

GLENPANEL SHA

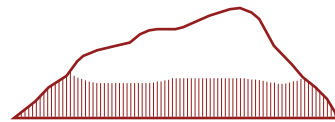


EXPRESSION OF INTEREST FOR A SPECIAL HOUSING AREA
MARYHILL LTD rev. 13 MARCH 2019



CLARK FORTUNE McDONALD
& ASSOCIATES





FOREWORD

Proposed Glenpanel SHA

Dear Mayor and Councillors

The family behind the Glenpanel development has lived in the area and owned the proposed site for many years. Both the name of the development and the name of our company – Maryhill Ltd – reflect the original names of the properties we have farmed. This proposal is for a 15.5 hectare portion of the farms.

An associated entity is behind the successful and timely delivery of the Shotover Country. Their involvement in the Glenpanel development brings to the proposal a proven track record of delivering what they say they will deliver.

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

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

We believe this is an appropriate development that will provide affordable and accessible lots for a diversity of residents and thank you for taking the time to consider our proposal.

For and on behalf of Maryhill Ltd

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INTRODUCTION

INTRODUCTION

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

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

It is clear that demand continues since the original SHA application not only for those wishing to enjoy the lifestyle and natural beauty of our area but also those drawn to the Wakatipu Basin because of its continuing economic growth and the opportunities that provides. The socio-economic diversity of the demand means that developments offering a range of typologies are required to satisfy the housing imbalance, which continues to be a constant in local, regional and national media.

The decision by Council to agree in principle with the Queenstown Country Club proposal and recommend to the Minister for Business and Housing that it be established as an SHA initiated the structure planning of the Ladies Mile area and subsequent successful application for Housing Infrastructure Funding to improve housing

infrastructure in the area. This has provided Maryhill Ltd the opportunity to resubmit its Glenpanel development.

Glenpanel's 15.5 hectare site is not part of any "land bank" bought by developers but rather has been farmed by the family behind the proposal for several generations. The conversion of farm land to urban development has been recognised in the strategic directions of the Ladies Mile structure plan and recent proposed property acquisition by the Queenstown Lakes District Council. In its statement, the council said the site had both "strategic and tactical value with an array of uses from recreation and community facilities, to education and transport in an area of significant community growth".

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

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

The proposal will deliver 176 dwelling equivalents comprising Rural Edge lots of 600 square meters to 970 square meters, Residential lots of 415 square meters to 675 square meters and ten clusters of town houses. All will be subject to appropriate design controls.

The expression of interest details the proposal's impact on existing infrastructure and outlines how the extensive infrastructure will be provided by the developer and the Queenstown Lakes District Council by way of the Housing Infrastructure Fund. Maryhill Ltd will provide a commercial area, public transport hub and ensure connectivity to provide pedestrian and cycle access to the trails network and educational facilities.

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

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

PROJECT TEAM

Baxter Design (BD)

Glenpanel Master Planning, Urban Design & Landscape

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

Clark Fortune McDonald & Associates (CFMA):

Glenpanel Surveying, Infrastructural Engineering & Consenting

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

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

GeoSolve Ltd

Glenpanel Geotechnical Assessment

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

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

Bartlett Consulting

Glenpanel Transportation Engineering

Based in Queenstown and operating throughout the South Island, Bartlett Consulting brings local knowledge and commercial awareness to civil engineering projects. We're all about using innovative techniques and industry best-practice to find the most practical solution for each client.

Whether you're looking to build on your own slice of paradise, progress a commercial development or improve large scale infrastructure, we can help.

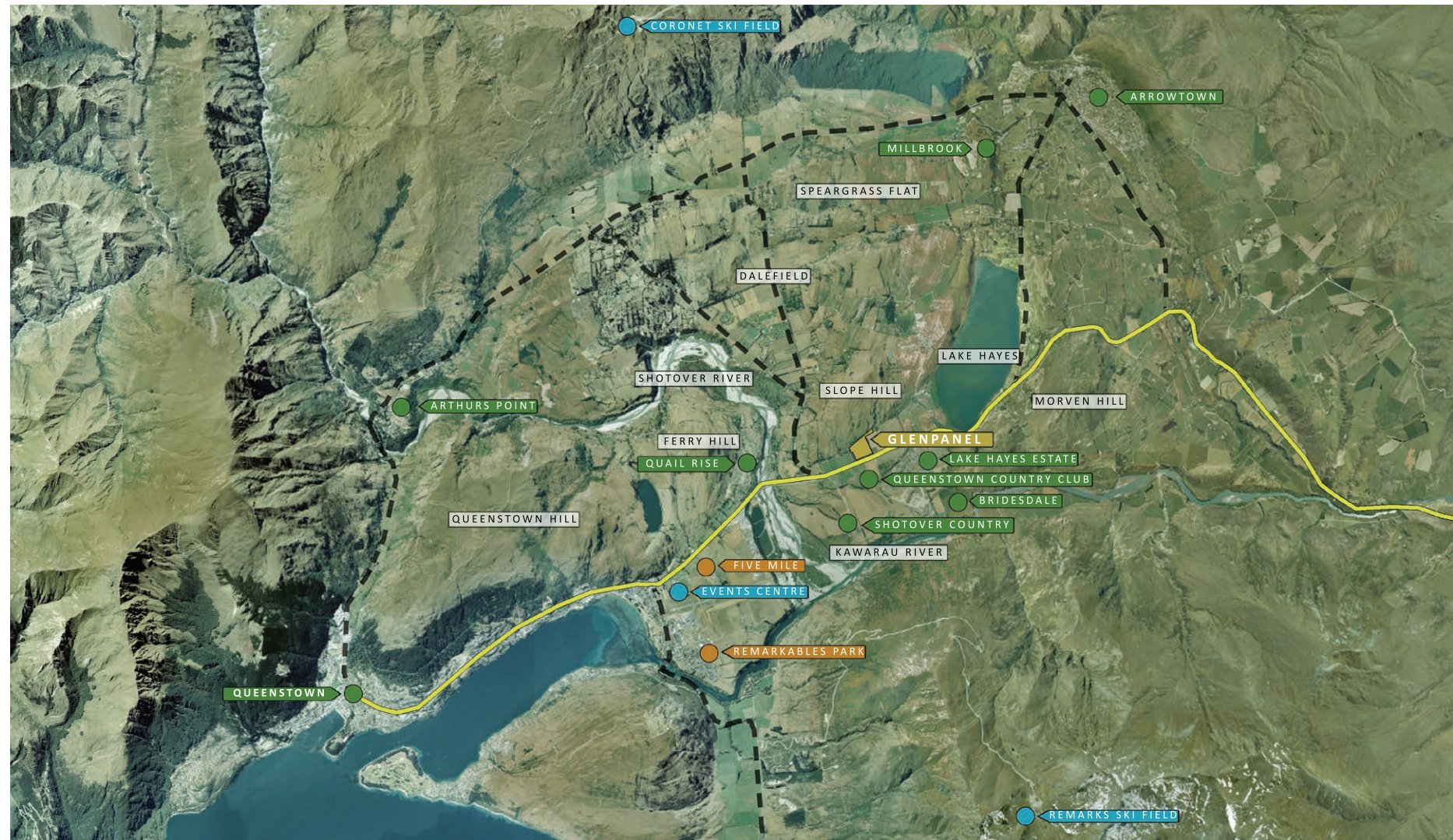


IMAGE 1: GLENPANEL & SURROUNDS



IMAGE 2: THE SITE

WAKATIPU BASIN



PLAN 1: WAKATIPU BASIN

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

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

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

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

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

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

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

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

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

Located across the road from the site, on the lower river terrace, are the established Lake Hayes Estate, Shotover

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

Key Characteristics of the Area Include:

