail Rise Estate Limited is also to be included as part of the plan change site. This lot is characterised by sloping topography, pasture and a private 4WD access.

The land directly on the northern side of the paper road which connects the southern end of Ferry Hill Drive and Jims Way is owned by Quail Rise Estate Limited and zoned Quail Rise Activity G Area. It is characterised by relatively flat topography at its eastern end which adjoins Jims Way and then gradually slopes upwards towards Ferry Hill Drive. The land is covered in pasture and also runs some dry stock. Directly to the north east is land owned by A & B Wood, J & H Hunter and Hunterfield Investments Ltd which is zoned Quail Rise Rural Residential Activity Area. A single dwelling has been constructed on each of Lot 1 DP 412992 and Lot 2 DP 346179 which also contain a high degree of established plantings. Furthermore, a row of mature exotic trees is located along the north western boundaries of Lot 1 DP 412992 and Lot 2 DP 412992. Quail Rise Estate Limited recently gifted the strip of land containing the row of trees to the Hunters in order to guarantee their privacy from future anticipated residential activity on Quail Rise Estate Limited land to the west.

The lots legally described as Lots 1 DP 403892, Lot 2 DP 403880, Lots 5-8 DP 403880 and Lots 3 & 4 DP 412992 were created as part of the same underlying subdivision (Quail Rise 6A). All of the lots have approved building platforms and have access to Ferry Hill Drive. Single houses have been established on Lots 2, 5, 6 and 7 which have frontage to Ferry Hill Drive and are all of relatively flat topography. Lots 3 and 4 located to the south east are devoid of built development and undulating with a falling slope.

Within Lot 1 DP 27552 there is a small irregular shaped lot legally described as Lot 1 DP 27523 owned by Council which gains access via a Right of Way over Lot 1 DP 27552 and Lot 8 Deposited Plan 22166 to the unformed legal road between Jims Way and the formed end of Ferry Hill Drive. This lot presently contains water tanks which service the Frankton Industrial Area. Should the plan change request be accepted then this Right of Way will gain access to a future main road extension.

A building restriction area is proposed along the south eastern boundaries of Pt Section 20 BLK II, Lot 1 DP 372232, Lot 2 DP 412992 and Lot 2 DP 346179 as identified on the proposed zoning plan attached as **B**. The purpose of this area is to ensure that no future dwellings will be built in close proximity to the top of the terrace above State Highway 6.

### **3 PURPOSE OF THE PLAN CHANGE**

The plan change involves the rezoning of land with limited productive potential to residential. It is considered that the plan change will provide a logical extension of the existing Quail Rise Zone.

The main purpose of the rezoning is to give effect to the Queenstown Lakes Growth Management Strategy (“Growth Strategy”) which was adopted by Council in 2007, by rezoning land which is located within Queenstown’s long term urban boundary identified in both the “Growth Strategy” and “Tomorrow’s Queenstown 2002”.

In essence, the plan change provides for future residential growth demand of the District within the urban boundary in a zone that affords high amenity values, visual and physical coherence, and open space, while maintaining views of the surrounding outstanding natural landscape.

The plan change seeks to provide for residential development using the Quail Rise R2 Activity Area.

The following key features are proposed:

- a) Rezone an area of Rural General zoned land, Quail Rise Zone G Activity and Quail Rise Rural Residential Activity Area land to Quail Rise Residential 2 Activity Area in order to enable a comprehensive and cohesive land area for future residential subdivision which integrates the existing Quail Rise zone with the re-zoned area. As a result of the proposed re-zoning it is anticipated that an additional 40 future residential dwellings can be established within this area. This number has been calculated on the basis of a 1000m<sup>2</sup> minimum allotment sizes, however, this is the requestor’s preference as there is no minimum lot size requirement in the Quail Rise R2 Activity Area.

- b) Rezone a small area of Rural General zoned land legally described as Lot 2 DP 38174 to Quail Rise G Activity Area as a topographical protection measure.
- c) It is proposed that access to the plan change site be provided via Ferry Hill Drive which ultimately connects to Tucker Beach Road. It is noted that District Plan Zone Standard 12.15.5.2(viii) requires that there be no vehicular access to Quail Rise Zone from State Highway 6, and that all access shall be from Tucker Beach Road or Jim's Way.
- d) Undertake some amendments to the existing District Plan provisions of the Quail Rise Zone.
- e) Establish a no building restriction area along the frontage of State Highway 6 for that area of the plan change site adjoining the Highway. A 15m building boundary setback from the road boundary of Pt Section 20 BLK II Shotover SD, Lot 1 DP 372232, Lot 2 DP 412992 and Lot 2 DP 346179 is considered an appropriate distance due to the steep cutting which separates SH6 from the site.

The plan change request is made in accordance Schedule 1 of the Resource Management Act 1991 ("RMA"). It addresses the reasons for the plan change and contains an evaluation under section 32. The request also includes an assessment of effects on the environment, taking into account the provisions of the Fourth Schedule to the Resource Management Act 1991.

#### **4 REASONS FOR THE PLAN CHANGE**

The proposed rezoning rationalises existing Rural General zoned land, and takes a strategic approach to the future urban land use pattern for the Quail Rise Zone. The proposal extends the existing Quail Rise Zone, and arises through a collaboration between Quail Rise Estate Limited and their neighbours, J & J Thompson and B & N Thompson.

By increasing the housing density on the overall plan change site, the proposal will give effect to the Queenstown Growth Strategy. The proposed rezoning is more infill rather than an extension to the urban boundary, with the Shotover River forming a natural northern boundary to the Queenstown urban area.

Further to this, the timing for Plan Change 19 is such that the proposed extension to the Quail Rise Zone needs to be considered now, prior to any major physical works being undertaken for Frankton Flats (B) Zone. This is the only way in which the two proposed zones are able to be integrated in respect of servicing.

The key triggers which support the rezoning are as follows:

- Synchronised timing with Plan Change 19 to plan for the integration of physical works.
- Gives effect to the 2007 “Growth Strategy”.
- Provides a new area of additional residential land which will contribute to meeting growth pressures.
- Limited opportunity for rural productive use on the subject site.

The reasoning behind rezoning the lower portion of Lot 50 Deposited Plan 370064 (owned by Quail Rise Estate Limited) from Quail Rise G Activity Area to Quail Rise R2 Activity Area is to enable the establishment of 2 residential dwellings. The immediate street environment is characterised by low density residential housing and the proposed rezoning will enable a more cohesive urban fabric.

It is the applicant's preference not to provide a master plan of an indicative subdivision layout at this stage as it is too early in the process to determine a lot layout design. However, a revised Quail Rise Structure Plan has been prepared by Clark Fortune MacDonald, a copy of which is attached as **B**.

Section 15 of the District Plan contains the rules pertaining to subdivision, and if the private plan change were to be granted then at minimum, a controlled activity subdivision consent would be required. Furthermore, the Quail Rise Zone section of the District Plan pertaining to the Residential 2 Activity Area contains numerous controls including building coverage limits, minimum internal boundary setbacks and building height restrictions.

With regards to the provision of pedestrian walkway linkages it is not possible at the plan change stage to identify where these will be located. However, walkways / cycleways will be provided for at the time of subdivision when the entire roading layout and allotment layout is formalised as at a minimum any future subdivision of the plan change site will require a controlled activity consent pursuant to Rule 15.2.7.1 of the District Plan. Under this provision Council reserves control in respect of a number of matters including the location of pedestrian access.

Under Zone Standard 12.15.5.2 of the District Plan, the maximum number of residential units which may be erected within the Quail Rise Special Zone shall not exceed 218. It is proposed that this rule be amended to include 40 additional dwellings within the plan change site to enable further residential opportunities within Quail Rise Estate. The figures take into account the following as Quail Rise subdivision 6A was approved subsequent to the incorporation of District Plan Rule 12.15.5.2:

- 6 existing residential activities on Lot 1 DP 403892 and Lots 2, 5, 6, 7 & 8 DP 403880.
- 2 existing residential activities on Lots 3 and 4 DP 412992.
- 1 existing residential unit on Pt Sec 20.

During an initial meeting with the QLDC policy analysts on 13 November 2008, it was suggested that the plan change request application address any issues that have arisen with regard to the Quail Rise Zone provisions as the plan change initially involves the deletion of some land in that zone. A meeting was held on 15 April 2009 with Mrs Jenny Carter, Lakes Environmental Ltd Principal Planner to ascertain which of the provisions need to be amended. Mrs Carter revealed that the main issues identified by Lakes Environmental planners were the lack of a height restriction in the Rural Residential Activity Area, and the ambiguous wording of Policy 2.1 and Assessment Matter 12.15.6(iii)(a) relating to new buildings which requires them to have a “traditional peak roof form.....”. It is proposed that these issues be addressed by deleting the word “traditional” from the Assessment Matter as there is no definition for this term in the PODP and it is open to interpretation with the potential for the Matter to be inconsistently applied when new development proposals are assessed. It is considered more appropriate to introduce a new Quail Rise Special Zone site standard which requires that the principal roof of all buildings be designed with a minimum pitch from the horizontal of 25 degrees.

With regards to the inclusion of a height restriction for the Rural Residential Activity Area, this entire Activity Area will be deleted from the Quail Rise Zone as a result of this proposed plan change. The land currently zoned Rural Residential Activity Area is proposed to be rezoned R2 Activity Area and Zone Standard 12.15.5.2(ii) requires that within the R2 Activity Areas no part of any building and other structure shall protrude through a surface drawn parallel to and 5m vertically above ground level. Density is to be controlled through the limited number of dwellings permitted in the zone.

## SECTION 2: THE REQUESTED CHANGES

### 5 AMENDMENTS TO THE QUEENSTOWN LAKES DISTRICT PLAN

This plan change seeks the following amendments to Sections 12 (Quail Rise Zone) and 15 (Subdivision, Development & Financial Contributions) of the Queenstown Lakes District Plan. As a result of the proposed plan change, no Rural Residential Activity Areas will remain within the Quail Rise Zone.

All proposed changes are shown with deletions shown as a ~~strike through~~, and new text additions shown as underlined.

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#### 12.14 Quail Rise Zone

##### 12.14.1 Resources and Activities

*The Quail Rise zone provides for low density residential ~~and rural residential~~ living in a sustainable manner which conserves and enhances amenity and rural character. The area has already been developed under the former Shotover Resort zone provisions. This zone was to provide for a nine-hole gold course and a range of passive and active recreation facilities. The resort character of the zone has not eventuated and Quail Rise has developed as a low density residential area adjoining both rural and rural-residential settings.*

.....

##### 12.14.3 Objectives and Policies

###### **Objective 2**

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

###### **Policies**

- 2.1 *To ensure the external appearance of buildings and other structures ~~are appropriate to the area~~ are characteristic of the Quail Rise Zone through design controls and standards relating to roof pitches.*

.....

###### **Objective 3**

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

###### **Policies**

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

### **Implementation Methods**

The objectives and associated policies will be implemented through:

#### **(i) District Plan**

- (a) Rules relating to subdivision, landscaping, the bulk location of activities, building external appearance, parking and access, nature and scale of activities, and the provision of essential services.

#### **Explanation and Principal Reasons for Adoption**

Low density residential ~~and rural residential~~ development will be enabled, together with a range of active and passive recreational activities and the provision of significant areas of open space. To ensure development takes place in an integrated manner the Council considers it appropriate to include a Structure Plan. Minor amendments may be considered by the Council through the resource consent procedure.

.....

## **12.15 Quail Rise**

### **12.15.3.2 Controlled Activities**

The following shall be Controlled Activities provided they are not listed as a Prohibited, Non-Complying or Discretionary Activity and they comply with all the relevant Site and Zone Standards.

.....

#### **ii Residential Activities**

Residential activities provided the maximum number of residential units which may be erected within the zone shall not exceed ~~218~~ 234 (see also rule 12.15.5.2) provided that no more than one residential unit is permitted per allotment.

### **12.15.5.1 Site Standards**

#### **i Structure Plan**

The siting of buildings and activities must be in conformity with the relevant Structure Plan except for Accessory, Utility and Service Buildings less than 40m<sup>2</sup> floor area. The location of activities as provided by the Structure Plan is restricted to the following:

- (a) Residential Activities R R1, R2 and R2 (Design Urban Edge) – the use of these activities is restricted to Residential Accommodation (and Visitor Accommodation as a discretionary Activity).
- ~~(b) Residential Activities RR – the use of this area is restricted to Residential Accommodation (and Visitor Accommodation as a discretionary activity) provided that no more than one residential unit may be established per 4000m<sup>2</sup> of site area.~~
- ~~(e)~~(b) Open Space G – the use of this area is restricted to outdoor recreation activities and open space.
- ~~(d)~~(c) Open Space G (Design Urban Edge) – The purpose of this area is (sic) establish landscaping that will make buildings within the R2 (DUE) Activity Area not visible from State Highway 6.

#### **iv External Appearance of Buildings**

The principal roof of all buildings must be designed with a minimum pitch from the horizontal of 25°. The angle of the pitch shall be towards the centre of the building from the longest external side of the building.

**12.15.5.2 Zone Standards**

**i Residential Units**

The maximum number of residential units permitted within the zone (excluding Activity Area R1 Lots 1 and 3 DP 300264) is ~~483~~ 234. The units are to be allocated on the basis of one unit per allotment as set out below:

Stage 1	35 residential units
Stage 1a	10 residential units
Stage 1b	7 residential units
Stage 2	39 residential units
Stage 2a	21 residential units
Stage 2b	3 residential units
Lot 6, DP 300296	44 residential units
<del>Lot 7 DP 22166</del> <u>Lot 1 DP 372232</u>	1 residential unit
Lot 2, DP 300296	8 residential units
Lot 4, DP 22166	10 residential units
Lot 6, DP 22166	5 residential units
<u>Lot 50 DP 370064</u>	<u>2 residential units</u>
<hr/>	
<u>Lot 1 DP 403892</u>	<u>1 residential unit</u>
<u>Lot 2, 5 to 8 DP 403880</u>	<u>5 residential units</u>
<u>Lot 3 and 4 DP 412992</u>	<u>8 residential units</u>
<u>Lot 2 DP 372232, Lot 2 DP 403892 and Lot 8 DP 22166</u>	<u>12 residential units</u>
<hr/>	
<u>Pt Section 20 and Lot 2 DP 38174</u>	<u>20 residential Units</u>

-----  
~~483~~ 234 residential units  
 -----

**v Site Coverage**

.....