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



IMAGE 3: FIVE MILE DEVELOPMENT



IMAGE 4: SHOTOVER COUNTRY



IMAGE 5: LAKE HAYES ESTATE

THE SITE



IMAGE 6: PANORAMIC SHOWING THE SITE AND SURROUNDING RESIDENTIAL DEVELOPMENTS

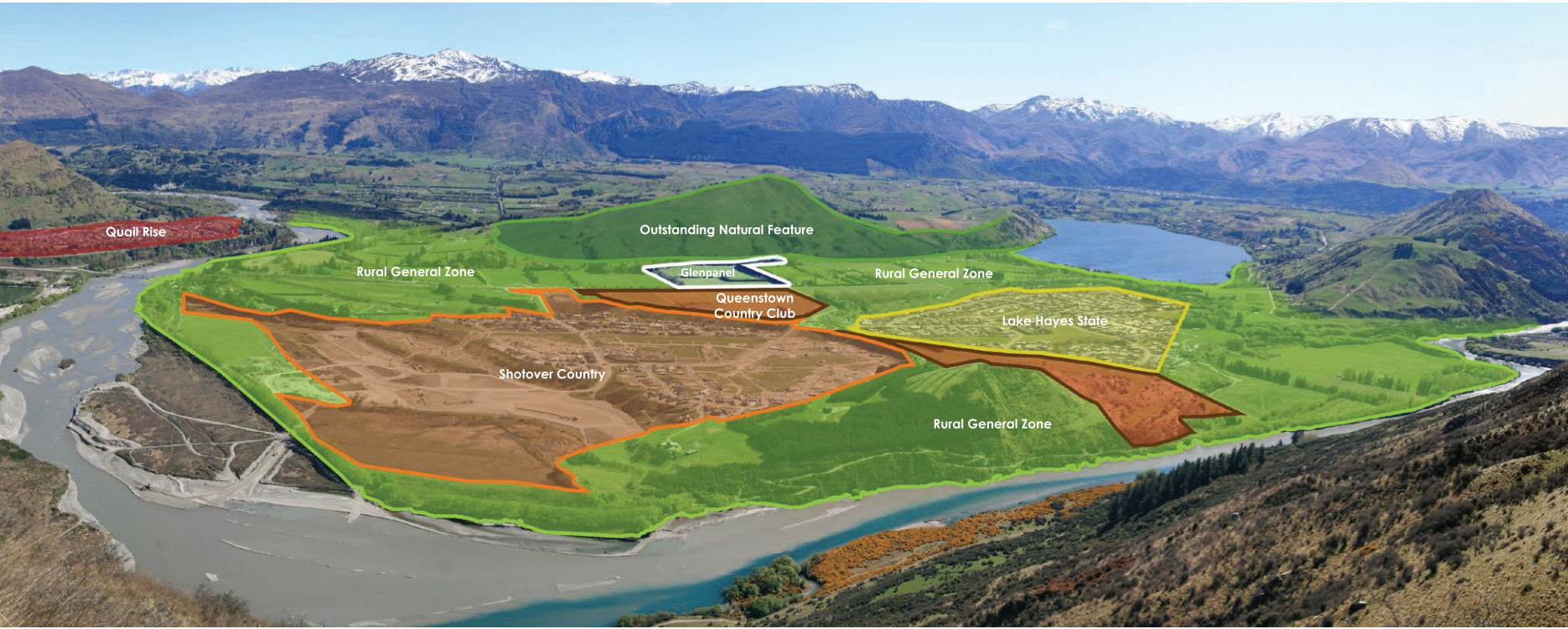


IMAGE 7: PANORAMIC SHOWING LAND USE CONTEXT

THE LAND / SITE

The Glenpanel site is approximately 15.5 ha in size.

The site is located on the northern side of State Highway 6, located on the eastern side of the roundabout that accesses Shotover Country to the south. The site fronts approximately 350 metres of the State Highway.

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

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

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



IMAGE 8: SITE PHOTO



IMAGE 9: SITE PHOTO

THE PROPOSAL

THE MASTERPLAN CONCEPT

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

The proposal seeks to subdivide the 15.5ha site into the following components:

- **30 Rural Edge Lots**, between 600 and 970m², occupying 1.7 ha or 11% of the site.
- **60 Residential Lots**, between 415 and 675m², occupying 2.8 ha or 18% of the site.
- **Land allocated for Townhouses**, comprising 12 superlots 900 - 2,000m² in size providing approximately 86 units depending on the final design in each area. The designated land for this use occupies 1.6 ha or 10% of the site.
- **Commercial Area**, 4,430m², occupying 0.44 ha or 1% of the site.
- **Open space** (Open Space and Rural Edge areas, excluding roads) utilising 3.5 ha or 23% of the site.

Fundamental to this masterplan is the inclusion of a significant area of medium density residential lots that are set out to accommodate family residences.

The design concept is based on the following design principles:

- The retention of a significant area of open space adjacent to the State Highway, enabling the retention of a green corridor entry to the Wakatipu Basin.
- A single point of access from State Highway 6, with options for future connections to the west and east.
- The inclusion of a central greenspace viewshaft into the property to enable long greenspace views and avoiding a 'wall' of residential screening.
- Site specific design controls within the development, acknowledging the site character and the visible outcome of the development.
- The location of medium density residential areas in the centre of the development, away from Ladies Mile and against the rising Slope Hill backdrop.
- A well - conceived internal pattern of walkways and cycleways within the development.
- Adequate road widths for the provision of parking.

A Masterplan has been prepared by the Glenpanel project team with consultation from relevant agencies including Queenstown Lakes District Council, adjoining

landowners, Queenstown residents and its business leaders.

URBAN DESIGN: CONTEXT

The site is located on the northern side of Ladies Mile approximately 425 metres to the east of the Stalker Road / SH6 roundabout.

The site is contained by Slope Hill to the north and Ladies Mile to the south. The site is currently surrounded by farm land on 3 sides with the Queenstown Country Club SHA south of the site, across Ladies Mile.

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

URBAN DESIGN: CHARACTER

Urban Context and Design Drivers

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

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

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

- The roading layout 'pulls' away from the State Highway heading to the west. This is a direct reflection of the base of Slope Hill and the increasing distance of the base of the hill moving east along Ladies Mile.
- The masterplan shows a range of densities, clustered together in similar sizes of lots, enabling comprehensive design to be undertaken on each group or precinct of lot size.
- The connections take advantage of existing paper roads, future opportunities and adjacent developments along Ladies Mile.
- As above, the Ladies Mile setback proposed in this masterplan respects the base of Slope Hill and the

need to provide a rural corridor of appropriate size, scale and permeability.

- The inclusion of comprehensive design controls above and beyond the standard design controls in order to develop a robust community character.

URBAN DESIGN: CREATIVITY

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

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

URBAN DESIGN: CUSTODIANSHIP

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



IMAGE 10: CONCEPT VISUAL RURAL EDGE



IMAGE 11: CONCEPT VISUAL TREE PLANTING

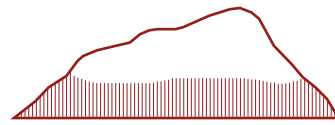


IMAGE 12: NEIGHBOURHOOD PARKS SURROUNDED BY MEDIUM DENSITY PRECINCT

MASTERPLAN



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



DENSITY PLAN

DEVELOPMENT DENSITIES

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

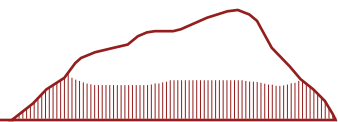
- **The Rural Edge Villas:** The Rural Edge Villas are located on the southern boundary of the residential precincts, facing onto the proposed Ladies Mile Parkland. There are 30 proposed Rural Edge Villa lots, ranging in size from 600 – 970m². The Rural Edge Villas will be subject to specific design controls, ensuring a contiguous amenity alongside this edge. Those controls will specifically address such matters as recessive coloured roofing, and claddings in natural finishes such as timber, steel and stone.
- **The Residential Lots:** Located behind the Rural Edge Villas, to the north of those lots, these lots allow for a more traditional residential response and market, with 60 lots ranging in size from 415 to 580m² in size. Design controls will apply, with similar controls in regards to claddings and colours, however fencing will be permitted between lots for privacy and shelter.
- **The Medium Density Precinct:** This precinct is located towards the northern part of the site, at a distance of 325 metres or more from the Ladies Mile Highway. These super lots allow for approximately 30 townhouse dwellings at 2 storeys.
- **The Commercial Area:** This area is located at the entry point to the site from the Ladies Mile Highway. This is a super lot of 4,430m² and will allow for provision of a local store and other offerings serving the subdivision.

Overall, the Masterplan shows 45% of the land utilised for development, with the remainder maintained largely in open space or recreational parks and streets. Importantly the roadside rural edge area, which is 75 metres deep and is 1.7 ha in size or 11% of the whole site.



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

OPEN SPACE PLAN



URBAN DESIGN: PLANTING TYPOLOGIES

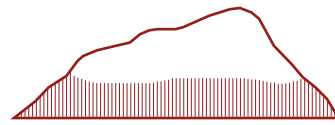
Taking into account the arcadian nature of the site, and the exotics located around the Glenpanel homestead, the intention would be to promote this by way of large exotic deciduous street trees.

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

Three main neighbourhood parks will be created in the subdivision, a central area of 7,500m², and two northern parks of 4,950m² and 2,350m².



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



PUBLIC ACCESS & CONNECTIVITY

URBAN DESIGN: CONNECTIONS

Walkways and Cycleways - External

The proposed development will have opportunities to connect directly to existing trails and cycleways outside the site. A principal linkage will be the development of the proposed underpass under Ladies Mile, funded by the Housing Infrastructure Fund, east of the Stalker Road roundabout.

This underpass will be an asset for the development, giving connection to residential development south of Ladies Mile, including the retail area in Shotover Country, the primary school and the wider trail network that flanks the Kawarau River and beyond.

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

WALKWAYS AND GREEN SPACE / OPEN SPACE

External Walkways and Connectivity

The proposed development has considered potential linkages to the wider community and existing trails and facilities.

To the north of the development an undeveloped legal road exists, extending to the east to the Lake Hayes walkway. Development of this, as a walkway link would connect the proposed development to the Wider Queenstown Trails network and would also enable another linkage from existing and proposed developments north of Lake Hayes, including Arrowtown, to the trail networks at the south of the basin.

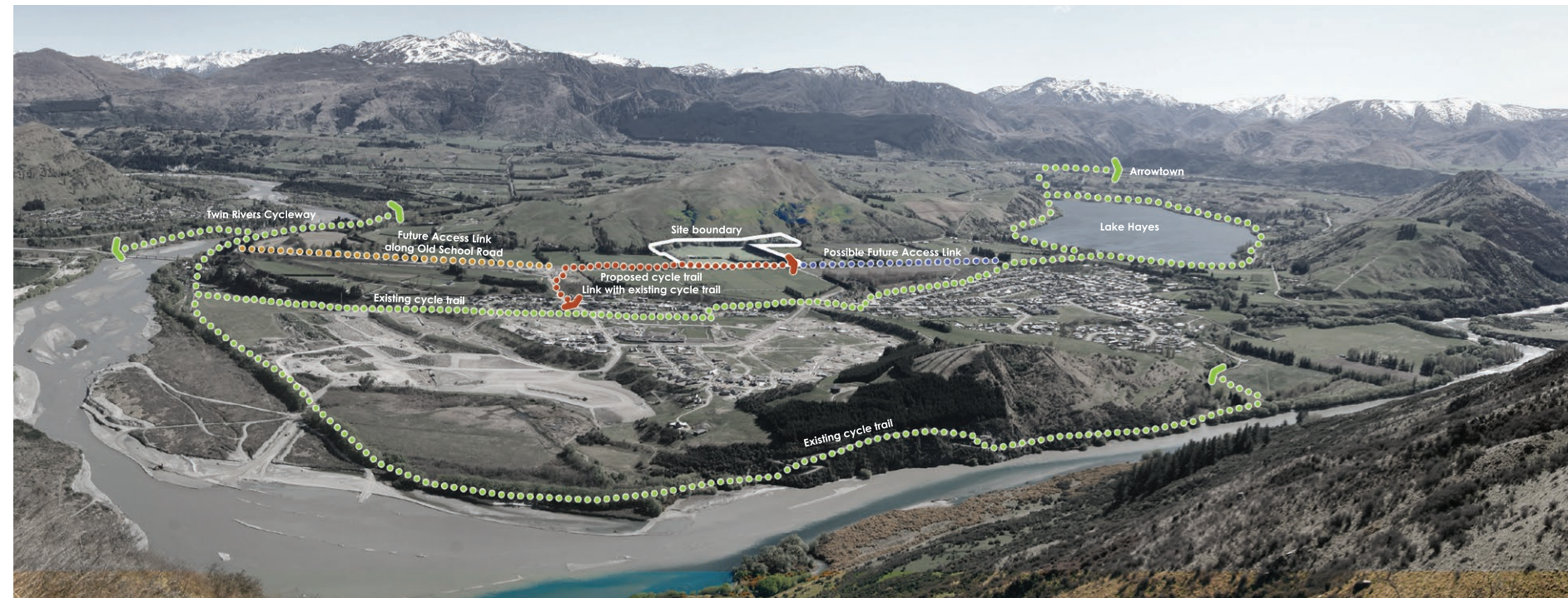
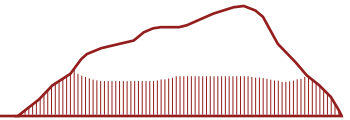


IMAGE 13: PUBLIC ACCESS & CONNECTIVITY



PLAN 5: PUBLIC ACCESS & CONNECTIVITY

SITE CONNECTIVITY



URBAN DESIGN: CONNECTIONS

Walkways and Cycleways - Internal

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

WALKWAYS AND GREEN SPACE / OPEN SPACE

Internal Walkways and Open Spaces

The masterplan shows a series of internal green spaces and walkway connections. The principal green spaces are the central neighbourhood park approximately 75 x 100 metres, a north western park of approximately 35 x 120 and a north eastern reserve of approximately 60 x 30m. Each space provides a significant usable green space located close to the medium density precincts.

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

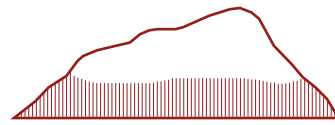
A major walkway link traverses the southern boundary of the site, adjacent to Ladies Mile, running west-east. This walkway is located on the edge of the roadside rural edge, leaving that open and available for wider recreational uses for all residents within that large green space. Walkway links then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

VEHICLE SITE ACCESS

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



PLAN 6: SITE CONNECTIVITY



MEDIUM DENSITY PRECINCT

URBAN DESIGN : CHOICE

The proposed development provides a range of lot sizes and medium density townhouse dwellings. Lots range from 415-580m² medium density lots, in the northern portion of the site, to 600-970m² lower density lots along the southern portion of the site.

In the area shown as medium density, terraced townhouses may be undertaken in a comprehensive manner and are limited to up to 2 storeys high.

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

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



PLAN 7: MEDIUM DENSITY PRECINCT AREAS

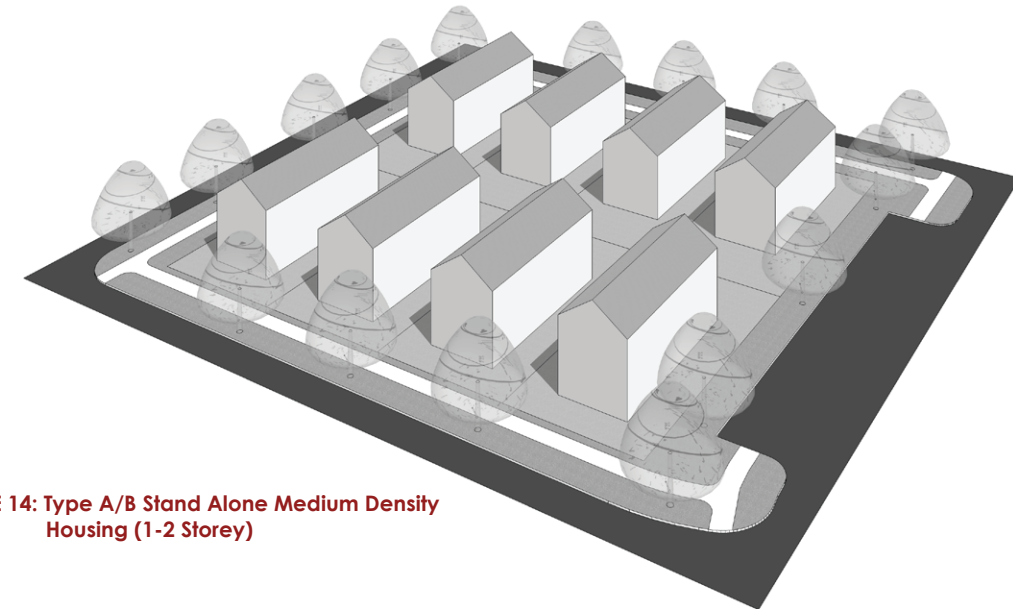


IMAGE 14: Type A/B Stand Alone Medium Density Housing (1-2 Storey)