~~(e) The maximum site coverage for any allotment within the Rural Residential Activity Area of the Quail Rise zone shall be 15%.~~

**12.15.6 QUAIL RISE ZONE – RESOURCE CONSENT ASSESSMENT MATTERS**

**iii Buildings**

(a) A ~~traditional peak~~ roof form of slate, shingles or coloursteel.

**Quail Rise Structure Plan**

It is proposed that the existing Quail Rise Structure Plan on page 12-113 of the District Plan be revised in accordance with the proposed rezoning. An amended Quail Rise Structure Plan has been prepared by Clark Fortune MacDonald & Associates and is attached as **B**.



**15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions**

Any subdivision of land which does not comply with any one or more of the following Zone Standards shall be a **Non-Complying Subdivision Activity**.

**i Lot Sizes**

**(a)** No lots to be created by subdivision, including balance lots, shall have a net area less than the minimum specified for each zone in the Table below, **except** as provided for in (c), (d) and (e) below.

.....

<b>Zone</b>	<b>Minimum Lot Area</b>
Quail Rise	Activity Area G, R, R1, R2 and R2 (Design Urban Edge) – no minimum <del>Activity Area RR</del> <b>4000m<sup>2</sup></b>

## SECTION 3: ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 22 of the First Schedule to the Resource Management Act 1991 requires that provision be made for an assessment of the environmental effects anticipated from the implementation of the proposed plan change request. The provisions of Schedule 4 of the Act are required to be taken into account in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change.

### 6 URBAN DESIGN

The New Zealand Urban Design Protocol sets out a framework for ensuring the design of buildings, places and spaces create quality urban areas. Effects of this plan change relating to urban design have been assessed against the seven essential design criteria in the protocol as follows.

1. *Context*
  - *long term view*
  - *recognises and builds on landscape context and character*
  - *buildings and places adapted to local climate*
  - *developments fit within and enhance surroundings*
  - *understands social, cultural and economic context and physical relationships*
  - *considers the impact on the human health*
  - *celebrates cultural identity and recognises heritage values*
  - *ensure incremental development contributes to an agreed and coherent overall result*

The proposal implements the 'Growth Strategy' for Queenstown, and provides for an extension of the Quail Rise residential zoning which will meet the longer term needs of Queenstown's growth. At the time of subdivision the relationship between individual sites and as a collective will be assessed.

The area to be rezoned will be positioned nearby to existing and proposed centres of employment. The close proximity to centres of employment (promoting walking and reduced car trips), and provision of extended walking and cycling trails (at the subdivision stage) will contribute positively to people's health and well-being.

The rezoning will avoid ad-hoc and sporadic development occurring, as it comprises a large land area which connects to and includes part of the existing Quail Rise zone. Furthermore, the plan change will

assist to achieve the “Growth Strategy”, and promote a more coherent development than what presently exists.

2. *Character*

- *reflects the unique identity of each town*
- *protects and manages heritage*
- *protects and enhances distinctive landforms etc.*
- *locally appropriate and inspiring architecture*
- *reflects unique New Zealand cultural and identity*

The purpose of the Quail Rise Zone is to provide low density residential and rural residential living within a high amenity area, in a location affording good access to sun and views of the surrounding landscape. A controlled activity consent pursuant to Rule 12.15.3.2 of the District Plan is required for the erection of any buildings within the R2 Activity Area in respect of:

- (i) External appearance;
- (ii) Access and earthworks;
- (iii) Interior and exterior lighting; and
- (iv) Landscaping, including the protection of any existing or proposed trees.

Through the resource consent process, Council can ensure that a certain level of character is maintained within the R2 Activity Area.

The proposed rezoning will strengthen Frankton Flat’s “sense of place” as the urban edge of Queenstown. Landscape treatment and quality housing will reinforce Queenstown’s overall character and setting within its physical mountain environment.

3. *Choice*

- *provides opportunities for all, especially the disadvantages*
- *allows people to choose different options, locations, transport modes, building types and forms of tenure*
- *encourages diversity of activities within mixed-use developments*
- *supports flexible and adaptable designs*
- *ensures public spaces remain accessible by everybody*

An extension to the Quail Rise Zone and the provision of additional R2 zoning will increase the living choices and opportunities available for future residents within this popular suburb. The predominantly flat topography of the plan change site will make accessibility easier for less mobile owners / tenants, and provides different building placement and design opportunities than hill sites.

4. *Connection*

- *safe, secure and attractive links*
- *facilitates green networks*
- *high priority on walking, cycling and public transport*
- *sustainable choice of integrated transport modes*
- *improves accessibility to public service and facilities*
- *streets and thoroughfares treated as positive, multi-function spaces*
- *formal and informal opportunities for social and cultural interaction*
- *facilitates access to services and efficient movement of goods and people*
- *encourages people to become more physically active*

There is sufficient opportunity for connections to be provided throughout the Plan Change site and this can be assessed at the time of subdivision.

5. *Creativity*

- *emphasises innovative and imaginative solutions*
- *combines design responses that enhance the urban experience*
- *incorporates arts and artists*
- *values public art*
- *strong and distinctive local identity*
- *utilises new technology*
- *incorporates different cultural perspectives*

By rezoning rural land to the Residential 2 Activity Area there will be large scope for variety in the types of buildings that can be established, however, a certain character will be maintained through the zoning provisions as previously mentioned. A high standard of amenity is anticipated by the Quail Rise Estate zoning which is further ensured through the imposition of private covenants on the pertinent property titles.

6. *Custodianship*

- *protects landscapes, ecology and cultural heritage*
- *environmentally responsive and sustainable design*
- *manages land wisely*
- *utilises green technology*
- *incorporates renewable energy and passive solar*
- *safe and reduced crime environments*
- *avoids or mitigates effects of natural and man-made hazards*
- *considers on-going care & maintenance of buildings, spaces, places and networks*

- *uses design to improve the environmental performance of infrastructure*
- *considers impact of design on people's health*

Custodianship is an important part of the proposed rezoning and landscape features in particular will be maintained. The rezoning provides the opportunity for new technologies to be incorporated into buildings, with the roading and linkages design providing good surveillance to minimise crime.

7. *Collaboration*

- *Supports a common vision*
- *depends on leadership at many levels*
- *uses a collaborative approach to design*
- *involves communities in meaningful decision-making*
- *acknowledges and celebrates examples of best practice*

The rezoning provides a good example of the collaboration between individual landowners and Quail Rise Estate Ltd to achieve an integrated development.

Summary

The proposal incorporates urban design principles, and is closely aligned with the NZ Urban Design Protocol. Much of the specific layout design detail will be provided and assessed at the time of subdivision.

## **7 LANDSCAPE ASSESSMENT**

A Landscape and Visual Assessment was prepared by Dr Michael Steven (Vivian+Espie Ltd) for the original plan change request application, however, this assessment predominantly relates to the Frankton Flats North part of the Plan Change site.

With regards to the rural land zoned that remains part of the Plan Change site, Dr Steven believes that based on the lack of literature and case law the area of Frankton Flats area that is north of the State Highway is most appropriately considered to be part of an adjacent landscape – whereby it is within the ‘Other Rural Land’ category.

*Land Currently Zoned Rural General*

The land currently zoned Rural General is located at the southern end of the plan change site and is characterised by relatively flat to gently sloping topography. The State Highway which runs parallel slopes downwards to the northern direction and the land zoned Rural General begins at a higher level and contains a high degree of planting which will provide effective mitigatory screening.

*Land Currently Zoned Quail Rise Rural Residential*

The underlying subdivision which created the allotments legally described as Lots 1 DP 403892, Lot 2 DP 403880, Lots 5 – 8 DP 403880 and Lots 3 & 4 DP 412992 approved six of the total eight allotments to be below the 4000m<sup>2</sup> minimum lot size required by the Quail Rise Residential Zone and for a building platform to be identified on all lots. Resource consent RM090254 was granted to Quail Rise Estate Limited on 1 February 2010 and provided approval for a boundary adjustment which enabled the two larger lots legally described as Lots 3 and 4 DP 412992 to also have net areas below the 4000m<sup>2</sup> minimum lot size.

In order to achieve a comprehensive re-zoning, it was determined that the land held in the following ownership should be included as part of the plan change site:

- J and H Hunter
- A and B Wood
- Hunterfields Investments Limited
- The National Heart Foundation of NZ
- Banco Trustees Ltd
- SCHB Investments Ltd
- B and J Howie
- Quail Rise Rentals Ltd

Furthermore, with the exception of a strip of land zoned G Activity Area, the adjoining zone to the north east comprises the Rural Residential 2 Activity Area

*Land Currently Zoned Quail Rise G Activity Area (Excluding Lot 50 DP 370064)*

The land currently zoned Quail Rise G Activity Area which adjoins the unformed paper road connecting Ferry Hill Drive to Jims Way, forms a buffer between the Quail Rise Rural Residential Zone and the rural land to the south. Because it is proposed to extend the Quail Rise Zone further to the south such that the plan change site incorporates an area of Rural General land, the buffer is no longer needed in this location.

The existing buffer is fenced off to the public and is of a pastoral nature. Unlike many of the other G Activity Areas within Quail Rise Estate this particular area is not as well suited to open space activity and passive recreation because it is located on the outskirts of Quail Rise Estate.

The overhead power lines have been identified on the Zoning Plan attached as **B**, and a 30m self imposed no build setback is provided adjacent to the overhead power lines which intersect B and N Thompson's property (and Parshel 49's property). The southern boundary of the Plan Change site follows this setback line. As no future buildings can be established under the overhead powerlines and within the setback a buffer to rural land will be provided.

*Lot 50 Deposited Plan 370064*

It is proposed that only the lower part of Lot 50 be rezoned from Quail Rise G Activity Area to Residential 2 Activity Area. A resource consent application was lodged in September 2009 to subdivide the site into 2 allotments and establish a residential dwelling within each resultant lot. The application (RM090658) has been publicly notified and submissions closed on 29 October 2009 with the resource consent hearing being held on 15 March 2010. This application includes a landscape assessment, a copy is attached as **C**.

As no more than 2 residential dwellings are proposed for Lot 50, it has been determined that only the lower area of Lot 50 should be rezoned 'Residential 2 Activity Area' and that the remainder of the site above be retained as 'G Activity Area' for the purpose of maintaining the upper slope as open space and ensuring that the landscape values of this area of land will not be compromised. The proposed dwellings will be located at the base of the site and will nestle into an established residential neighbourhood. A proposed zone boundary overlay plan depicting the location of the proposed dwellings is attached as **D**.

The Quail Rise 'Residences Activity Area' directly adjoins Lot 50 to the north and east, and the Quail Rise 'Residential 2 Area' to the south. These areas have been developed with residential dwellings and the re-zoning of the lower part of Lot 50 is not considered to be out of character with the immediate and surrounding landscape. Furthermore, the establishment of two residential dwellings will be compatible with the scale and nature of other activities and buildings within the area.

## **8 SERVICING ASSESSMENT**

With regards to Lot 50 DP 370064 contained within the Quail Rise Zone, a connection will be provided from any future development to the Quail Rise reticulated sewage disposal and water supply, the details of which are provided in the RM090658 application.

In relation to the remainder of the Plan Change site, Clark Fortune McDonald & Associates (CFMA) have prepared a revised 'Conceptual Study for Wastewater, Stormwater & Water' for a future residential development within the proposed plan change site known as the 'Quail Rise Estate

Extension'. The development area comprises 11.8ha which when allowing for roadways and open space will have capacity for 40 additional residential allotments. A copy of the report is attached as **E**.

### *Wastewater*

With regard to wastewater, CFMA have explored a number of disposal options as follows:

- An onsite treatment plant for each individual allotment
- A community onsite treatment plant
- An onsite primary treatment being undertaken and then pumping via a small bore to Council's sewer network
- Discharging the wastewater to Council's sewer network via the Frankton Flats Plan Change 19 gravity sewer pipework
- Discharging the wastewater to Council's sewer network via a gravity sewer pipework through Plan Change 19.
- Discharging the wastewater direct to Municipal treatment Plant via own gravity sewer pipework.

Based on this study and consultation with Council's engineers, CFMA conclude that the most appropriate method by which to dispose of waste water is to discharge it straight to the Municipal Treatment Plant. This option will involve the construction of a gravity sewer pipework which would fall from the western end of the development to the north east direction. A gravity connection from the eastern end of Frankton Flats would then be made to the Queenstown waste water treatment plant. A Wastewater Concept Plan is attached to CFMA's report as Appendix 1.

This is the preferred option because it will have the lowest capital cost, require the least amount of land, have the lowest ongoing cost to Council and it will require no stakeholder agreement.

### *Stormwater*

It is identified in the report that the project is contained within a larger catchment area which is divided into 2 catchment areas; comprising the Hillside Catchment Area and the Flats Catchment Area Catchment. The main source of runoff from residential developments is typically from roads, hardstand areas and roofs. It can be expected that stormwater from these surfaces could contain the following contaminants:

- Suspended solids;
- Oxygen demanding substances;
- Pathogens; and
- Dissolved contaminants.



CFMA have explored traditional design (big pipe), Low Impact Design (LID) and Sustainable Urban Drainage (SUD) approaches as options for stormwater management. Upon investigation, it was determined that the preferred option of stormwater disposal is the provision of an integrated treatment train approach to water management. This will involve a combination of controls to meet the necessary criteria for water quality, discharge volume, erosion and flood control.

For this option to be viable a discharge consent will need to be obtained from the Otago Regional Council in order to discharge stormwater either to land or into the Shotover River. In addition, there will be a requirement to obtain engineering approval from council in relation to the design plans and specifications.

#### *Potable Water*

CFMA has identified 2 options for the supply of water reticulations as follows:

1. Extend the existing Quail Rise Reservoir which would involve an upgrade of the existing pump station, the construction of additional storage at the Quail Rise reservoir to cater for the plan change site development and the construction of new falling main which would connect the reservoir to the plan change site.
2. Provide a connection to the proposed Plan Change 19 reticulation which would involve a connection to and an extension of the proposed reticulation which would service the plan change development site.

CFMA has identified that there is an issue with option 1 whereby modifications made to the Quail Rise reservoir could also trigger the requirement for a re-assessment of the domestic demand within the existing supply area. This in turn could lead to the requirement for the reservoir to be extended in order to supply the existing Quail Rise allotments in accordance with the new demand figures. As such, CFMA do not consider that this is the preferred option.

CFMA have undertaken consultation with Council's engineers and upon consideration of the options, the second option is preferred for the below reasons:

- It will have the lowest capital cost;
- It will require the least amount of land;
- It will have the lowest ongoing cost to QLDC; and
- It will provide the most systematic, area wide solution for the supply of water.

#### *Summary*

Consultation will be undertaken with Rationale at the subdivision stage. At this point of time the configuration of the subdivision and the exact number of lots to be created is unknown. The services

assessment undertaken by CFMA is generalized and should be sufficient for the purposes of this proposed plan change. Overall, CFMA have concluded that the plan change site can be fully serviced with reticulated water supply, reticulated foul sewerage and stormwater disposal.

## **9 POWER AND TELECOMMUNICATION ASSESSMENT**

Telecommunications and power supply can easily be provided to the subject site through an extension to nearby services.

## **10 REVERSE SENSITIVITY**

The subject site is located approximately 5km from the Queenstown Airport and no part of the site will be included within the revised 'Outer Control Boundary' (June 2009). Reverse sensitivity from the airport noise is therefore unlikely to arise.

The 15m building restriction area provided along SH6 will not only psychologically separate the Plan Change site from the Airport and State Highway, but will also provide a physical barrier to noise emissions from road traffic. Furthermore, the State Highway will act as a buffer between the Plan Change site and the Frankton Industrial Zone which gains access via Glenda Drive.

As a result of the proposed rezoning, the Quail Rise R2 zone will directly adjoin the Rural General Zone along the southern most boundary. At present this area of the Rural General Zone comprises a lifestyle block occasionally grazed by sheep. Any future owner of land within the Plan Change site will be aware that rural land is located in close proximity by virtue of the activity that is presently being undertaken on that property ie. grazing, existence of farm tracks, and post and wire fencing. If reverse sensitivity is considered to be a potential issue at the time of subdivision, a covenant could be registered on the title for the lots created in order to prevent any future landowner from making a complaint about rural activities being undertaken which are provided for as a permitted activity in the District Plan or which have an existing resource consent.

Three existing residential dwellings within the plan change site are located in close proximity to the Industrial Zone, all of which are shown on the maps attached as **B**. The Plan Change requestor is not aware of any complaints from Quail Rise Estate residents which have arisen over time regarding any perceived adverse effects of noise emanating from industrial activities. Furthermore, Rule 11.2.5.2(ii) of the District Plan, requires that non-residential activities be undertaken so as not to exceed the following noise limits at the boundary of this zone: 0800 – 2000hours 60dBA L<sub>10</sub> and 2000 – 0800 hours 50dBA L<sub>10</sub> and 70 dBA L<sub>max</sub>.

Overall, it is considered that the rural use of the plan change site is limited and that residential rezoning is the most appropriate use of the site.

## **11 NATURAL HAZARD ASSESSMENT**

### **11.1 Seismic hazards**

The subject site is not at any specific risk from seismic hazards, and is not located within any known fault lines.

### **11.2 Slope stability**

Much of the land within the plan change site is relatively flat to gently undulating with the exception of the allotment legally described as Lot 50 DP 27480 which is steeply sloping. A geological interpretation and hazard assessment has been prepared by Hadley Consultants Limited and submitted as part of the consent application for the two proposed residential dwellings. The report has revealed that based on previous geological mapping, observation of recent excavations, the revised earthworks design, building platform and bund locations, adequate protection measures are proposed to protect the building platform locations in the event of debris flows occurring on the steep slopes above.

### **11.3 Flooding**

The site is not subject to any known flood or inundation hazard with the exception of Lot 50 as discussed above.

## **12 NEIGHBOURHOOD AND COMMUNITY EFFECTS INCLUDING SOCIO-ECONOMIC AND CULTURAL EFFECTS**

The Quail Rise Estate subdivision is mostly developed, and comprises a relatively new residential area of Queenstown. The industrial area opposite the site is a centre of employment and the proposed rezoning of Frankton Flats (Plan Change 19) will result in a further major centre of employment, as well as a new Village Centre providing for the greater day to day needs of Quail Rise residents and new residences within the proposed Quail Rise Extension subzone.. The purpose of the Plan Change 19 zoning is to provide convenient access to goods and services, community activities and local opportunities for employment.

It is not considered that there will be a need to make goods and services available internally within the Quail Rise Zone as a result of the Plan Change as only 40 additional residential dwellings are proposed and services will be provided near by as discussed above.

It is considered that the proposed rezoning will contribute positively to Frankton Flats, as well as implementing the Queenstown 'Growth Strategy'. It will add to the diversity of the area, and will result in the following positive effects:

- A wider range of allotments available to meet differing demands.
- Provision for higher density than the existing rural and rural residential zoning.
- The possibility of extended linkages with footpaths and cycle ways (at the subdivision stage).
- Residential development close to the Frankton Flats centre of employment.
- A future subdivision that will be well designed (as it will be subject to Council approval) with ample provision of plantings, reserves and amenity.
- A more efficient use of a rural land resource and efficiencies in infrastructure servicing.
- Supports and compliments the proposed Frankton Flats mixed business area and proposed Village Centre.

#### *Neighbours Adjoining the Main Plan Change Site*

The land located to the north legally described as Lot 1 DP 27552 is owned by Quail Rise Estate Limited. It is zoned Quail Rise G Activity Area, extends to the top of Ferry Hill and predominantly lies within an Outstanding Natural Landscape of the Wakatipu Basin (ONL-WB). A small lower portion of this lot is included within the Plan Change site.

The land located to the south legally described as Lot 2 DP 308784 is owned by B and N Thompson and zoned Rural General. This entire lot was included as part of the original plan change application, however only a portion of this lot is now to be included as part of the revised application as the indicative road connecting within the future SH6 roundabout has now been deleted.

The land legally described as Lot 2 DP 300296 and which directly adjoins the plan change site to north east is owned by A and S Bragg. This large lot is 2.8 hectares in area and contains a single residential dwelling.

The property legally described as Lot 1 DP 308784 and physically located at 179 Frankton-Ladies Mile Highway is adjoined by the plan change site at its southern corner. During the original plan change consultation period, an invitation had been extended to the landowner, Parshef 49 Limited to

participate in the private plan change process, however, it appeared that the future aspirations of this party differs from the scope of activities proposed by the plan change.

Lot 1 DP 308784 is contained within the Rural General zone and contains an established dwelling located in close proximity to State Highway 6. It is acknowledged that resource consent was recently granted for the construction of a large onsite garage/storage building to be utilised for non commercial wholly residential activities within the required road boundary setback. The approved landscape plan comprises considerable screening plants. It is noted that overhead power lines cross the northern corner of the site and the required 15m building setback will restrict any future buildings being established in this region.

Given that Lot 1 DP 308784 comprises a total area of 9155m<sup>2</sup> it is unlikely that viable farming activities could be undertaken within its confines. In addition, the existing dwelling and future shed are located in close proximity to State Highway 6 therefore it is considered that any visibility and amenity effects on the property will be minor.

Clause 6 of Land Covenant 7938041.5 (attached as **A**) pertaining to Lots 1 to 8 DP 403880 as identified in Schedule A relates to 'Non Objection' and outlines that QREL intends to subdivide and develop its land adjoining or in proximity to the property for the purpose of residential activity and/or farming activity. This 'Non Objection' clause also relates to the residential properties adjoining Lot 50 DP 370064.

### **13 ECOLOGICAL ASSESSMENT**

The subject site does not contain any known significant ecological values.

### **14 RECREATIONAL ASSESSMENT**

As aforementioned, pedestrian / cycleway linkages will be provided through the subdivision process. Linkages have not been depicted on the plans provided as it is considered more appropriate to undertake this at the time of subdivision when the entire roading layout and allotment layout is formalised.

The linkages within the Plan Change site can provide a connection to the wider trails network. The 'Trails / Cycleways' map included in the Queenstown Community Plan 'Tomorrow's Queenstown' depicts proposed amenity trails (green network) located within the plan change site. Under section 8 'Strategic Goal: Respecting our landscape and natural environment' of the Community Plan it is stated that:

*“the green and blue network depicted on the map “is the most important natural asset of in the district. It is also critical to the local economy, as the outstanding natural setting underpins Queenstown’s appeal to visitors.”*

There are a number of principles which are listed as being behind the extension of the green network and trails network, of relevance to the plan change site trails are the following:

- *Realise opportunities where there is potential (sic) high amenity and economic value to the district through the network.*

Of the strategies outlined, the ones of relevance to this proposal are as follows:

- *Identify easy and early opportunities to close gaps and form more trails.*
- *Progressively secure access needed to close the gaps in the green network.*
- *Encourage partnerships between organisations such as the Wakatipu Trails Trust, QLDC, DoC, landowners and others to implement these strategies.*
- *Define and strengthen the edges of the town by reinforcing the individual character of each entrance and forming a buffer between the rural and urban landscape.*

In addition the Wakatipu Trails Trust Strategy (2004) was prepared in order to guide development of an integrated network of walking and cycle tracks in the Wakatipu Basin. The Strategy identifies that the demand for walking and cycle trails has grown concurrently with the increase in the local population and global tourism. One of the visions for trails in the Wakatipu Basin is the provision of safe pedestrian access and cycle ways which will link all of the communities within the Basin, and new subdivision will be linked to existing residential and commercial areas via internal and arterial trails.

With regards to the existing paper road that dissects the plan change site it is presently unknown how this will be incorporated into the site layout. If it is proposed to stop the road at the time of subdivision then an application will be submitted to Council at that time. Furthermore, consultation would be undertaken with the Wakatipu Trails Trust at the time of subdivision to discuss alternative walkway options.

Overall, it is evident that opportunities exist within the Plan Change site to provide walking and cycle tracks. Consultation will be undertaken with the Wakatipu Trails Trust at the time of subdivision.

## SECTION 4: NON STATUTORY DOCUMENT ASSESSMENT

The following non statutory documents are of particular relevance to the preparation of the plan change application:

### 15 TOMORROW'S QUEENSTOWN (JULY 2002)

This plan is the outcome of a Council sponsored strategic planning project, the core of which was a two day Community Workshop held in June 2002. It is stated that purpose of the plan is:

*“to provide a community vision, strategic goals and priorities for the next ten to twenty years so that Council can align its activities and priorities to those of the community. It aims to represent the views of the community gained through the community planning process. It is intended to be the basis for:*

- *Consistent decision making by Council*
- *Long term planning – land use, infrastructure, community facilities, environmental protection, financial allocation and prioritising*
- *Measuring results and marking progress*
- *Finding consensus.”*

A number of priority issues faced by Queenstown were identified by the plan and included the following:

- Managing population growth
- Protecting the landscape
- Building a sense of community
- Improving access and transport networks
- Protecting the natural environment

Strategic goals were identified in order to achieve the community vision and address the prioritised issues, as follows:

- *“Managing growth in a way which is sustainable*
- *Respecting the dominance of our magnificent mountain, lake and rural landscape*
- *Building a strong diverse and inclusive community for people of all ages and income levels.*
- *Improving access to and through our rural and urban areas with good roads, the green network, walkways and public transport.*
- *Providing infrastructure to keep pace with growth and protect the environment and health and safety.*
- *Creating high quality urban environments where safe healthy community life can flourish.*
- *Growing the strength and diversity of our community”.*

With regard to growth management, a number of underlying principles have been developed which will drive the growth management strategies and are as follows:

- 1. The landscape should be a key determining factor in all decisions about the physical form and physical growth of the Wakatipu Basin.*
- 2. Long term planning is a key tool for effective growth management. This includes quality information on growth demands and capacity, environmental and other constraints.*
- 3. Efficient use of land resources is a key principle to protect the environment and the landscape from the effects of urban and rural sprawl.*
- 4. The location of any new urban areas should be based on the principle of the Queenstown CBD as the heart of the community. Connectivity (including by public transport) and distance to the CBD is a key consideration.*
- 5. New development must be accompanied or preceded by new and/or upgraded infrastructure to provide for increased demand and protect the environment.*

Numerous ‘Growth Management Strategies’ were also formulated with regards to how urban and rural development should occur in the District. With regards to the Strategy which addressed the containment of urban development, the technical team has developed a proposal for a long-term urban boundary which is shown on the Growth Concept – Urban Boundary Map. It is identifiable that the plan change site is located within the urban growth boundary, which as stated in the Plan sets a boundary that in combination with rural and other urban areas within Wakatipu will provide at least 20 years capacity for projected growth.