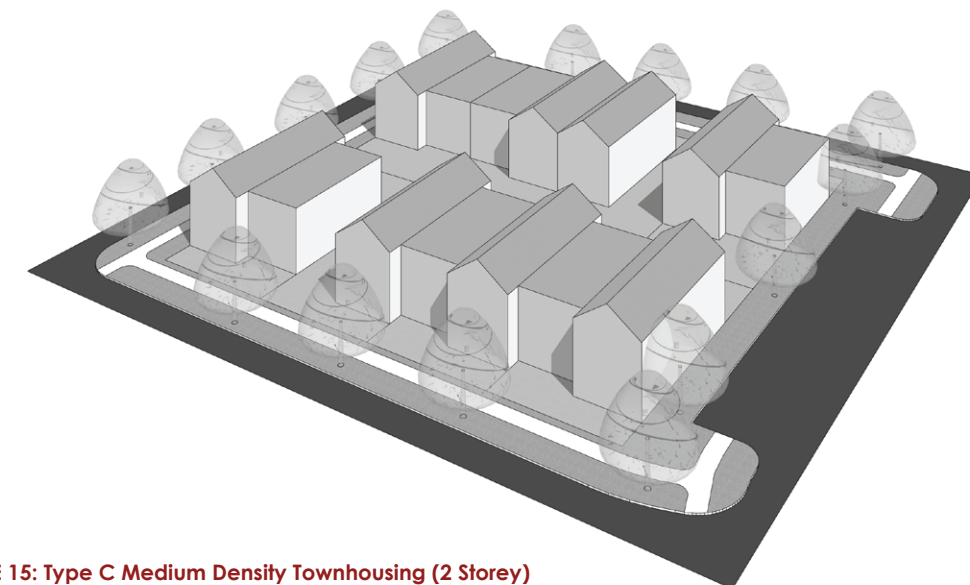
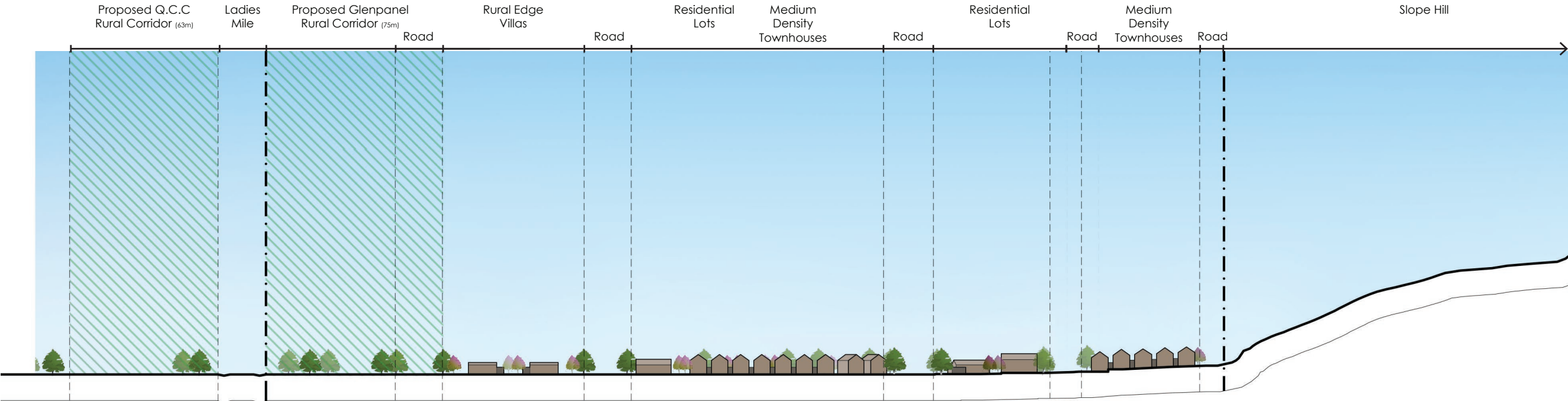
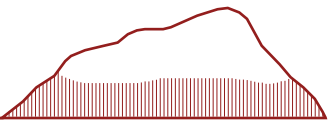


IMAGE 15: Type C Medium Density Townhousing (2 Storey)

CROSS SECTION



INDICATIVE CROSS SECTION AA

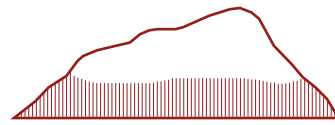
Scale 1:2,000 @ A3



IMAGE 16: CONCEPTUAL VISUALISATION FROM ENTRY



PLAN 8: SECTION LOCATION PLAN



DESIGN CONTROLS

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

These include:

- Rural Edge Lots
- Residential Lots
- Medium Density Townhouses

ARCHITECTURAL CONTROLS

Roofs

Rural Edge Lots: Roofs shall be gabled in form, with equal roof slopes each side of the gable line, no hip roofs are allowed. Roofs shall have a pitch between 20 and 45 degrees to ensure a continuity of gabled roof form. It is understood that this can restrict floor sizes so flat connections between gabled forms are permitted but shall not exceed more than 20% of the floor areas. Gable rules shall apply to all garaging as well.

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

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

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



IMAGE 17: ROOF PITCH & MATERIAL

Wall Claddings

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

Residential Lots & Medium Density Lots: As above plus painted weatherboard finish in greens, reds or greys or red brick (non - textured, painted or mortared over for effect).

Cladding materials can be mixed over a building however single architectural element can only be clad in a single finish.



IMAGE 18: TIMBER CLADDING

Building Heights and Setbacks

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

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

Medium Density Townhouses:

On amalgamated lots where terraced townhousing is proposed the terrace dwelling widths shall be between 4.5 and 6 metres and shall be permitted up to 8.5 metres in height.

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

LANDSCAPE CONTROLS

Fencing / Boundary treatments

Rural Edge Lots: All street frontage boundaries, excluding 5 metre gaps for entry and driveways, on all lots shall front to the street in hedging in Hornbeam clipped and maintained to a minimum height of 1.5 metres. Hedges are also encouraged on boundaries facing reserves and open spaces however this is not compulsory. Solid fencing as described below for Residential Lots is permitted on these lots between lots only. Fencing to protect hedge

planting or for the purpose of containment, or boundary fencing is permitted in traditional 7 wire fencing to 1 metre high, in wire or mesh with Warratahs at 2.5 metre centres.

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



IMAGE 19 : LAUREL HEDGE

Residential lots: Boundary fencing in 1.5m high timber fencing is permitted on side and rear boundaries aside from where boundaries front reserves or open space where hedging as above is required. Timber fencing shall be set back 4 metres from road frontages to encourage a green street frontage.

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

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

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

Planting

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

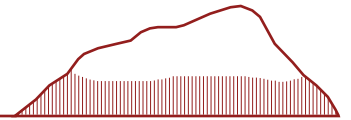


IMAGE 20: ELM TREE



IMAGE 21 : DOGWOOD TREE

LANDSCAPE ANALYSIS



INTRODUCTION

This landscape analysis contains:

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

DESCRIPTION OF SITE

The site is located north of Ladies Mile nestled between Slope Hill, and the State Highway. The site is generally flat with fences and young hedging dissecting the property and set out in a traditional and recognised agricultural pattern. The site is 15.5ha in size, 350 metres width running west – east and between 360 and 445 metres wide running south – north. The site increases in width to the east, following the base of Slope Hill as the base of Slope Hill moves away from Ladies Mile in an easterly direction.



IMAGE 22: THE SITE

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



IMAGE 23: EXISTING FARM BUILDINGS



IMAGE 24: EXISTING FARM BUILDINGS

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

THE WIDER LANDSCAPE CONTEXT

The Ladies Mile Flats

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

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

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

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

Slope Hill

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

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

The Shotover River Terraces and Escarpments

Historic river terraces and their escarpment edges form the distinctly recognisable boundaries between the Ladies Mile Flats and the Shotover River. The escarpment edge that forms the northern boundary to the residential terraces occupied by the Lake Hayes Estate, Bridesdale and Shotover Country residential communities runs alongside the southern Ladies Mile flats, flowing west to east and terminating at the Shotover bridge before sweeping north up the Shotover River valley.

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

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

The Shotover River and The Remarkables

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

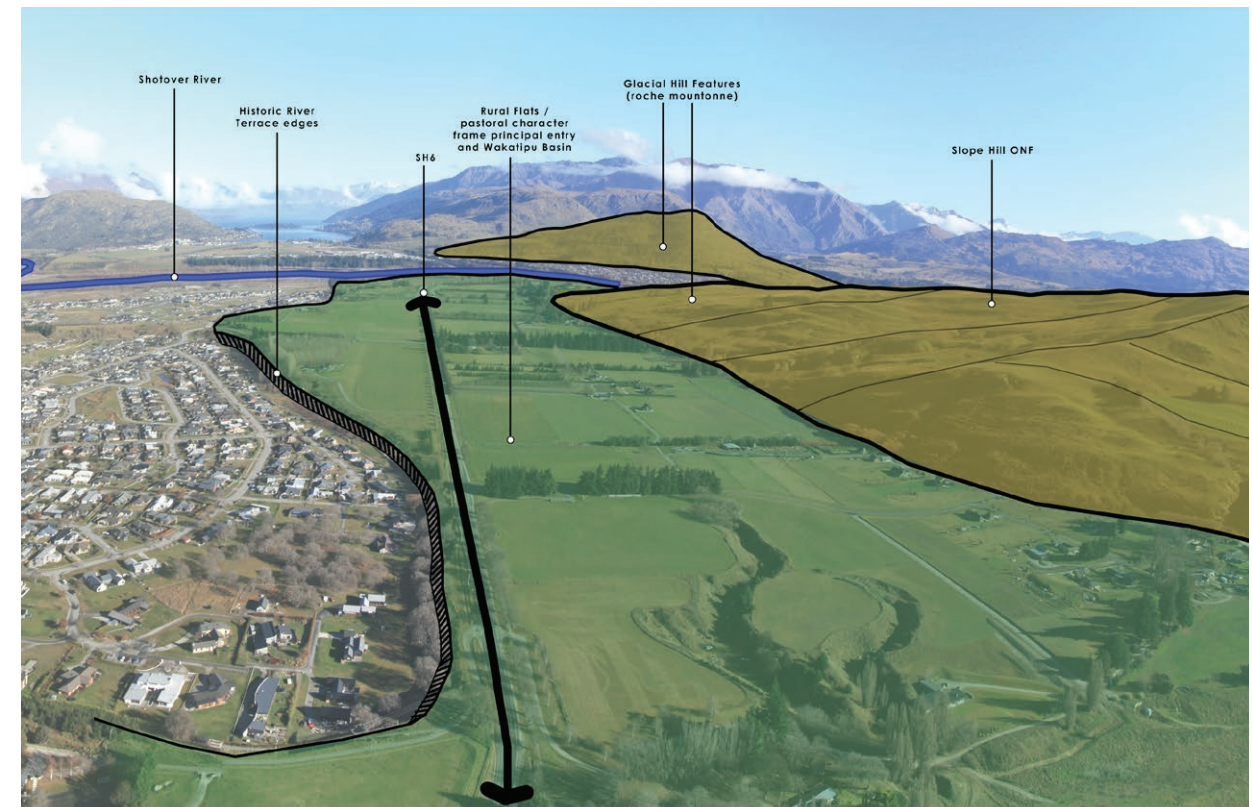
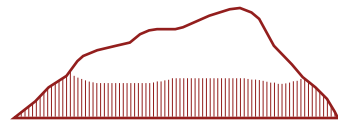