It is considered that the rezoning of land contained within the plan change site will be compatible with the goals and strategies outlined in the Tomorrow’s Queenstown Plan as it will be developed in such a way that provides for the forecasted residential growth whilst constituting an efficient use of land resources. The plan change site is located in close proximity to existing (and future) amenities and infrastructure is readily available.

## **16 GROWTH OPTIONS STUDY**

The ‘Growth Options Study’ commissioned by the Council was completed in February 2004. The purpose of the study is to provide an analysis of the growth pressures and trends likely to be faced by Queenstown and Wanaka over the next 20 years, and to discuss the range of growth management techniques available that could be utilised by Council to better meet community outcomes.

In 2001, there were 12,000 permanent residents in Queenstown and the Wakatipu Basin, occupying a total of 4,800 dwellings. A further 1,800 dwellings were located in the region that were not occupied on a permanent basis. With regards to the permanent population, Census 2001 data revealed that between 1996 and 2001, the focus of growth in the region has been on the fringe areas of Kelvin Heights, in Frankton and the Sunshine Bay / Fernhill area. It is stated in the Study that under the high growth projection developed by Statistics New Zealand in November 2002 for the Queenstown Lakes



District Council area, the permanent resident population will increase to 22,000 people by 2021. However, a revised resident population estimate by the Council reveals that the usually resident population of 30,000 people will need to be housed in 13,000 permanently occupied dwellings whilst it is likely that there will be approximately 3,000 holiday and second homes.

It is projected that between 2001 and 2011 the Frankton Flats will continue to be a popular residential housing area, in addition to Kelvin Heights as people are looking for sunny, more open sites to reside on. During the subsequent 10 year period it is forecast that the Frankton Flats, Frankton Road and Sunshine Bay/Fernhill areas are likely to reach capacity. Between 2016 and 2021 it is projected that the supply of land for additional housing will become restricted and that possible locations such as the Frankton Flats will become uneconomic due to the growth in visitor accommodation.

The report then discusses the four key growth management issues that need to be addressed as follows;

- Long-term urban growth pressures.
- Role and function of the Queenstown CBD.
- Economic growth.
- Transport.

A number of tools have been identified which the council can use to manage growth such as reducing growth rates and managing the location of development. One of the possible strategies identified to manage the consequences to urban form is the establishment of an urban growth boundary and more compact growth. It is identified that additional growth within the current urban boundary means less pressure for outward expansion. The report states that:

*“Currently the District Plan allows for intensive housing development around the Queenstown CBD area, along Frankton Road and at Remarkables Park at Frankton Flats.*

*This concept of intensification could be modified and extended to other areas. For example, the Frankton Flats area could be identified as an important area for more housing. This would involve extending the current higher density potential of Remarkables Park to Woodbury Park and the Frankton foreshore...” (p.45)*

Additional housing at Frankton will assist to take the pressure off the CBD area as the amount of intensive housing around the CBD could be reduced.

The constraints that face future compact development in Frankton Flats are stated as follows:

*“A critical issue for more compact development at Frankton Flats is the long-term development plans of the airport. If the airport needs to expand capacity by increasing the size of the air noise boundary, then this may stymie the ability to build up the population of the Frankton Flats area. This then creates a fundamental dilemma – if the airport expands and tourist*

*numbers continue to grow, the population may not be able to expand in a way that meets community outcomes related to protecting the wider environment and supporting economic growth.*

*More development in the Frankton Flats area may also require a reassessment of the open spaces in the area. Land close to the airport needs to be used for business and industrial activities. The vacant land for future sportsfields at the events centre may be best devoted to housing development, with a new sportsfield hub developed somewhere in the basin, helping to retain a green belt in the area. Decisions about further sportsfields and open space must weight up the benefits of accommodating more people in the Frankton area rather than see these people spread out into the basin.” (p.46)*

The study reveals that rapid population growth is predicted for the Queenstown area and an increased demand for housing will be an outcome. Frankton Flats is identified as a popular and desirable area for people to reside, but that there are constraints related to future development of the airport. The plan change site as aforementioned is located within the urban growth boundary therefore consideration has already been given to the possibility of more intensive development occurring on this area of land than what can occur at present. The benefits of the proposed area to be rezoned is that it is located in an area of the district which is considered popular, receives high sunshine exposure and is located on the opposite side of the highway to the airport and will not take up land that could be potentially redeveloped for commercial and/or industrial activity. The provision of an additional 40 residential allotments at Quail Rise Estate will assist to meet the forecasted future housing demand due to a rapidly increasing local population.

## **17 QUEENSTOWN GROWTH MANAGEMENT STRATEGY**

The Queenstown Growth Management Strategy has not been prepared under any statute. As a non-statutory document, it is not required to be assessed under section 74 of the RMA. However, the Growth Strategy is directly relevant to the proposed rezoning, having been the most recent growth strategy (adopted in 2007) and being the result to a culmination of various other non-statutory studies, including:

- Tomorrow's Queenstown (Final Report July 2002)
- Growth Options Study (February 2004)
- Transportation Study (2005)
- Housing our people in our Environment- The Queenstown Lakes District Affordable Housing Strategy, July 2005

The Growth Strategy builds on “Tomorrow's Queenstown” which defined the long term urban growth boundary for Queenstown, and is therefore directly relevant to the proposed rezoning. This plan change request has applied the Growth Strategy as an overarching land use framework, within which the plan change has been developed to fit.

The Growth Options Study (2004) states the following, in relation to population and residential housing in the Frankton Flats vicinity:

2001 – 2011

- *Frankton Flats will continue to be a popular housing area, along with Kelvin Heights, as people seek sunny, more open sites,*

2011 – 2021

- *Frankton Flats, Frankton Road and Sunshine Bay/Fernhill areas are likely to reach capacity.*

The results of the Study reveal that the Wakatipu Basin is experiencing rapid population growth with the projections that this will continue up until 2021 (the end of the Study period). It appears that Frankton Flats is likely to reach capacity in the near future. The Frankton Flats Plan Change which was notified on 4 July 2007 proposes that an area of land (adjacent to the Queenstown International Airport, Frankton Industrial Zone, SH6 and the Queenstown Events Centre) presently zoned Rural General will be re-zoned to provide a mixed-use zone for the following activities:

- Education
- Residential
- Visitor Accommodation
- Commercial
- Industrial
- Business
- Recreation

The site of the proposed rezoning is within the urban growth boundary, which takes in Frankton Flats as well as the existing Quail Rise Zone. The proposed rezoning in particular has been developed to give effect to the following principles underlying the Growth Strategy:

1. Growth is located in the right places and encouragement of higher density form of development.  
Rezoning is within the urban growth boundary and proposes higher density than the existing Rural Zoning.
2. Type and mix of growth which meets current and future needs and “developments in the Frankton area are to be carefully managed to ensure a balanced mix of residential, retail, commercial, industrial and visitor accommodation developments in each of the main growth areas north and south of the airport”.

The proposal will address demand for additional residential housing in close proximity to service centres – in this case the proposed Frankton Flats Village Centre – and complements the nearby Industrial Zone and proposed mixed use zones.

3. Infrastructure is sustainable and supports high quality development in the right places including connected roading patterns and non-vehicular trails, and “...the state Highway network should be managed in a way that supports and facilitates the development of new activity centres in the Frankton area (providing for access and movement to and between these centres), while encouraging alternatives to private motor vehicles...for travel between Frankton and Queenstown CBD”.

The proposal includes sustainable infrastructure and improves connection between Quail Rise as a Frankton residential centre and other centres.

4. High quality development is demanded.

The Quail Rise Residential 2 Zone anticipates ample open space and low building coverage. A number of site and zone standards such as building height restrictions and internal boundary setbacks, have been implemented to protect the amenity of the zone and promote the development of high quality housing.

5. Development costs are transparent, encourage positive outcomes and discourage adverse effects.

The proposed rezoning can make more efficient use of infrastructure associated within the proposed Frankton Flats rezoning, state highway upgrades, and existing services. The public cost of meeting additional servicing needs will be minimised through the development contributions payable on each new lot at the time of subdivision.

6. Integrated planning.

This is a key advantage of rezoning the existing Rural General Zone, Quail Rise Rural Residential Activity Area and Quail Rise G Activity Area to Quail Rise R2 Activity Area. The proposed residential zoning will be a natural extension to the existing Quail Rise Zone. Integration will be achieved through a modified structure plan.

The Growth Strategy also sets out a number of actions and targets. The proposed rezoning will meet many of these targets, with the most relevant identified as follows:

- 1f *In the Frankton area, ensure that new residential developments on greenfields land are at a density of at least 20 units per ha.*

This target requires that the minimum lot size be 1000m<sup>2</sup> which is how the maximum number of residential dwellings possible on the private plan change has been calculated, however, it will be up each individual future landowner's discretion as to whether they wish

to develop the site to this intensity or whether they wish to retain a larger lot with higher amenity values. The plan change presents an opportunity to provide higher density than the current zoning and individual preferences will result in diversity of the housing stock.

1g *Frankton accommodates and increasing share of visitor accommodation demands.*

Visitor accommodation is provided for within the Quail Rise zone as a discretionary activity, assessed on a case-by-case basis.

1h *Increase in total hectares of greenspace*

A 15m building restriction area is proposed along Pt Section 20 BLK Shotover SD, Lot 1 DP 372232, Lot 2 DP 412992 and Lot 2 DP 346179. This building restriction area will be retained as greenspace - with the exception of Pt Section 20 BLK Shotover SD which contains an existing dwelling.

1j *Airport can expand its operations while allowing more housing and businesses in the wider Frankton Area.*

The plan change will help meet this target for more housing, without the airport being affected as the site is located on the opposite side of the State Highway and outside the Outer Noise Control Boundary.

To summarise, the proposed rezoning is a good fit with the Queenstown Growth Strategy, to the extent that it will help give effect to the Strategy.

## **18 FUTURE LINK – TRANSPORT AND PARKING STRATEGY 2005**

This Strategy is a District wide study which was commissioned for the purpose of providing solutions for the parking and roading problems that are experienced in the District at present and into the future.

With regards to the Frankton Flats area located on the south eastern side of the highway, the Strategy identifies that there is a significant opportunity to develop a strategic/arterial route through the Flats in order to create an internal linkage area around the airport between SH6 and SH6A. This route would also provide connections between the existing Events Centre, Aquatic Centre and the Remarkables Park Zone. An integrated Corridor Management Plan will be developed in order to ensure that appropriate corridors are provided for both the State Highway and local roads for the purpose of meeting future demands from urban development. The SH 6 intersection upgrade – Frankton Flats Ring Road is identified by the Strategy.

The strategic/arterial route would have enabled access from the plan change site as originally proposed to Frankton Flats and Remarkables Park without the need to use SH6. Due to the amendments outlined in this revised application, it will not be possible to connect the Quail Rise

extension with the future SH6 roundabout. Access to the State Highway from the plan change site will now be via Tucker Beach Road.

## **19 WAKATIPU TRANSPORTATION STRATEGY (NOVEMBER 2007)**

The purpose of the Wakatipu Transportation Strategy to 2026 is to deliver a fully integrated transport system that will meet the growth in travel demand experienced in the Wakatipu region. It is anticipated that the demand will lead to severe road congestion and accessibility problems. The Strategy is the focus of the Wakatipu Transportation Study that was undertaken collectively by Queenstown Lakes District Council, Transit New Zealand and Otago Regional Council.

The Strategy comprises a combination of complementary transportation measures which collectively form the Strategy. These measures comprise: public transport, travel demand, roading and parking. With regards to roading and Frankton Flats, the upgrade of the SH6 Glenda Drive intersection upgrade has been identified in the Strategy. As aforementioned, the revisions to the original Frankton Flats North Plan Change request mean that access is no longer proposed via the proposed SH6 roundabout, however, the revised application will not impede a future road connecting Quail Rise Estate to the roundabout and/or Hansens Road.

## **20 DWELLING CAPACITY FULL REPORT**

The Dwelling Capacity Full Report was first developed in 2002 and the Dwelling Capacity Model is run on a bi-annual basis in order to determine the estimated capacity in the different areas of the district. The Model has been designed in order to provide an estimate of the maximum number of additional residential units that can be expected under the current District Plan zoning provisions. It is identified in the report that any amendment to the Partially Operative District Plan provisions or land rezoning which is related to residential activities will affect the dwelling capacity.

The following figures are taken from the Dwelling Capacity Model – July 2008 results in relation to Frankton township:

- Existing dwellings: 684
- Residual Capacity: 142
- Percentage of dwellings that are potentially unbuilt: 17.2%

Frankton has one of the lowest percentages of unbuilt dwellings in Wakatipu. It has been traditionally and continues to be a popular area to reside in due to the exposure to sunshine, proximity to amenities and the Queenstown town centre, and accessibility to many of the region's walking tracks.

It is acknowledged that an oversupply of residential housing could potentially lead to urban sprawl and an inefficient use of land, however, as previously mentioned, the plan change site is located within the Growth Concept – Long Term Urban Boundary therefore it is apparent that Council has already anticipated that residential growth can occur in this area.

## **21 HOUSING OUR PEOPLE IN OUR ENVIRONMENT (HOPE) STRATEGY**

The HOPE Strategy was adopted by Council in June 2005 and sets out a wide range of actions related to increasing the supply of affordable and community housing that the Council is proposing to undertake over the subsequent 3 to 5 years. The affordable housing initiatives that have been recommended for the Affordable Housing Strategy are grouped as follows:

- Policy development, advocacy, research and education.
- Planning mechanisms.
- Financial incentives using Council's resources.
- Delivery through the establishment of a Council Housing Trust and the development of a pilot project.

Concurrent with the notification of Plan Change 24 (Community and Affordable Housing), Council has separately notified an update to the HOPE Strategy in order to align it with the contents of the Plan Change.

## SECTION 5: STATUTORY ASSESSMENT

### 22 RESOURCE MANAGEMENT ACT 1991

The RMA contains the following statutory considerations for this plan change:

- Section 72 (purpose of a District Plan)
- Section 74 (matters to be considered by territorial authorities)
- Section 75 (contents of district plans)
- Section 32 (consideration of alternatives, benefits and costs)

### 23 PURPOSE OF A PLAN

#### 23.1 Section 5 RMA

Section 72 describes the purpose of a plan (or plan change) is to “assist territorial authorities to carry out their functions in order to achieve the purpose of the Act”. Section 5 describes the purpose of the RMA as follows:

“5. Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, “sustainable management” means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while:*
  - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (a) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
  - (b) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

The proposed rezoning promotes sustainable management in a number of ways:

- a) creation of additional residential living options;
- b) more efficient use of a limited land resource, through higher density housing than provided under the current zoning;
- c) promotion of health and wellbeing, through the potential at the subdivision stage for a good network of connecting walkways and cycleways and proximity to two centres of employment;



- d) energy efficiency through the creation of opportunities to live in close proximity to centres of employment and proposed Frankton Village Centre (reduced vehicle kilometres);
- e) more efficient use of infrastructure.

The proposed rezoning is considered to better promote sustainable management than the existing rural zoning, which is of limited productive value.

### 23.2 Part II RMA

In achieving the purpose of the RMA, Section 6 sets out the matters of national importance that all persons exercising functions and powers under the RMA shall recognise and provide for the following matters of national importance:

- (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*
- (f) *The protection of historic heritage from inappropriate subdivision, use, and development.*
- (g) *The protection of recognised customary activities.*

Of these, section 9b) (landscapes) is the most relevant. The proposed rezoning includes a 15m building restriction area along SH6 which will ensure landscape values are retained.

Part of the plan change land located on the Ferry Hill will be located in the Outstanding Natural Landscape area, however, it is only proposed that a small area of land be rezoned as Quail Rise R2 Activity Zone at the periphery of the ONL, thereby this landscape will be protected from inappropriate subdivision, use and development.

With regards to section 9e) consultation has already been undertaken with Iwi with regards to the original plan change application and a copy of the revised application will be sent out shortly.

The remaining matters of national importance are either not relevant, or are given effect to by the proposal

Section 7 of the RMA sets out other matters that all persons exercising functions and powers under the RMA shall have particular regard to:

- (a) *Kaitiakitanga:*
- (aa) *The ethic of stewardship:*
- (b) *The efficient use and development of natural and physical resources:*
- (ba) *The efficiency of the end use of energy:*
- (c) *The maintenance and enhancement of amenity values:*
- (d) *Intrinsic values of ecosystems:*
- (e) *Repealed.*
- (f) *Maintenance and enhancement of the quality of the environment:*
- (g) *Any finite characteristics of natural and physical resources:*
- (h) *The protection of the habitat of trout and salmon:*
- (i) *The effects of climate change:*
- (j) *The benefits to be derived from the use and development of renewable energy.*

The proposed rezoning will help give effect to these matters, by its location close to a proposed village centre (energy efficiency); a building restriction line and limitation on zoning within the ONL (amenity and quality of the environment); and efficient use of a rural land resource of limited productive potential.

Section 8 requires that all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). These principles broadly encompass:

- Participation
- Protection
- Redress

Participation and protection will be addressed through the consultation process and the assessment undertaken as part of this application. Redress is not relevant to the plan change request.

## 24 SECTION 74 RMA

Section 74 requires the Council to “have regard” to the following matters when assessing this plan change:

- b) Proposed regional policy statement (not relevant - the Otago RPS is operative)
- c) Proposed regional plan (not relevant, all regional plans are operative)
- d) Any management plans and strategies prepared under other Acts (Long Term Council Community Plan)
- e) Relevant entry in the Historic Places register (none exist for the site)
- f) Fishing regulations (not applicable)
- g) Consistency with the plans of adjacent authorities (not applicable)

The council must also “take into account” the Iwi management plans lodged with the Council.

### 24.1 LTCCP

The Long Term Council Community Plan contains the following community outcomes which the Council seeks to achieve:

- Sustainable growth management.
- Quality landscapes and natural environment and enhanced public access.
- A safe and healthy community that is strong, diverse and inclusive for people of all age groups and incomes.
- Effective and efficient infrastructure that meets the needs of growth.
- High quality urban environments respectful of the character of individual communities.
- A strong and diverse economy.
- Preservation and celebration of the district’s local cultural heritage.

The proposed rezoning is well aligned with the community outcomes, in particular those relating to sustainable urban growth, diverse communities and high quality urban environments.

The Community Plan also sets out Council’s capital works programme to 2016. These are implemented each year through Council’s annual plan programme and through Council’s asset management plans.

### 24.2 Regional Land Transport Strategy for Otago 2005

The Otago Regional Land Transport Strategy (RLTS) documents Otago’s transportation needs and outlines the direction for development of the transport system until 2014. Within

the RLTS, several objectives, policies and methods are related to this Plan Change, with Queenstown's transportation system specifically highlighted in a number of sections.

The RLTS sets out a number of core elements, and identified a number of specific issues for Frankton Flats and Queenstown area. Issues relating to the subject site include traffic congestion effects interfering with efficient operation of the urban area, and taking account of urban amenity and form outcomes.

To achieve the core elements of the document, the RLTS contains a number of "initiatives" with the following relevant policies:

- *Policy 1.1 Assist economic development in the Otago Region*
- *Policy 2.1 Ensure transport decisions promote environmental sustainability.*
- *Policy 3.1 Ensure transport related decision making supports improvement in safety and personal security.*
- *Policy 3.2 Ensure transport related decision making improves access and mobility.*
- *Policy 3.3 Ensure transport related decision making protects and promotes Public Health.*

Targets to 2014 are provided for Road Efficiency, Safety and the Environment. The targets that apply to this Plan Change include:

- No congestion outside Queenstown.
- No congestion within Queenstown outside peak periods (7-9 am and 4-6 pm).
- Contain the amount of congested roads within Queenstown during peak periods to 2 lane kilometres or less (2001 = 1, predicted 2014 = 3).
- 15 % of all trips to work made by walking.
- 6 % of all trips made by cycle.
- 4.5% of all trips made by public passenger transport.

The plan change request proposes to help achieve these targets by several mechanisms:

- Potential at the subdivision stage for the provision for cycle and walking linkages.
- Centres of employment and a proposed Village Centre within close walking and cycling distance.
- An opportunity for public transport to utilise the internal roading layout.

### 24.3 Transit New Zealand Planning Policy Manual (TNZPPM)

Section 74(2)(b) of the RMA requires that regard is had to the TNZPPM, which is prepared under the Land Transport Act 2003. The five strategic goals of the TNZPPM are:

- Ensure state highway corridors make the optimum contribution to an integrated multi model land transport system.
- Provide safe state highway corridors for all users and affected communities.
- State highways will enable improved and more reliable access and mobility for people and freight.
- Improve the contribution of state highways to economic development.
- Improve the contribution of state highways to the environmental and social well-being of New Zealand, including energy efficiency and public health.

The limit on additional access points to the state highway, and utilising an existing access to SH6, will help ensure the efficient, effective and safe functioning of this key transport corridor.

It is noted that on the existing Quail Rise Structure Plan contained in Part 12 of the District Plan, a possible future link road with reference to the Transit NZ, SH6 Roding Study June 2001 is identified between the end of Ferry Hill Drive and Hansen Road. This Plan Change provides an opportunity for this through road to occur by enabling a future road to be formed towards the south western direction which could quite possibly link up with Hansen Road.

### 24.4 Iwi Management Plans

*Kai Tahu Ki Otago Natural Resource Management Plan 2005.*

The Kai Tahu Ki Otago Natural Resources Management Plan (KTKO NRMP) has been developed to:

- Provide the principal planning document for Kai Tahu ki Otago;
- Provide information, direction and a framework to achieve a greater understanding of the natural resource values, concerns and issues of Kai Tahu ki Otago;
- Provide a basis from which Kai Tahu ki Otago participation in the management of the natural, physical and historic resources of Otago is further developed;
- The KTKO NRMP 2005 shall provide the basis, but not substitute, for consultation and outline the consultation expectations of Kai Tahu ki Otago.

Part 5 of the KTKO NRMP outlines the issues, objectives and policies for the entire Otago Region. An area of relevance to this proposed Plan Change is that relating to Cultural Landscapes. The site of the proposed rezoning has not been identified as a Cultural Landscape.

The following issues are relevant to any new subdivisions:

25. *To discourage subdivisions and buildings in culturally significant and highly visible landscapes.*
26. *To encourage a holistic planning approach to subdivisions between the Local Government Agencies that takes into account the following:*
  - i. *All consents related to the subdivision to be sought at the same time.*
  - ii. *Protection of Kai Tahu ki Otago cultural values.*
  - iii. *Visual amenity.*
  - iv. *Water requirements.*
  - v. *Wastewater and storm water and disposal.*
  - vi. *Landscaping.*
  - vii. *Location of building platforms.*
27. *To require that where any earthworks are proposed as part of a subdivision activity, an accidental discovery protocol is to be signed between the affected papatipu Runaka and the Company*
28. *To require applicants, prior to applying for subdivisions consents, to contact Kai Tahu ki Otago to determine the proximity of the proposed subdivision to sites of significance identified in the resource inventory*
29. *To require public foot access along lakeshores and riverbanks within subdivisions.*

Part 10 of the KTKO NRMP outlines the issues and policies for the Clutha/Mata-au Catchments, and does not address any specific issues, policies or objectives relating to the plan change area.

The proposed rezoning will increase the intensification of stormwater run-off, sewage disposal and water demand. However, these services can be effectively provided for by the town's reticulation scheme, and any issues will be dealt with at the time of subdivision consent.

*Te Tangi a Taura – The Cry of the People, Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008*

The Iwi Management Plan consolidates Ngāi Tahu ki Murihiku values, knowledge and perspectives on both natural resource management and environmental issues. It is a planning document which has been prepared to assist Ngāi Tahu ki Murihiku to carry out kaitiaki roles and responsibilities.

It is stated that the purpose of the Plan is to:

- *describe the values underpinning the relationship between Ngāi Tahu ki Murihiku and the natural environment;*

- *identify the primary issues associated with natural resource and environmental management in the takiwā from the perspective of Ngāi Tahu ki Murihiku;*
- *articulate Ngāi Tahu ki Murihiku policies and management guidelines for natural resource and environmental management, wāhi tapu and wāhi taonga.*

Further, this Plan provides a tool to:

- *enable Ngāi Tahu ki Murihiku to effectively and proactively apply cultural values to the management of natural resources, wāhi tapu and wāhi taonga;*
- *assist regional, territorial and national authorities to understand Ngāi Tahu ki Murihiku values and perspectives, and thus fulfil their statutory obligations under the Resource Management Act 1991, Ngāi Tahu Claims Settlement Act 1998, Local Government Act 2002 and other relevant legislation;*
- *provide a tool recognising the importance of consultation, but as such does not replace the need for direct communication and dialogue with Ngāi Tahu ki Murihiku.*

Part 3 of the Management Plan contains the policies (*Wāhi Tuatoru – Ngā Kaupapa*) for the areas of interest within the Murihiku catchment including Offshore Islands, High Country and Foothills, Fiordland and Southland Plains. Part 3.4 (Takitimu Me Ona Uri) outlines the specific issues and policies of the 'High Country and Foothills' area which the subject site is included within.

The issues of most relevance to the proposed Plan Change are those listed under 3.4.14 Protecting Sites of Significance in High Country and Foothill Areas. The issues include:

- Recognition and protection of significant cultural landscapes;
- Continued access to and protection of significant sites;
- Recognition of wāhi tapu, wāhi taonga, mahinga kai and the customary use of water;
- Appropriate consultation with rūnanga where there may be an effect on wāhi tapu, wāhi taonga.

The policies related to these issues include:

- Work with local authorities and other statutory agencies involved in the protection of cultural heritage to ensure that Ngāi Tahu perspectives and policies are reflected in statutory plans, best practice guidelines and strategies, and in resource consent processes;
- Avoid compromising unidentified, or unknown, sites of cultural significance as a consequence of ground disturbance associated with land use, subdivision and development.
- Applications for activities in areas of cultural significance where there are no known sites but the likelihood of finding sites is high, may require one or more of the following (at the cost of the applicant):
  - (a) site visit;

- (b) archaeological survey (walk over/test pitting), or a full archaeological description, by an archaeologist approved by Ngāi Tahu Maurihiku;
- (c) cultural impact assessment;
- (d) cultural monitoring;
- (e) accidental discovery protocol agreement;
- (f) archaeological authority;
- (g) other (e.g. consent conditions).

Consultation undertaken with Kai Tahu ki Otago Ltd has resulted in the requirement for an artefact materials discovery process to be undertaken and a Cultural / Archaeological Protocol to be established. The Plan Change requestor is agreeable to both as will be further discussed in Section 26 of this application.

It is unknown whether there are any sites of cultural significance or archaeological features within the plan change site. Iwi will have a chance to submit on the plan change application at the time it is notified, therefore any issues raised can be addressed at the hearing.

#### 24.5 Affordable Housing – Proposed Plan Change 24

The purpose of the proposed Plan Change 24 is to introduce objectives and policies to the District Plan so that affordable housing issues becomes a relevant consideration at the time new plan changes and resource consent applications are lodged. The Plan Change comprises part of the ongoing work undertaken by the Queenstown Lakes District Council to address its concerns regarding the effects that a shortage of community and affordable housing is having on community welfare. Plan Change 24 progresses the actions outlined in the HOPE strategy, especially action19 the purpose of which is to:

*“Introduce affordable housing in to the policies of the District Plan so that is can become a relevant matter when Plan Changes/Variations are proposed, as well as when resource consent applications are considered, for example in relation to discretionary activities. This is so the impact of planning changes on affordability, both positive and negative are addressed.”  
(Page 18)*

Proposed Plan Change 24 was publicly notified on 24 October 2007 and subsequent to the submission periods (closing on 19 December 2007 and 16 April 2008) and a hearing being held 13-15 August 2008, the Plan Change decision was notified on 14 January 2009 and is currently subject to four appeals. Essentially, the Decision outlines the considerations of the Hearings Commissioners on the submissions that have been lodged.