IMAGE 25: LANDSCAPE UNITS



LANDSCAPE ASSESSMENT

EXISTING LANDSCAPE CHARACTER

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

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

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

The Queenstown Country Club, directly across the road from this site, south of Ladies Mile has substantially changed the future landscape character of the Ladies Mile corridor. It introduces a developed element into the Ladies Mile Flats and changes the pattern of development to date.

DESCRIPTION OF THE PROPOSAL

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

The proposal seeks to establish 176 dwelling equivalents on the site, accessed by a single road access towards the southeast corner of the site. The lots are clustered with similar sized lots together. In general the proposed Medium Density lots are located furthest from the State Highway. The Rural Edge lots, are located adjacent to a significant open space to be maintained in grass with woodland planting dispersed over this space.

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

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

The open space adjacent to Ladies Mile generally extends in width towards the east, mimicking the base of Slope Hill. The width of this buffer is 75m from the State Highway boundary.

LANDSCAPE ASSESSMENT

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

Visual Effects from Ladies Mile

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

- The Queenstown Country Club has a consistent double row of planting along the south edge of Ladies Mile and consistent mass of parallel (to Ladies Mile) linear planting along its northern edge. This application proposes to remove the young planting along Ladies Mile to enable views across the proposed park on the south edge of the application. Fundamental to the Glenpanel application is the retention of views across the site to enable views across to the Slope Hill ONF and to allow for views of distance, reinforcing the rural character and depth of the site.

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

The Glenpanel application seeks to complement the QCC development, providing a substantial rural buffer along Ladies Mile.

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

The taller structures located in the medium density areas are intentionally setback from Ladies Mile, with an immediate backdrop of the lower portions of Slope Hill. This is considered to be a cohesively designed response, appropriate to the subject site.

The development will be visible from the Ladies Mile highway. The design intention for this proposal however is not to screen the site completely but to allow viewshafts through the site, avoiding linear mitigation screening, which is more suited to the wider flats south of Ladies Mile but is not considered appropriate for a development at

the base of Slope Hill. The viewshafts will allow for more views of Slope Hill than would be available if continuous screen planting was proposed as a means of mitigation.

From further to the west and east on Ladies Mile, the proposed development will not be visible, given the existing framework of trees and shelterbelts that exist along Ladies Mile. Travelling from the east, the first glimpse will be directly adjacent to the southeast corner of the development, near to the proposed accessway, where the closest dwellings are 80 metres from the Ladies Mile road boundary.

Travelling from the west, from the direction of Queenstown the first lots will be visible from approximately 100 metres east of the Stalker Road roundabout. Views from here, similar to those experienced when travelling the opposite direction, will still be predominantly of a large green space extending 350 metres along the site and approximately 1.7 hectares in size.

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

ASSESSMENT AGAINST QLDC LEAD POLICY

OVERVIEW

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

LOCATION

A detailed description of the Glenpanel site, location plan, landform units and context is provided on pages 4-6 of this EOI.

LEGAL DESCRIPTION

The Glenpanel site is legally described as:

- Sections 42 – 44 Block III, Shotover Survey District being part of land in Identifier 613709 (Otago Registry);
- Lots 4 & 7 Deposited Plan 463532 being part of the land in Identifier 613709 (Otago Registry).

DISTRICT PLAN CONTEXT

The Glenpanel development site is located within the Rural Lifestyle Zone under the Operative District Plan and has been recommended by Independent Commissioner's to become Rural within the Rural Landscape Classification part of the Rural Zone under the Proposed District Plan (refer image 26).

The High Court in Ayrburn Farm Developments Ltd v Queenstown Lakes District Council [2016] NZHC 693 confirmed consideration of RMA matters was appropriate and planning considerations should, or at least could, be taken into account when making a s 17 recommendation under HASHAA. Therefore, an assessment of the relevant parts of the Operative District Plan, Proposed District Plan (PDP) has been completed in 'RMA Matters' on Page 21.

LEAD POLICY

Under Council's Lead Policy the criterion "location" is ... "not a statutory consideration under the Act. However, in the interests of sound resource management planning practice, environmental and economic impact, and consistency with the draft Strategic Directions chapter of the District Plan review – location is considered to be a vitally important consideration for Council."

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

Glenpanel meets this criterion as it is located adjacent

to the Shotover Country / Lake Hayes Estate urban area (as extended by the proposed Queenstown Country Club SHA). The proposal's comprehensive provision of infrastructure will maintain, and in places enhance, the existing and proposed public reticulation network. Infrastructure is discussed below. The development will build on and enhance the existing Shotover Country services and amenities.

ADEQUATE INFRASTRUCTURE

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

Water Reticulation

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

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

To service the proposed development, treated water from the QLDC/Shotover Country scheme would be utilised. It is anticipated that 8.6 l/s would be required.

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

It is proposed that a new reservoir would be established on Slopehill at a suitable elevation to service the development. The applicant owns the land necessary for the establishment of a reservoir and is able to provide the land and access required for a new reservoir (refer image 27).

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

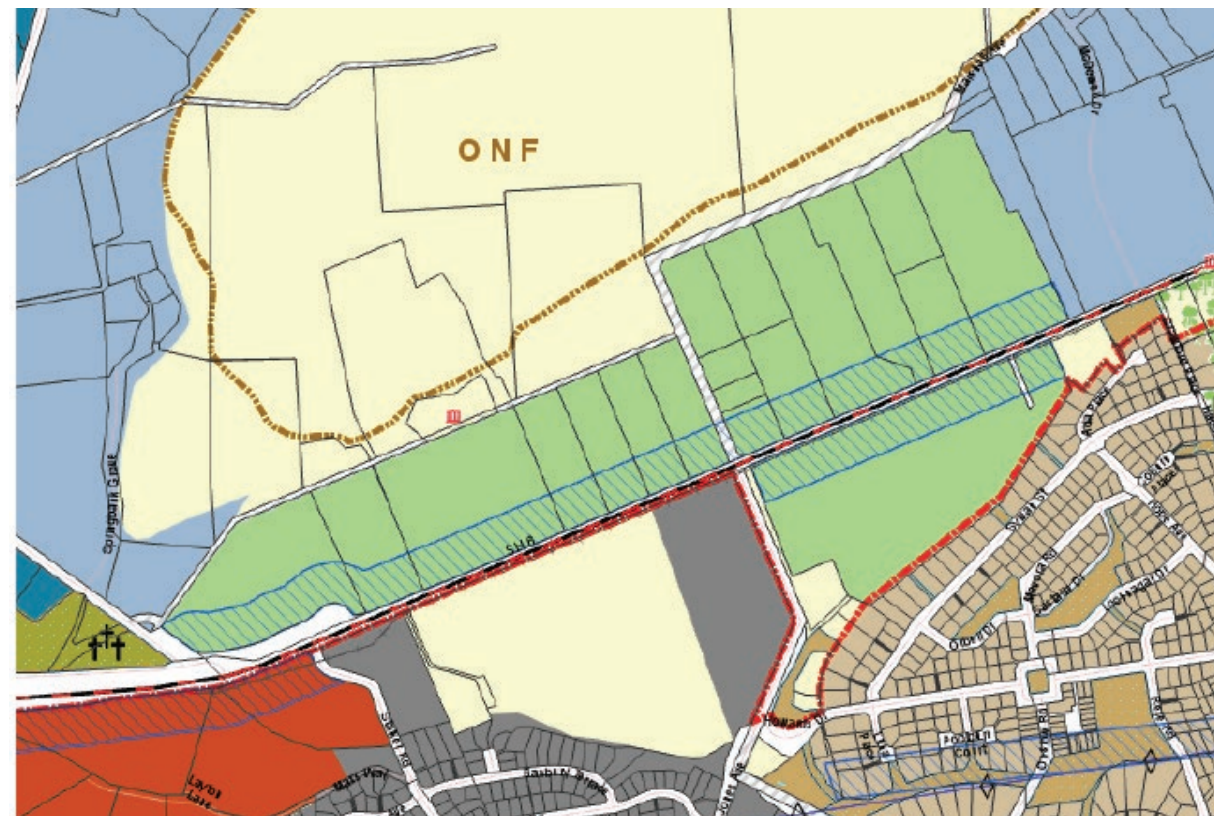


IMAGE 26: MAP 30 - LAKE HAYES (OPERATIVE DISTRICT PLAN)