The Partially Operative District Plan definition of ‘Affordable Housing’ is as follows:



*“Means housing where cost to rent or own does not exceed 30% of the gross income of low and moderate income households and which reflects the design criteria established in Appendix 11.”*

Numerous issues were raised by the submitters including an inadequate supply of affordable housing in the District, whether development creates a demand for affordable housing and whether there is enough zoned land. The considerations of most relevance to the Frankton Flats North Plan Change are as follows:

- Whether the inadequate supply of affordable housing is a significant issue in the Queenstown Lakes District. The Commissioners believes that there is considerable convincing evidence that there is an inadequate supply of Affordable and Community Housing in the District;
- Whether development creates a demand for affordable housing.

It is considered more appropriate that affordable housing contributions be undertaken at the time of subdivision as the proposed Plan Change is for a re-zoning of the land only, involves numerous different landowner and no master plan has yet been created to determine the resultant number of residential lots. A Structure Plan however, has been prepared (as a revision of the current Quail Rise Structure Plan), a copy of which is attached as **B**.

#### 24.6 Urban Growth Boundary – Proposed Plan Change 30

The purpose of proposed Plan Change 30 is to consider the introduction of urban boundaries as a strategic growth management tool. The Plan Change however does not define specific urban boundaries as it is intended that this be dealt with in other plan changes.

The Plan Change was notified for further submissions on 16 December 2009 with the closing date being 5 February 2010. Quail Rise Estate Limited lodged a joint submission which opposes the Plan Change in its entirety and seeks the withdrawal of the Plan Change in its present form.

## **25 SECTION 75 RMA**

Section 75 sets out various matters that a district plan must cover. Those relevant to this plan change are as follows:

- a) a district plan must state – the objectives for the district and the policies to implement the objectives and the rules (if any) to implement the policies.
- b) the plan change must “give effect” to the Otago Regional Policy Statement

- c) the plan change must not be “inconsistent with” the regional plans (Air Plan; Waste Plan; Water Plan, Coast Plan)

#### 25.1 Queenstown Lakes District Council District Plan

The land within the plan change site that is proposed to be rezoned Quail Rise Residential 2 Zone is presently zoned Rural General, Quail Rise Activity Area G and Quail Rise Rural Residential Activity Area. Under the present Rural General Zoning provisions it is a discretionary activity to undertake subdivision and any residential development. Under the present Quail Rise Zone provisions it is permitted activity to establish a residential dwelling in the Rural Residential Zone provided that only one residential unit is located on each individual site. With regard to Quail Rise Activity Area G, as aforementioned it is a non-complying activity to construct any buildings within Open Space G (as depicted on the Quail Rise Structure Plan). Any development that is proposed in any of the aforementioned zones would need to be assessed against the District Wide objectives and policies contained in Part 4 of the District Plan and the objectives and policies of the relevant zone.

The following identifies the District Wide objectives and policies of relevance to the consideration of this Plan Change:

#### **Objective 4.1.4 (2): Air Quality**

##### ***Maintenance and improvement of air quality.***

##### ***Policies:***

- 2.1 *To ensure that land uses in both rural and urban areas are undertaken in a way which does not cause noxious, dangerous, offensive or objectionable emissions to air.*

It is anticipated that the rezoning of land from Rural General and Quail Rise Rural Residential Activity Area and Activity G Area to Quail Rise Rural Residential 2 will result in a lower incidence of noxious, dangerous, offensive or objectionable emissions to air due to the undertaking of domestic activities instead of rural activities.

#### **Objective 4.2.5:**

##### ***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.***

##### ***Policies:***

#### **4.2.5(1) Future Development**

- (a) *To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*

- (b) *To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- (c) *To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

It is considered that future development which could be undertaken within the Plan Change site is not going to be located within an area where the landscape and visual amenity values are vulnerable to degradation. The site predominantly located at the foot and lower slopes of Ferry Hill, is considered to be appropriate for residential development as it has a high potential to absorb change without detracting from landscape and visual amenity. Minimal earthworks will be required to establish residential dwellings on the plan change site due to its predominant flatness thereby any future subdivision and development of the site will harmonise with the local topography.

#### **4.2.5(3) Outstanding Natural Landscapes (Wakatipu Basin)**

- (a) *To avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin unless the subdivision and/or development will not result in adverse effects which will be more than minor on:*
  - (i) *Landscape values and natural character; and*
  - (ii) *Visual amenity values*  
*- recognising and providing for:*
  - (iii) *The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor, which in the context of the landscapes of the Wakatipu basin means reasonably difficult to see;*
  - (iv) *The need to avoid further cumulative deterioration of the Wakatipu basin's outstanding natural landscapes;*
  - (v) *The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads.*
  - (vi) *The essential importance in this area of protecting and enhancing the naturalness of the landscape.*
- (b) *To maintain the openness of those outstanding natural landscapes and features which have an open character at present.*
- (c) *To remedy or mitigate the continuing effects of past inappropriate subdivision and/or development.*

As previously mentioned, a small portion of the plan change land located on the Ferry Hill will be located within the Outstanding Natural Landscape (ONL) area. However this area of land is located at the periphery of the ONL, and will therefore protect the landscape from inappropriate subdivision, use and development.

#### **4.2.5(6) Urban Development**

- (a) *To avoid new urban development in the outstanding natural landscapes of Wakatipu basin.*
- (b) *To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.*
- (c) *To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:*

- *maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative;*
  - *ensuring that the subdivision and development does not sprawl along roads.*
- (d) *To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.*

That part of the subject site to be rezoned Quail Rise R2 Activity Area is predominantly on the flatter and lower slopes of Ferry Hill, with only a small portion located within the Outstanding Natural Landscape (Wakatipu Basin).

Mr Steven's 'Landscape Effects Assessment Report' included as part of the original plan change application refers to Environment Court decision C180/99 whereby the Court found that the Frankton Flats are not an Outstanding Natural Landscape, but are a Visual Amenity Landscape and Environment Court decision C111/2000 whereby the Court determined repeated its determination. As aforementioned, an area of Frankton Flats land located opposite the site is subject to Proposed Plan Change 19 which seeks to change the zoning from Rural General to a special mixed use zone.

As previously mentioned, Dr Steven additionally refers to a report that was prepared by Kidson Consulting (March 2007) for the purpose of reviewing the landscape zoning of the Frankton Flats area. Due to the human induced changes that have occurred in this area since Environment Court decision C180/99 was released, the Kidson Report determines that the rural land that adjoins the Frankton Flats is neither a visual amenity landscape nor an outstanding natural landscape but that it fits within the category of 'Other Rural Landscape'. Dr Steven concurs with this assessment and has additionally identified that the Kidson report did not appear to address the appropriate categorisation of the Frankton Flats land to the north of SH6.

#### **4.2.5(7) Urban Edges**

*To identify clearly the edges of:*

- (a) *Existing urban areas;*
- (b) *Any extensions to them; and*
- (c) *Any new urban areas*

*• by design solutions and to avoid sprawling development along the roads of the district.*

The boundaries of the plan change site are clear and logical as the proposed Quail Rise R2 zoning takes in an area of land which is bounded to the west by land zoned Quail Rise Activity Area G ONL category and to the east by SH6. The Rural General Zone transmission lines are located to the south and the Quail Rise R2 Zone is located to the north.

The Growth Boundary Plan which was attached as part of "The Tomorrow's Queenstown Community Plan" encompasses the plan change site within its boundaries and it forms part of the identified urban edge.

#### **4.2.5(8) Avoiding Cumulative Degradation**

*In applying the policies above the Council's policy is:*

- (a) *to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.*
- (b) *to encourage comprehensive and sympathetic development of rural areas.*

As aforementioned the Plan Change site is located within the Urban Growth Boundary and there is considered to be limited opportunity for rural productive use of the site.

#### **4.2.5(9) Structures**

*To preserve the visual coherence of:*

- (a) *outstanding natural landscapes and features and visual amenity landscapes by:*
  - *encouraging structures which are in harmony with the line and form of the landscape;*
  - *avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
  - *encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
  - *encouraging placement of structures in locations where they are in harmony with the landscape;*
  - *promoting the use of local, natural materials in construction.*
- (b) *visual amenity landscapes*
  - *by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and*
- (c) *All rural landscapes by*
  - *limiting the size of signs, corporate images and logos*
  - *providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

No structures are proposed as part of the plan change application and any future land use and subdivision consent applications for proposed development will be assessed under this policy. As depicted on the concept plan, a 15m building restriction line is proposed for the properties fronting SH6. It is considered that the proposed building restriction line on land which fronts SH6 will assist to maintain and enhance amenity values associated with views from the public road and also for future residents.

#### **4.2.5(12) Transport Infrastructure**

*To preserve the open nature of the rural landscape by:*

- *encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns.*
- *encouraging shoreline structures, such as jetties, to be located only where they are visually contained by the topography, e.g. coves or bays.*
- *by encouraging imaginative roading designs including a range of carriageway widths, different surface materials, grass berms and protection of existing mature trees where these can enhance the quality of design and the visual experience.*
- *discouraging roads and tracks on highly visible slopes.*

- *requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.*
- *requiring that all disturbed areas be revegetated at the end of construction.*
- *encouraging where appropriate car parks to be screened from view.*
- *requiring the adverse effects of large expanses of hard surface car parks be avoided by planting and earthworks.*

The location of future roads, tracks and access ways has not been detailed on the Plan Change concept plan as it is considered more appropriate the future design of these be submitted as part of future subdivision consent applications whereby a comprehensive plan of the individual allotments, roads and open space / parks and details of infrastructure can be assessed at that time.

### **Objective 1 - Kaitiakitanga (Guardianship)**

#### ***Recognition and provision for the role of Kai Tahu as customary Kaitiaki in the District.***

##### ***Policies:***

- 1.1 *To ensure the kaitiaki role of iwi, via the appropriate Runanga, is achieved through on-going consultation on policy development relating to the natural and physical resources of the District.*
- 1.2 *To incorporate communication protocols for ensuring appropriate kaitiaki runanga are consulted on all relevant cultural matters in the District in accordance with Section 93 of the Act.*
- 1.3 *To recognise the “Kai Tahu Ki Otago: Natural Resource Management Plan” as a resource which can form the basis for consultation between Kai Tahu Runanga and Council (Section 74 of the Act).*

### **Objective 2 - Cultural Proprietary Rights**

#### ***The use and interpretation of Tribal history remaining under the kaitiakitanga of iwi, Kai Tahu.***

##### ***Policy:***

- 2.1 *To undertake consultation with the appropriate Kai Tahu authority or Runanga, when matters of interpretation of Kai Tahu histories for either commercial or public use are being considered.*

### **Objective 3 - 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.***

##### ***Policies:***

- 3.1 *To recognise waahi tapu and waahi taoka, and protect them from disturbance and interference from modification through earthworks, mining, and other development.*
- 3.2 *Should any koiwi takata (Maori bone remains) be unearthed, to implement procedures for the management of such finds and unearthings consistent with the Kai Tahu policy for the management of koiwi takata.*
- 3.3 *To establish appropriate communication contact points between the Council and the kaitiaki runanga for the District to ensure information and consultation occurs.*

### **Objective(s) 4 - 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.***

**Policies:**

- 4.1 *To recognise, by Council policy and decision-making, the importance of mahika kai to the culture and relationship Kai Tahu share with the indigenous resources traditionally gathered in the District.*
- 4.2 *To adopt performance standards for land use activities, including mining, which minimise their adverse effects on the landscape.*
- 4.3 *To encourage the protection of indigenous ecosystems, by assisting in the provision of information to the community, recreationalists, land managers and local landholder groups concerning the location of significant areas of indigenous vegetation and habitat and the appropriateness of land management practices.*
- 4.4 *To encourage land uses and management practices which ensure the vegetation cover is maintained in order to assist in sustaining the life supporting capacity of the soil.*
- 4.5 *To encourage control of noxious plants.*
- 4.6 *To encourage fish enhancement programmes that lead to the restocking of indigenous fish species in the lakes and rivers of the District.*
- 4.7 *To promote the monitoring and development of measures that control the spread of harmful organisms through the waters of the District.*
- 4.8 *To maintain and enhance public access to the District's public forests and lakes and rivers and wetlands, having regard to their traditional importance as mahika kai.*

**Objective 5 - 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.***

**Policies:**

- 5.1 *To recognise the importance of the concept of mauri (life force) as it applies to lakes and rivers.*
- 5.2 *In the development and upgrading of public sewage treatment and disposal systems and in the development of new and extended settlements.*
- 5.3 *To adopt performance standards or require resource consents for land use activities, including mining, in order to minimise the adverse effects on the quality of the District's water resources and associated habitat.*
- 5.4 *To encourage, where appropriate, the creation and enhancement of wetlands.*

Consultation has been undertaken with Kai Tahu ki Otago, Ngai Tahu and Te Ao Marama in relation to the original plan change application. In addition, the relevant provisions of the Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan and Kai Tahu Ki Otago Natural Resource Management Plan have been considered as part of the preparation of this application.

**Objective(s) 9 - 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.***

**Policies:**

- 9.1 *To consult with the appropriate Kai Tahu Runanga when developing waste management strategies for the District.*
- 9.2 *To ensure all waste is treated to a high standard.*

As previously discussed Clark Fortune McDonald & Associates have prepared a servicing assessment of the Frankton Flats North Plan Change site. The site can be fully serviced with reticulated water supply, foul sewerage and stormwater disposal thereby water resources will be protected.

### **Objective 1 - Reserves Contributions**

***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.***

#### **Policies:**

- 1.1 *To require financial contributions, where appropriate, from subdivision and development for public open space and recreation areas to provide for:*
  - (i) *additional neighbourhood parks, District sportsfields and active recreation areas (including waterfront areas, walkways and cycleways) needed as a result of additional household, visitor accommodation and business growth across the District,*
  - (ii) *additional open space needed for visual relief and plantings among the built environment and for the leisure requirements of people to the District's town centres and business areas.*
  
- 1.2 *To use financial contributions received from subdivisions and developments towards public open space, recreation areas and amenities received from subdivisions and developments for the following purposes:*
  - (i) *to purchase land for neighbourhood parks in areas where there are existing or potential deficiencies in the provision of local parks;*
  - (ii) *to purchase land for sportsfields adequate for the needs of residents and visitors;*
  - (iii) *to develop land purchased or acquired as reserve contributions for neighbourhood and District open space and recreational needs;*
  - (iv) *to obtain and develop neighbourhood walking and cycling linkages;*
  - (v) *in non-residential areas, to purchase and/or develop land for open space and plantings;*
  - (vi) *to contribute to public amenities.*
  
- 1.3 *To ensure any land taken as a financial contribution is of an adequate size, in an appropriate location, and is suitable to be used for the purpose for which it has been required.*

Financial contributions will be levied at the time a subdivision consent is applied for.

### **Objective 1 - Efficiency**

***The conservation and efficient use of energy and the use of renewable energy sources.***

#### **Policies:**

- 1.1 *To promote compact urban forms, which reduce the length of and need for vehicle trips and increase the use of public or shared transport.*
- 1.2 *To promote the compact location of community, commercial, service and industrial activities within urban areas, which reduce the length of and need for vehicle trips.*
- 1.3 *To encourage residential sites to be large enough to enable buildings to be constructed to take the greatest advantage of solar energy for heating, both active and passive.*
- 1.4 *To control the location of buildings and outdoor living areas to reduce impediments to access to sunlight.*
- 1.5 *To encourage and support investigations into alternative and further public transport options both within the urban areas and throughout the District.*
- 1.6 *To promote increased awareness of the need for energy conservation and efficient use of energy resources, particularly solar energy, active and passive.*
- 1.7 *To encourage the use of energy efficient and non-air polluting heat sources in existing and new dwellings and workplaces (e.g. solar energy, effluent enclosed fireboxes).*



- 1.8 *To promote “carbon sinks” by encouraging the retention of remaining areas of indigenous forest vegetation and minimising the restrictions on the plantings of exotic trees to those necessary to avoid any significant adverse visual effects on the environment.*

The land to be re-zoned Quail Rise Residential 2 Activity Area will be located in close proximity to community, industrial, service and commercial activities.

**Objective 3 - Effective Use**

***Effective use and functioning of open space and recreational areas in meeting the needs of the District’s residents and visitors.***

**Policies:**

- 3.1 *To recognise and avoid, remedy or mitigate conflicts between different types of recreational activities, whilst at the same time encouraging multiple use of public open space and recreational area wherever possible and practicable.*
- 3.2 *To ascertain and incorporate the needs of communities by encouraging effective public participation in the design, development and management of public open space and recreational areas.*
- 3.3 *To encourage and support increased use of private open space and recreational facilities in order to help meet the recreational needs of the District’s residents and visitors, subject to meeting policies relating to the environmental effects of recreational activities and facilities.*

There will be sufficient opportunity for recreational areas to be provided within the plan change site at the time of subdivision. A 15m no build buffer is proposed adjacent to State Highway 6 along the north western boundary of the plan change site.

**Objective 1 - Natural Environment and Landscape Values**

***Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.***

**Policies**

- 1.1 *To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.*
- 1.2 *To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other*

New growth which can occur as a result of the rezoning is anticipated to be consistent with the maintenance of the quality of the natural environment and landscape values. The land to be urbanised is not of outstanding landscape quality nor is it ecologically significant.

**Objective 3 - Residential Growth**

***Provision for residential growth sufficient to meet the District’s needs.***

**Policies**

- 3.1 *To enable urban consolidation to occur where appropriate.*
- 3.2 *To encourage new urban development, particularly residential and commercial development, in a form, character and scale which provides for higher density living environments and is imaginative in terms of urban design and provides for an integration of different activities , e.g. residential, schools, shopping.*

As previously discussed, there are a number of non-statutory documents prepared / commissioned by Council such as 'Tomorrow's Queenstown Community Plan' and the 'Growth Management Strategy' which discuss the rapid anticipated population growth in the District. The Frankton Flats has been identified as a popular location for people to live and it has many positive attributes such as high exposure to sunlight, community facilities and amenities. The plan change site is located within the urban growth boundary and directly adjoins the Quail Rise Residential zone so it is considered to be an appropriate location for further urban consolidation to occur. Should the Frankton Flats Plan Change 19 be accepted, then commercial and educational facilities will be located in close proximity to the proposed plan change site.

**Objective 5 - Visitor Accommodation Activities**

***To enable visitor accommodation activities to occur while ensuring any adverse effects are avoided, remedied or mitigated.***

**Policy:**

***5.1 To manage visitor accommodation to avoid any adverse effects on the environment.***

Any future proposal for visitor accommodation within the plan change site will be subject to a resource consent and this policy must be given regard to.

**Objective 6 – Frankton**

***Integrated and attractive development of the Frankton Flats locality providing for airport operations, in association with residential, recreation, retail and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No. 6.***

**Policies:**

- 6.1 To provide for the efficient operation of the Queenstown airport and related activities in the Airport Mixed Use Zone.***
- 6.2 To provide for expansion of the Industrial Zone at Frankton, away from State Highway No. 6 so protecting and enhancing the open space and rural landscape approach to Frankton and Queenstown.***

The Plan Change site is located on the opposite side of the State Highway to the Queenstown airport and due to its considerable distance will not interfere with the efficient operation of the Airport. The proposed zoning respects both the present and future use of the airport.

**Objectives**

***To avoid, remedy or mitigate the adverse effects from earthworks on:***

- (a) Water bodies***
- (b) The nature and form of existing landscapes and landforms, particularly in areas of Outstanding Natural Landscapes and Outstanding Natural Features.***
- (c) Land stability and flood potential of the site and neighbouring properties***
- (d) The amenity values of neighbourhoods***
- (e) Cultural heritage sites, including waahi tapu and waahi taoka and archaeological sites***
- (f) The water quality of the aquifers.***

**Policies:**

1. *To minimise sediment run-off into water bodies from earthworks activities through the adoption of sediment control techniques.*
2. *To avoid the location of earthworks in close proximity to water bodies. Where this can not be avoided, to ensure that sediment control measures are put in place to minimise sediment run-off.*
3. *To minimise the area of bare soil exposed and the length of time it remains exposed.*
4. *To avoid or mitigate adverse visual effects of earthworks on outstanding natural landscapes and outstanding natural features.*
5. *To avoid earthworks including tracking on steeply sloping sites and land prone to erosion or instability. Where this can not be avoided, to ensure techniques are adopted that minimise the potential to decrease land stability.*
6. *To protect the existing form and amenity values of residential areas by restricting the magnitude of filling and excavation.*
7. *To ensure techniques are adopted to minimise dust and noise effects from earthworks activities.*
8. *As far as practicable, to protect Waahi Tapu, Waahi Taoka, and other archaeological sites from potential disturbance resulting from earthworks.*
9. *To notify Kai Tahu ki Otago where earthworks are proposed in areas identified in either the District Plan or the Natural Resource Management Plan as significant to iwi.*
10. *To notify the NZ Historic Places Trust where proposed earthworks may affect archaeological sites.*
11. *To ensure that work is suspended and Kai Tahu ki Otago and the NZ Historic Places Trust are notified when archaeological remains are observed or unearthed during earthworks activities.*
12. *To avoid contaminating the water aquifers of the Queenstown Lakes District.*

Any future development of the site which requires earthworks will be subject to the earthworks provisions of the PODP therefore this objective and policies are relevant through the resource consent process.

The following identifies the Rural Area objectives and policies of relevance to the consideration of this Plan Change as contained in Part 5 of the Partially Operative District Plan:

**Objective 1 - Character and Landscape Value**

***To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.***

**Policies:**

- 1.1 *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*
- 1.2 *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*
- 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.5 *Provide for a range of buildings allied to rural productive activity and worker accommodation.*
- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

The district wide landscape objectives and policies for the Rural General Zone have been discussed earlier in this report.

**Objective 2 - Life Supporting Capacity of Soils**

**Retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations.**

**Policies:**

- 2.1 *Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.*
- 2.2 *Enable a range of activities to utilise the range of soil types and microclimates.*
- 2.3 *Encourage the long-term retention of the capabilities of the District's soils through research and dissemination of relevant information to the community.*
- 2.4 *Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.*
- 2.5 *Encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.*

The land included in the Plan Change site which is presently zoned Rural General are small in size therefore they would not be viable productive farming units for sheep, beef or deer farming.

**Objective 3 - Rural Amenity**

**Avoiding, remedying or mitigating adverse effects of activities on rural amenity.**

**Policies:**

- 3.1 *Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.*
- 3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*
- 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
- 3.4 *To encourage intensive and factory farming away from Rural Residential, Rural Lifestyle, Urban, Residential, or Business Zones, in order to minimise the potential for conflict between these zones.*
- 3.5 *Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*
- 3.6 *To require acoustic insulation of buildings located within the airport Outer Control Boundary, that contain critical listening environments.*

This purpose of this objective and related policies are to avoid, remedy or mitigate the adverse effects of activities on rural amenity. As the assessments undertaken have revealed that the land has limited productivity potential it is considered that the above policies have limited relevance.

**Objective 4 - Life Supporting Capacity of Water**

**To safeguard the life supporting capacity of water through the integrated management of the effects of activities**

**Policies**

- 4.1 *In conjunction with the Otago Regional Council:*
  - *To encourage activities, which use water efficiently, thereby conserving water quality and quantity.*
  - *To discourage activities, which adversely affect the life supporting capacity of water and associated ecosystems.*

- 4.2 *To encourage buildings, earthworks and landscaping to be located or carried out a sufficient distance from irrigation infrastructure.*
- 4.3 *To encourage the piping and filling of existing open channel irrigation races where there is potential for buildings, earthworks or landscaping to interfere with the irrigation infrastructure.*

This objective and associated policies is applicable to rural activities. As it has been identified that the land contained within the proposed plan change site has limited productivity these policies are not considered relevant.

The following identifies the Quail Rise Zone objectives and policies of relevance to the consideration of this Plan Change as contained in Part 5 of the Partially Operative District Plan:

**Objective 12.14.3(1)**

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

**Policies**

- 1.1 *To ensure development is carried out in a comprehensive manner in terms of an appropriate strategy and to ensure that activities are compatibly located.*
- 1.2 *To ensure that open space is maintained and enhanced through appropriate landscaping and the absence of buildings and other structures.*
- 1.3 *To ensure open space is developed in a comprehensive manner.*
- 1.4 *To avoid any deviation to the Structure Plan for the zone*
- 1.5 *To prevent additional direct access to SH No. 6.*

It is anticipated that the rezoning of the lower portion of Lot 50 DP 370064 from Quail Rise Open Space G Area to Quail Rise R2 Activity Area will provide for a more comprehensive and cohesive R2 Activity Area within Quail Rise Estate. There are numerous Open Space G Activity Area's located within Quail Rise Estate and it is not considered that the rezoning of Lot 1 DP 372232, Lot 2 DP 372232, Lot 2 DP403892, a 1006m<sup>2</sup> portion of Lot 3 DP 412992 and a 164m<sup>2</sup> portion of Lot 1 DP 403892 to R2 Activity Area will have a noticeable effect on the recreational opportunities presently available within Quail Rise.

It is anticipated that the rezoning of lots from Quail Rise Open Space G Activity Area to Residential 2 Activity Area will be consistent with what is being proposed by the remainder of the plan change as these lots are located on the periphery of Quail Rise Estate.

It is proposed that the Quail Rise Structure Plan be modified which is possible through a private plan change request.

**Objective 12.14.3(2)**

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

**Policies**

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

- 2.2 *To avoid activities that are incompatible with and/or compromise the amenity of the Quail Rise special zone, through appropriate rules.*
- 2.3 *To avoid activities and development that have the potential to adversely effect the openness and rural character of the zone, adjoining land, and the wider environment.*
- 2.4 *To avoid buildings in areas of high visibility*
- 2.5 *To preserve and enhance the naturalness of the view from State Highway 6:*

If the lower portion of Lot 50 DP 370064 is rezoned from Quail Rise Open Space G Area to Quail Rise R2 Activity Area then any proposed development will be subject to the District Plan provisions which anticipate a high degree of amenity.

The existing lots contained within the Quail Rise Zone which are subject to this application are not areas of high visibility and will not compromise views obtainable from State Highway 6.

**Objective 12.14.3(3)**

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

**Policies**

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

The CFMA servicing report attached as **E** reveals that sewage disposal, water supply and refuse disposal services can be provided in a manner anticipated to avoid any adverse effects on the landscape, lakes, rivers and ecological values.

25.2 Otago Regional Policy Statement (RPS)

The RPS is a regional based document. It is a “first generation” policy statement, and as such it has a focus on natural processes such as air, land and water, with very close alignment with the purpose and principles of the RMA. The most relevant sections of the RPS are Chapter 5 (Land) and Chapter 9 (The Built Environment).

Chapter 5 (Land) contains objectives and policies relating to:

- Sustainable management;
- Natural features and landscapes;
- Public access.

Chapter 9 (Built Environment) includes the following objectives and policies:

- Sustainable management;
- Avoid, remedy or mitigate adverse effects;
- Efficient infrastructure.