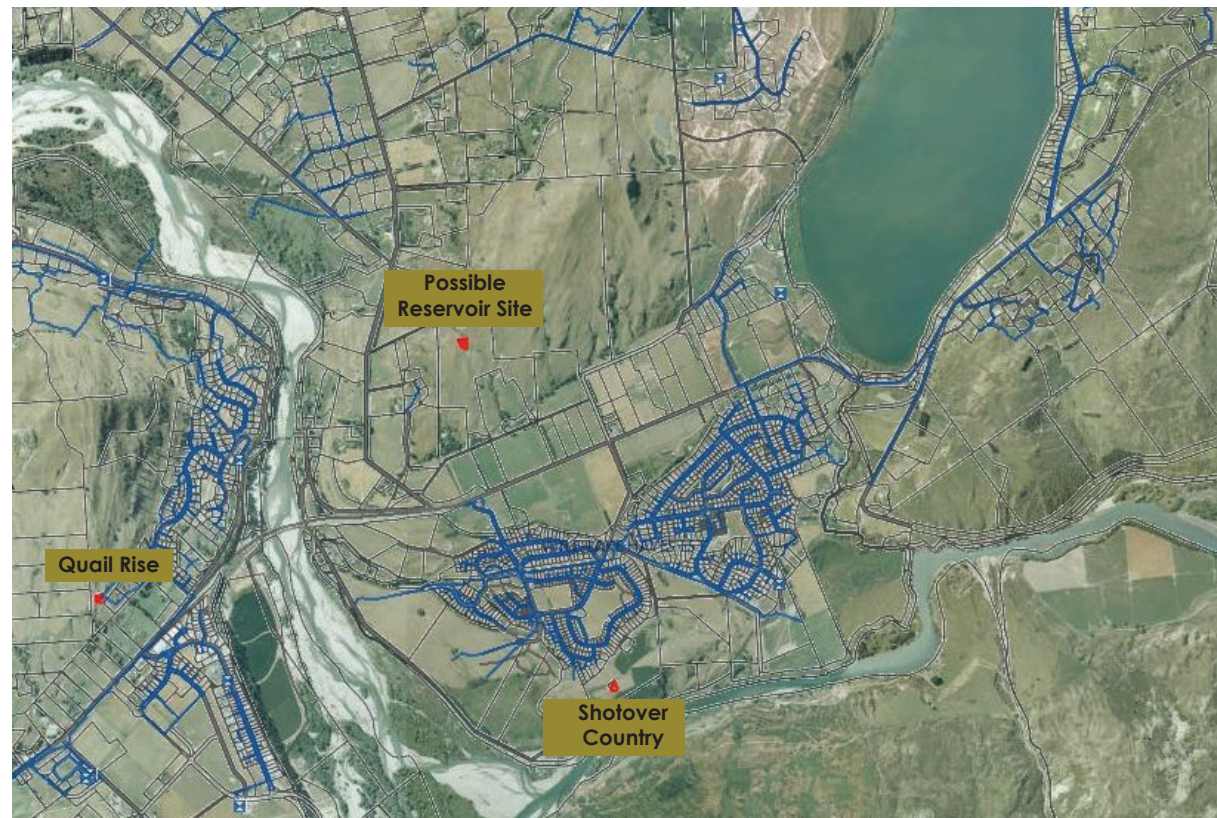
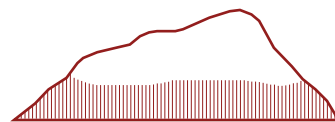


IMAGE 27: RESERVOIR LOCATIONS (CFMA)



ASSESSMENT AGAINST QLDC LEAD POLICY

would augment the existing network and provide further security.

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

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

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

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

Any effects on the QLDC's wider infrastructure being the Shotover Country Bore Field and Water Treatment Plant will be mitigated by the imposition of headworks fees at the time of connection to Council's service. QLDC have included a Ladies Mile catchment in a new Development Contribution policy adopted at 1st December 2018. The current figure being levied is \$5,683 per residential unit. The additional 176 residential units under the current levy

would net Council $176 \times \$5,683 = \$1,000,208.00$ ex GST.

Stormwater

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

To facilitate the above, a detailed assessment of the Stormwater Catchment, Hydrological Analysis and Runoff Quality has been undertaken and is contained in the Infrastructure Assessment (Appendix 2). Refer to image 28.

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

The development area can be broken into smaller sub-catchments: Separate pipe networks are then proposed - one for each catchment. Each network will discharge to its own disposal area adjacent to the southern boundary

of the site. Secondary overflow paths will be provided for in swales or road ways. Overflows will discharge to the existing Stormwater main located in Howards Drive.

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

Wastewater

As part of the development of the Stalker Road roundabout; QLDC's existing sewer rising mains were re-located and upgraded in size (refer Image 29). A 125mm OD PN12.5 PE100B sewer main was laid across the state highway to the subject property which discharges to the Shotover Waste Water Treatment plant.

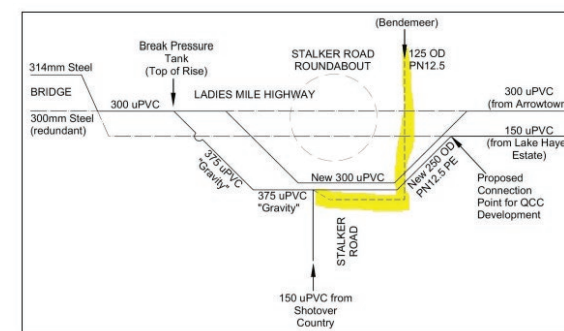


IMAGE 29: WASTEWATER (CFMA)

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

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

Lake Hayes Estate	25l/s
Shotover Country	25l/s
Queenstown Country Club	12 l/s
Glenpanel SHA	7 l/s

Total 69 l/s

This would leave a balance capacity of 81 l/s available to service the greater Ladies Mile area.

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

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

Any effects on the QLDC's wider infrastructure, being the Shotover Waste Water Treatment Plant, will be mitigated by the imposition of headworks fees at the time of connection to Council's service. It is assumed that the Glenpanel SHA would be levied the same as Shotover Country under the Development Contribution policy

adopted 1 December 2018. The current figure being levied is \$3,500 per residential unit. The additional 176 residential units under the current levy would net Council $176 \times \$3,500 = \$616,000.00$ ex GST.

Power, Telecommunications & Gas

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

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

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

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

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

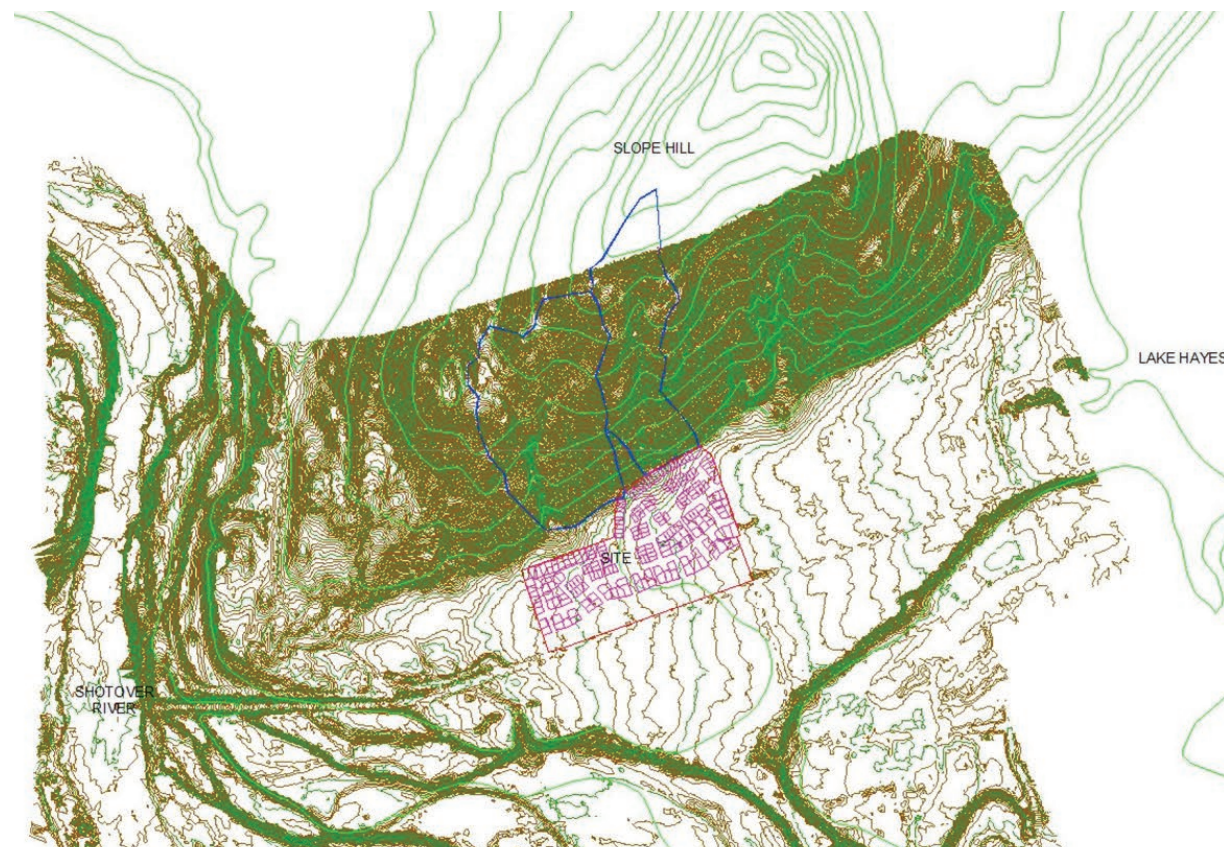
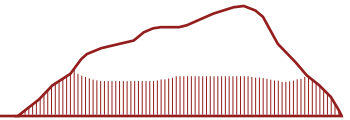


IMAGE 28: CATCHMENT PLAN (CFMA)

ASSESSMENT AGAINST QLDC LEAD POLICY



Geotechnical

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

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

Further assessment with respect to liquefaction and alluvial fan hazards is not considered necessary. Existing drainage diversion channels from the alluvial fans should be maintained and engineered sumps/discharge areas constructed as required (refer image 30).

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

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

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

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

Roading and Transportation

It is noted that this proposal adopts the WSP Opus Integrated Transport Assessments (June 2018) provided as part of the Detailed Business Case to the Housing Infrastructure Fund which outlines transport initiatives to support the provision of 1,100 residential dwellings in the Ladies Mile area

The Glenpanel development could generate circa 1,500 vehicle movements per day at full development. In practice however, these are expected to represent upper limits because of the type of housing being proposed and because of the ongoing QLDC initiatives to encourage greater use of public transport.

The development proposal plans includes provision for future internal road connections. When these connections are completed, the development traffic

will be distributed across the internal road network. The pedestrian network includes a connection to a

proposed underpass east of the Stalker Road roundabout. This represents the preferred location to create bus stop areas for public transport or school buses until such time that the public transport operators consider diverting a service into the site. Overall, it is considered that the proposal can be supported from a transport perspective

Urban Amenities

Urban amenities are close by, with the newly proposed commercial activities in Shotover Country, playgrounds and sports fields, preschool facilities and Shotover Primary School add to the existing community facilities in the area.

Conclusion

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

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

DEMAND FOR A QUALIFYING DEVELOPMENT

HASHAA

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

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

To access powers available under the Act the Council has the ability to recommend the creation of Special Housing Areas to the Minister for Building and Housing. The Queenstown Lakes District Housing Accord (Housing Accord) was entered into by the Council and the Government on the 23rd of October 2014 to authorise the recommendation of an SHA to the Minister. If approved by the Minister, the Council can use powers under the Act to facilitate positive consideration of housing developments that might otherwise struggle to achieve approval under the District Plan and Resource Management Act 1991.

Housing Accord

- Housing affordability and an adequate supply are key elements to maintaining a well-functioning, dynamic community with a strong economy.

- Home ownership for many residents of the Queenstown Lakes District is unaffordable contributing to increased pressures on families, communities and government support agencies.

- There is a very high demand for housing based upon projected growth and meeting this demand will require a large number of new dwellings.

- Housing affordability is potentially acting as a constraint on the local economy with businesses reporting difficulties attracting and retaining staff due to high housing prices.

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

The Housing Accord:

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

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

Targets agreed with the Government will be achieved through a combination of private sector development, direct Council and government action and through collaborative action with other agencies. Without a sufficient number of SHAs being established, Council will not be able to fulfil its obligations under the Housing Accord. Should Glenpanel receive favourable recommendation as a SHA it is considered to offer valuable progress towards meeting the targets agreed with the Government.

Timely Manner

The Glenpanel residential development is directed by an experienced residential land developer (same as Shotover Country) with professional support. Shotover Country has created 954 residential lots at Shotover Country through a privately initiated plan change, approval of Outline Development Plans, subdivision and a Special Housing Area SH160139. This has been

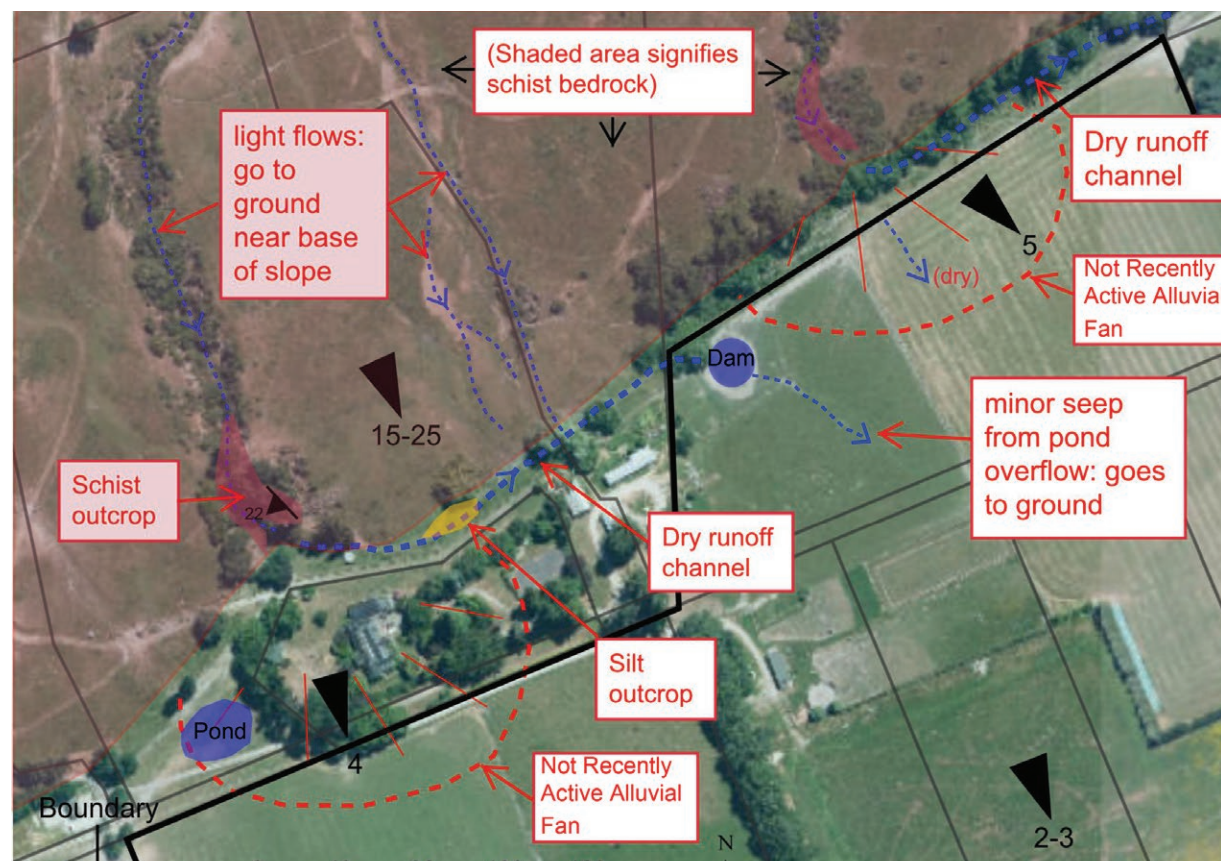
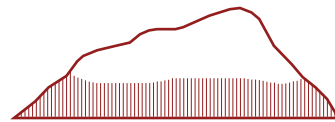


IMAGE 30: ALLUVIAL FAN FEATURE



ASSESSMENT AGAINST QLDC LEAD POLICY

achieved since the approval of Plan Change 41 in September 2013.