For reasons already set out, the proposed rezoning will give effect to both chapter 5 and chapter 9 of the RPS.

### 25.3 Regional Plans

The Otago Regional Air Plan implements the Air Quality National Environmental Standard (NES). For the site of the proposed rezoning, the NZ-wide controls of the NES will apply. This means the open fires will be prohibited, and solid fuel burners must meet the NES criteria of 1.5 $\mu\text{g}/\text{mg}^3$  particulate emissions with an efficiency of at least 65%. The plan change does not propose any departure from these standards.

The Otago Water Plan, Waste Plan and Coast Plan are not relevant to this application, with water to be provided by a reticulated urban supply.

## 26 CONSULTATION

Clause 3 of the first schedule to the RMA requires a number of parties to be consulted (statutory consultees). These parties are:

- Minister for the Environment (not applicable)
- Other Minister of the Crown who may be affected (not relevant in this case)
- Local authorities who may be so affected
- Tangata whenua of the area who may be so affected.
- Board of any foreshore and seabed reserve (not applicable).

As part of the original plan change application, consultation was undertaken with the following parties:

- Queenstown Lakes District Council staff;
- Ministry for the Environment;
- The New Zealand Transport Agency (NZTA);
- Kai Tahu ki Otago Limited
- Te Ao Marama
- Parshelf 49 Limited, the owner of Lot 1 DP 308784;
- Hunterfield Properties Ltd the owner of Lot 2 DP 412992;
- J and H Hunter, the owners of Lot 1 DP 412992; and
- A and B Wood, the owners of Lot 2 DP 346179.

Further details of consultation undertaken with some of the parties in relation to the original plan change application are provided below. It has not been considered necessary to undertake further consultation with the parties as the scale and geographic extent of the plan change has significantly decreased such that it will not have a dissimilar outcome. It is not anticipated that these parties will have any issues with the revised plan change application.

#### KTKO Limited

A meeting was held on Monday 7 September 2009 at the Kai Tahu ki Otago Ltd office in Dunedin and attended by Mr Chris Rosenbrock and Mrs Melanie Muldowney. Mr Rosenbrock was provided with a full copy of the private plan change application and he advised that it was not necessary for the plan change requestors to consult with Ngai Tahu.

A copy of the Runanga's reply was submitted to QLDC as further information on 26 November 2009. It is stated in the Runanga's decision that the proposal is not inconsistent with the Kai Tahu ki Otago Natural Resource Management Plan 2005 and that Nga Runanga have no specific concerns with the proposal however, the imposition of two conditions are requested.

We note that conditions cannot be imposed as part of a private plan change. It would therefore be more appropriate for the first requested condition pertaining to the artifact materials discovery process to be imposed as a condition of the future subdivision consent.

The second requested condition requires that a Cultural / Archaeological Protocol be established between the applicant and Nga Runanga. KTKO Ltd have provided the applicant with a copy of this protocol and asked that it be signed and returned for the representatives from Kati Huirapa Runanga ki Puketeraki and Te Runanga o Otakou to sign. The applicant was agreeable to entering into the protocol and signed the document as requested.

#### Te Ao Marama

A letter was sent to Mr Michael Skerrett of Te Ao Marama on 3 September 2009. Dean Whaanga sent an email in reply on 5 October 2009 outlining that Te Ao Marama have no comments at this stage. A copy of this electronic correspondence was included as part of the further information response submitted to QLDC on 26 November 2009.

#### Ministry for the Environment

A letter and full copy of the application was sent to the Ministry for the Environment on 24 September 2009. The letter requested that written comment be provided from the Ministry. A follow up call was



made to Mr Julian Jackson, Senior Analyst on Friday 31 October 2009 who advised that MfE no longer comments on plan changes unless there are exceptional circumstances.

Mr Jackson subsequently sent an email to QLDC and Vivian+Espie confirming that this particular further information request had been fulfilled and that the Ministry no longer comments on plan changes or major resource consents applications unless there are exceptional reasons for doing so. As a consequence, it will not be necessary to consult with the Ministry in respect of the revised plan change request application.

### New Zealand Transport Agency

A letter detailing the proposed Frankton Flats North Plan Change was prepared by Vivian + Espie Ltd and sent to Mr Bruce Richards on 7 January 2009. Comment was invited from the NZTA particularly in regard to the proposed Frankton Flats North Plan Change site connecting to SH6 via the future roundabout. A response was not received, however, a meeting was held with Mr Ian McCabe, NZTA Integrated Planning Manager on 9 July 2009. Mr McCabe advised that the roundabout would be implemented during either the 2009 or 2010 construction season. He did not voice any opposition to the Frankton Flats North Plan Change accessing SH6 via this roundabout.

Subsequently, a letter and full copy of the application was sent to Mr Ian McCabe, Integrated Planning Manager of the New Zealand Transport Agency (NZTA) on 3 September 2009, however, a response has not yet been received.

## **27 SECTION 32 ANALYSIS**

Section 32(3) of the RMA requires a mandatory evaluation of –

- (a) The extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
- (b) Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*

The section 32 analysis must take into account -

- (a) The benefits and costs of policies, rules, or other methods; and*
- (b) The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

This section of the plan change request sets out a specific evaluation in terms of section 32. However, it must be read in conjunction with the remainder of the plan change request, which provides supporting analysis to meet the requirements of section 32.

## 27.1 Evaluation

The first step is to undertake an issue assessment to determine that the issue the plan change is addressing is a resource management issue.

- Issue: residential growth
- It is a resource management issue? Yes.
- It is significant for the District? Yes.
- Will addressing the issue be effective in achieving the purpose of the Act? Yes.
- Does the issue need to be addressed through the District Plan? Yes.

The analysis of various relevant documents that have either been prepared/commissioned by the Council particularly the 'Growth Options Study' reveals that significant and rapid population growth is forecast for the Queenstown District. The availability of residential land supply will become an issue consequently there will be an emergent demand for zoned land which is capable of providing low density residential living opportunities.

The plan change is considered to be a resource management issue as the management of future residential growth is required in order to achieve the purpose of the Resource Management Act which is to promote the sustainable management of natural and physical resources. The management of natural and physical resources must be undertaken in such a way which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety

The issue is considered to be a very significant and pressing issue for the Queenstown Lakes District because if growth is not provided for then pressure will be exerted on rural land located outside the urban growth boundary. The foreseeable outcome of this would be a reduction in the present level of land available for rural activities, landscape values becoming compromised and infrastructure issues arising.

Having determined that the plan change addresses a resource management issue, an evaluation under section 32 is required.

Section 32(3)(a) (evaluation of objectives) is not relevant to this plan change request, since no new objectives are proposed.

The following are the various alternative means for implementing the landowners' intentions:

- i) Status quo - do nothing and retain the existing zoning.
- ii) Apply for resource consent(s) under the existing rural zoning.
- iii) Instigate a private plan change for residential and rural rezoning (as per this request).

- iv) Instigate a private plan change for an alternative zoning.
- v) Wait for a Council-initiated plan change.

An evaluation of the alternative means is undertaken in Table 1.

Option	Costs	Benefits	Risk of acting or not acting if insufficient information	Efficiency (in meeting the purpose of the Act - promoting sustainable management)	Effectiveness (in meeting the purpose of the Act - promoting sustainable management)	Appropriateness
<p>i) Do nothing - status quo. Retain the existing zoning.</p>	<p>Growth demand is not provided for. Fragmented, non-integrated development dependent entirely on the aspirations of individual landowners. Opportunity cost of no public walking/cycling linkages. Does not give effect to Council's strategic planning through the Growth Strategy.</p> <p>Under Part 15 (Subdivision, Development &amp; Financial Contributions) of the PODP, the Quail Rise Activity Area RR has a minimum allotment size of 4000m<sup>2</sup>. The main purpose of the proposed plan change is to assist with meeting the future residential growth demand</p>	<p>Retention of larger landholdings for lifestyle holdings. Retention of greater open space character. No development costs for plan change requestors.</p>	<p>Not applicable. Sufficient information exists as a result of the various strategic planning studies undertaken.</p>	<p>Inefficient. Retaining rural zoning on the lower level of the site with limited productive potential does not promote sustainable management of the physical land resource when there is increasing demand for additional residential land, and when the site has been identified within Queenstown's long term urban growth boundary.</p>	<p>Ineffective, given that the site has limited productivity potential. Development could occur in an ad hoc fashion which could also have adverse effects on State Highway access and traffic volumes if not dealt with appropriately.</p>	<p>Inappropriate. Refer efficiency.</p>

Option	Costs	Benefits	Risk of acting or not acting if insufficient information	Efficiency (in meeting the purpose of the Act - promoting sustainable management)	Effectiveness (in meeting the purpose of the Act - promoting sustainable management)	Appropriateness
<p>ii) Apply for resource consent(s) under existing zoning</p>	<p>in the District within the urban boundary. Based on the land area available for development within the plan change area, a much lower number of dwellings would be established under this zoning which may not be economically feasible. In addition, approval has been given for the majority of lots within the RR Activity Area to have net areas less than the minimum required 4000m<sup>2</sup>.</p> <p>A hit and miss process under the Rural Zoning and Quail Rise Rural Residential and Activity G Area zoning, with constraints on density, no certainty of success, and inefficient use of the land (larger lots). Increased transaction</p>	<p>Possibly a quicker process (for each landowner) than a rezoning.</p>		<p>Inefficient. Fragmented development with individual landholders.</p>	<p>Ineffective - moderate depending on the densities achievable.</p>	<p>Inappropriate as it does not involve a strategic planning approach.</p>

Option	Costs	Benefits	Risk of acting or not acting if insufficient information	Efficiency (in meeting the purpose of the Act - promoting sustainable management)	Effectiveness (in meeting the purpose of the Act - promoting sustainable management)	Appropriateness
<p>iii) Private plan change request as proposed</p>	<p>costs associated with the consent process.                      Transaction costs of the plan change process.                      Some uncertainty remains for the requestors.                      Initial public investment in services (but recouped through development contributions).</p>	<p>Opportunity to integrate with existing Quail Rise Zone.                      Implements the Urban Growth Strategy.                      Helps meet the need of some of Queenstown's population growth.                      Opportunity for integrated design within the rezoning and incorporating open spaces and linkages.                      Implements the NZ Urban Design protocol.                      Economic benefits through development and building.                      Provides additional housing choice.</p>		<p>Efficient.</p>	<p>Effective. It is evident that there is surplus residential zoned land available within the District at present, but as a result of the projected population growth statistics there will be an increasing demand for residential zoned land over time. The land to be rezoned adjoins an existing residential zone (Quail Rise) and will appear as a logical extension. It is separated from the industrial zone by the state highway which will provide an effective buffer from the noises, traffic and odours associated with industrial activities.</p>	<p>Appropriate because the plan change site has been identified as being located within the future urban growth boundary of Queenstown and thus has been identified by the Community as being an area that is appropriate for residential development to take place.</p>

Option	Costs	Benefits	Risk of acting or not acting if insufficient information	Efficiency (in meeting the purpose of the Act - promoting sustainable management)	Effectiveness (in meeting the purpose of the Act - promoting sustainable management)	Appropriateness
iv) Plan change request for alternative zoning	Possible over-supply of alternative zoning (commercial or industrial). Traffic issues arising from additional traffic generation associated with alternative zoning. Disperses industrial and commercial activities over a wider area, rather than consolidating in existing / proposed areas. Would compete with, and reduce the efficiency of the proposed Frankton Flats mixed use zone. Opportunity cost of not utilising the site for residential development.	none		Inefficient	Ineffective	Inappropriate
v) Council plan change	Cost of running the plan change process borne entirely by Council. Uncertainty over timing - opportunity cost of waiting for a Council plan change. Cost of retrofitting	Greater certainty through Council support for rezoning. Greater opportunity to incorporate public spaces and urban design features.		Efficient	Effective	Appropriate.

Option	Costs	Benefits	Risk of acting or not acting if insufficient information	Efficiency (in meeting the purpose of the Act - promoting sustainable management)	Effectiveness (in meeting the purpose of the Act - promoting sustainable management)	Appropriateness
	<p>infrastructure for additional capacity (timing of the private plan change allows extra capacity for the proposed rezoning to be built into the services design, avoiding retrofits).                      Reduced opportunity for requestors to influence the design / structure plan.</p>					



## 27.2 Alternative methods - summary

After assessing the respective merits of the five alternative methods, the most appropriate method for addressing the resource management issue (growth) and for promoting sustainable management (under section 5) is by way of a private plan change to rezone the land from Rural General, Quail Rise Rural Residential Activity Area and Quail Rise G Activity Area to Quail Rise Residential 2 Activity Area. A council initiated plan change is a suitable alternative method should Council choose to adopt the plan change as its own.

## SECTION 6: SUMMARY

### 28 CONCLUSION

This privately initiated plan change has been prepared to enable the requestors to realise the potential of their land and to help go some way to address demand for residential land through growth. The proposal represents an integrated and logical rezoning, which fits well with, and implements the Queenstown Growth Strategy.

The proximity of the site to significant existing and potential development (should the Frankton Flats Plan Change 19 be granted) in Frankton Flats is a key feature which will allow the zone to be integrated with, and compliment, existing and proposed development in the area. Further, the timing of this request allows services to be designed with the proposed new zone.

The plan change will result in sustainable planning outcomes, and a sustainable and quality suburb forming the northern entrance to Queenstown. A comprehensive re-zoning and integrated management of effects required by section 31(a) of the Act is achievable and the subsequent development will be of the standard demanded by the Council and the community.

The proposed rezoning provides the opportunity for enhanced recreational and public health benefits, and incorporates urban design principles of the NZ Urban Design Protocol.

As discussed within this request, the plan change addresses the statutory requirements of the RMA, in particular meeting the section 32 requirements.