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

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

TABLE 1

Housing Supply	Aspirational Targets		
	Jan 17 - Dec 17	Jan 18 - Dec 18	Jan 19 - Dec 19
Sections and building consents	1100 - 1200	1200 - 1300	1300 - 1400

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

DEMAND FOR RESIDENTIAL HOUSING

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

Glenpanel contains three types of residential housing options which are detailed on the density plan and discussed on Page 14. These include:

- 30 "Rural Edge" allotments which range in size from 600 – 970m²;
- 60 "Residential Lots" which range in size from 415 – 580m²;
- 12 "Super Lots" which range in size from 900 – 2000m² and would accommodate approx. 86 units.

AFFORDABILITY

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

QLDC lead policy reads:

"The approach to affordability will be not to mandate the delivery of housing at specified price points, but to focus on requiring a certain proportion of qualifying developments to comprise smaller subdivision allotments or dwellings. Whilst this is the primary means of addressing

housing affordability, Council is also keen to promote Community Housing in SHA developments."

The range in housing options has been detailed in Part 2.4 above. The proposed housing development will not contain any short-term rental / visitor accommodation. The Deed between Shotover Country Limited and QLDC in respect of the Shotover Country SHA agreed to impose consent notices as appropriate mechanisms to confirm housing typologies and restrictions on visitor accommodation. Glenpanel would anticipate the same.

Glenpanel anticipates committing to a community housing contribution which will be ratified in an Agreement between the developer and Queenstown Lakes Community Housing Trust (the Trust).

Again, the developer is familiar with the expectations of the Trust through successful agreements reached in relation to Community Housing contributions at Shotover Country.

Glenpanel have engaged with the Trust understanding the importance of the affordability policy to the community and council within the Act.

Maryhill are willing and able to contribute to the community housing trust, we propose to offer a percentage of the development in accordance with the lead policy which will result in an increase in the trusts influence in the community.

PREDOMINANTLY RESIDENTIAL

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

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

BUILDING HEIGHT

The final design of buildings is yet to be realised. In order to retain flexibility in achieving a desired design outcome a maximum height limit of 8m is considered appropriate across the three residential typologies.

MINIMUM NUMBER OF DWELLINGS

The density yields associated with Glenpanel have been discussed in detail in Part 2.3 of this report. In total, 176 residential units are proposed at Glenpanel.

RESIDENTIAL DEVELOPMENT QUALITY

Expectations set by the Implementation Guidelines seek: "Residential development that integrates well into neighbourhoods, contributes to place marking and interacts with the public realm. It comprises well designed, comfortable homes with good amenity and storage, exceeding Building Code requirements wherever possible in terms of environmental performance to minimise ongoing living costs".

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

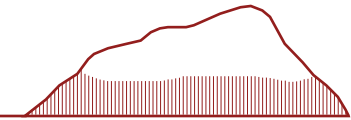
Open Space, Site Connectivity, Public Access, Allotment Design and Architectural controls have been depicted on plans and discussed on pages 9-14 of this EOI. Coupled with the Urban Design Assessment the proposal is considered to be a residential development that integrates well into neighbourhoods, contributes to place marking and interacts with the public realm. It facilitates well designed, comfortable homes with good amenity and storage. As such, the proposal is considered to meet Lead Policy 5.2.9.

Environmental Responsibility

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

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

RMA CONSIDERATIONS



CONSULTATION

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

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

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

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

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

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

RESOURCE MANAGEMENT ACT 1991 (RMA) CONSIDERATIONS

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

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

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

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

OPERATIVE DISTRICT PLAN (ODP)

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

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

PROPOSED DISTRICT PLAN (PDP)

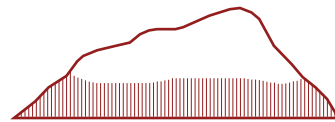
Urban Growth Boundary

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

Many of the proposed and approved SHA's are located outside of the proposed UGB of the PDP. These include; Bridesdale, Arrowtown Retirement Village, Onslow Road, parts of Arthurs Point, Shotover Country, and the proposed Queenstown Country Club.

Strategic Chapters 3-6

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



DISTRICT PLAN OBJECTIVES & POLICIES

TABLE 3: PROPOSED DISTRICT PLAN - STRATEGIC OBJECTIVES

STRATEGIC DIRECTION - OBJECTIVES (CHAPTER 3)	COMMENT
<p>Objectives:</p> <ul style="list-style-type: none">• The development of a prosperous, resilient and equitable economy in the District.• Urban growth is managed in a strategic and integrated manner.• A quality-built environment taking into account the character of individual communities.• The distinctive natural environments and ecosystems of the District are protected.• The retention of the District's distinctive landscapes.• The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.• The partnership between Council and Ngāi Tahu is nurtured.	<p>Response:</p> <p>It is recognised that local service and employment functions including tourism activities suffer from a human resource shortage which is attributed to a shortage in the provision of affordable residential accommodation for employees. Glenpanel seeks to establish 176 allotments which reduces the demonstrable demand for housing in the Wakatipu Basin and expedites the intentions of the Housing Accord which seeks amongst other things to develop a prosperous, resilient and equitable economy.</p> <p>The proposed development is not sporadic or sprawling. It has been comprehensively designed to ensure that any natural hazards will be appropriately mitigated, effects on cultural heritage avoided, all infrastructural requirements are met and the built environment is desirable and provides a safe place to live, work and play.</p> <p>The proposal will not affect the diversity of indigenous flora and fauna within the District or the natural character of the District's lakes, rivers, wetlands and their margins. Effects on landscape and visual amenity will be avoided, remedied, or mitigated. The site is not recognised as containing any rare, endangered, or vulnerable species of indigenous plant or animal communities or any natural resource of significant Nature Conservation Value.</p> <p>The site does not constitute a unique soil resource in terms of the District's rural productivity. Effects on landscape and visual amenity will be avoided, remedied, or mitigated. As such, the proposal will not be inconsistent with these Objectives.</p> <p>Glenpanel seeks to establish 176 residential allotments which reduces the demonstrable demand for housing in the Wakatipu Basin and expedites the intentions of the Housing Accord which seeks amongst other things to develop a prosperous, resilient and equitable economy. The proposal is comprehensively designed subdivision development enabling a mix of housing opportunities as well as a network of open spaces. No wai, rakau, or other taonga are expected to be adversely impacted as part of the proposal. As such, the proposal will not be inconsistent with these Objectives.</p> <p>The proposal includes a comprehensively designed network for the provision of water, power, telecommunications, gas and the disposal of wastewater / stormwater which will be connected to an existing public network. The proposal will not compromise the capacity of the existing network while planning and construction of the required infrastructure will be met by the developer and vested in Council. As such, the proposal will not be inconsistent with these Objectives.</p>
URBAN DEVELOPMENT (CHAPTER 4)	COMMENT
<p>Objectives:</p> <ul style="list-style-type: none">• Urban Growth Boundaries used as a tool to manage the growth of larger urban areas within distinct and defensible urban edges.• A compact and integrated urban form within the Urban Growth Boundaries that is coordinated with the efficient provision and operation of infrastructure and services.• Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna.	<p>Response:</p> <p>Comment has already been provided on the UGB and the following should not be read in isolation: The proposal provides for a compact and integrated residential development which is fully serviced with the required infrastructure and services. Any effects on landscape and visual amenity will be avoided, remedied, or mitigated. To provide a distinct and defensible urban edge the location of the proposed UGB can be appropriately realigned. As such, the proposal is considered to be generally consistent with these objectives.</p>

DISTRICT PLAN OBJECTIVES & POLICIES

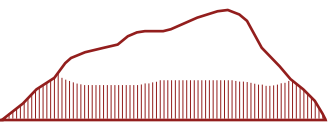


TABLE 4: PROPOSED DISTRICT PLAN - STRATEGIC OBJECTIVES (recommended by staff as of 7 April 2016)

TANGATA WHENUA (CHAPTER 5)		COMMENT
<p><u>Objectives:</u></p> <ul style="list-style-type: none">• Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan.• Ngāi Tahu have a presence in the built environment• Ngāi Tahu taonga species and related habitats are protected.• The sustainable use of Māori land.• Wāhi tūpuna and all their components are appropriately managed and protected.	<p><u>Response:</u></p> <p>The developer will undertake consultation with KTKO and TAMI representatives. There will be no adverse effects upon recognised cultural heritage values. The anticipated environmental results from these Objectives and Policies will be met by the proposal.</p>	
LANDSCAPE AND RURAL CHARACTER (CHAPTER 6)		COMMENT
<p><u>Objectives:</u></p> <ul style="list-style-type: none">• Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone• Managing Activities in Outstanding Natural Landscapes and on Outstanding Natural Features• Managing Activities in Rural Character Landscapes• Managing Activities on Lakes and Rivers	<p><u>Response:</u></p> <p>This Chapter applies to the district's landscapes as a whole and at this level any effects on landscape and visual amenity will be avoided, remedied, or mitigated. As such, the proposal will not be inconsistent with these Objectives.</p>	