



WATERFALL PARK

EXPRESSION OF INTEREST FOR A SPECIAL HOUSING AREA

WINTON PARTNERS

16 JUNE 2016





FOREWORD

WINTON PARTNERS

16 June 2016

Queenstown Lakes District Council

Proposed Waterfall Park SHA

Dear Mayor, Councilors

The Wakatipu Basin is one of the most unaffordable places to enter the housing market in New Zealand. There is a dire need for additional housing and it is imperative that we increase the supply of housing.

We need to unlock the housing shortfall and deliver appropriate levels of affordable new housing by developing land that is easy to service and can cater for large tracts of additional housing. We need to do this in a way that maintains the Wakatipu Basin's significant landscape and rural amenity values, which we treasure as a community.

Winton Partners understands this. We are a family owned and operated land development business based in Queenstown. We reside near Waterfall Park and our children attend Arrowtown Primary School. We have a strong connection with the land and understand the needs of the local community. We pride ourselves on delivering high quality land developments and have a proven track record of doing so.

Waterfall Park is a unique rural residential area that presents an opportunity for a housing development that gives rise to significant local benefits without giving rise to significant adverse environmental effects. As outlined in this Expression of Interest, our Waterfall Park SHA proposal will:

- Include a total of about 140 easily serviceable and accessible new housing lots of various design to address demand at all levels of the market;
- Spark development of the residential development yield of 100 dwellings already permitted in the Waterfall Park Resort Zone;
- Unlock public access to the Mill Creek Waterfall and reinstate this area as a popular family picnic area;
- Provide a missing strategic walking and cycling link between the string of existing residential/urban development between Queenstown and Arrowtown;
- Facilitate the restoration and protection of significant ecological and heritage values;
- Be developed at no capital cost to QLDC or ratepayers;
- Satisfy the policy requirements under HASHA and Council's lead policy on Special Housing Areas;

Winton Partners is making a significant contribution towards bridging the very large shortfall in available housing in the region and is creating communities that we and our residents are proud of. We take great lengths to design estates that provide a range of housing options to future residents at appealing prices to meet market demand and allow prompt commencement of construction. We are not out to "land bank". We have three other projects totaling over 900 lots under or soon to commence staged construction in the Wakatipu Basin or in Wanaka.

We thank you in advance for taking the time to consider this unique SHA proposal to realize the potential of the Waterfall Park Resort Zone and welcome the opportunity to discuss the proposal further with you.

Yours sincerely

Chris and Michaëla Meehan

WINTON PARTNERS

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PLAN 1: WATERFALL PARK MASTERPLAN



IMAGE 1 : WATERFALL PARK - MILL CREEK & EXISTING ROAD

PURPOSE OF THIS DOCUMENT

This Expression of Interest provides an outline of Winton Partners' proposal to extend and develop the Waterfall Park Resort Zone having regard to the aims and criteria of the "Housing Accords and Special Housing Areas Act 2013 (HASHA)" inclusive of the QLDC Lead Policy on Special Housing Areas and other matters including RMA considerations.

WHY A SPECIAL HOUSING AREA?

The Queenstown-Lakes Housing Accord is intended to increase housing supply and improve housing affordability in the Queenstown-Lakes District by facilitating development of quality housing that meets the needs of the growing local population. The proposal will achieve this intent. The proposal will:

- Help alleviate housing affordability issues in the Wakatipu Basin by providing a choice of new: medium density; low density residential; and rural residential housing opportunities.
- Provide a high quality housing development that is tailored to the special characteristics of the Waterfall Park Resort Zone and will enhance the established rural, residential and open space characteristics that are highly valued in the Wakatipu Basin.
- Unlock the approved density within the Waterfall Park Resort Zone. Whilst this land was granted zoning for up to 100 residential dwellings in 1984, the land's topography, ground conditions, and poor road access have made development of that scale uneconomic to date. The site has remained undeveloped for over 30 years and has partly contributed to the extreme housing shortage experienced in the Wakatipu Basin. However, whilst currently zoned rural general, the land immediately to its south is much easier to develop due to the presence of existing large flat, sunny plains. Amalgamating the sites allows the reallocation of approved residential density across the combined site to deliver a masterplan that delivers a range of housing options whilst still respecting and maintaining the natural character and appeal of both sites overall.

Consideration of the proposal under HASHA is the most efficient and effective consenting framework available. Combined with QLDC's public consultation requirements this provides:

- An 'easy' consultation process enabling any person to have input into the decision-making process;
- A robust evaluation process, where all environmental effects and district plan considerations can be addressed;
- A decision (and therefore certainty) around the scale and nature of residential development to be carried out on the site much quicker and less cost (to all parties) than available under the RMA;

INTRODUCTION

- Provision of individual and community housing benefits not available under the RMA (Winton Partners will build 3 bedroom homes on 5% of the lot yield and offer them rent free [for a period of 25 years] for community housing purposes).

Winton Partners has considered all possible consenting avenues, including:

1. Private plan change request;
2. RMA resource consent application; or
3. SHA resource consent application or plan change request.

The site is currently zoned Waterfall Park Resort and Rural General. While residential development is permitted under the district plan within the resort zone (including up to 100 residential units), this yield is not feasible without utilisation of the adjoining rural zoned land, which introduces substantial and unnecessary consenting risks and costs to the development.

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INTRODUCTION

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THE SITE

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REGIONAL & DISTRICT CONTEXT



PLAN 2: REGIONAL CONTEXT

Waterfall Park is located in the South Island within the Otago region. The area consists of high alpine mountains and rivers discharging into large glacial lakes.

The Otago region is known for its large areas of high country grazing and rural landscape characteristics. Often towns in the region are framed by mountains, divided by rivers and located around lakes and inland basins.

Within the Otago Region there are a number of rural settlements with Queenstown being the largest inland.

The history and rural characteristic of the area are reflected in a number of townships surrounding the site. The key characteristics promote ideas and ways that can be reflected in the proposed development to provide a cohesive design and complement the Otago Region.

Otago Region Key Rural Characteristics

- Rural characteristics including building materials and design principals such as vast open spaces and post and rail fencing
- Unobstrusive buildings that reflect the form and colour of the landscape
- Building forms that relate to open spaces and engage with the area around them
- Buildings that are based on the farm style buildings
- Earth tone and rustic building materials found within the region such as schist, stone, timber and corrugated iron
- Townships that are centred around a core village
- Designs that engage with the surrounding landscape and its forms



IMAGE 2: TUSsock GRASSLAND & MOUNTAINS



IMAGE 3: SCHIST STONE

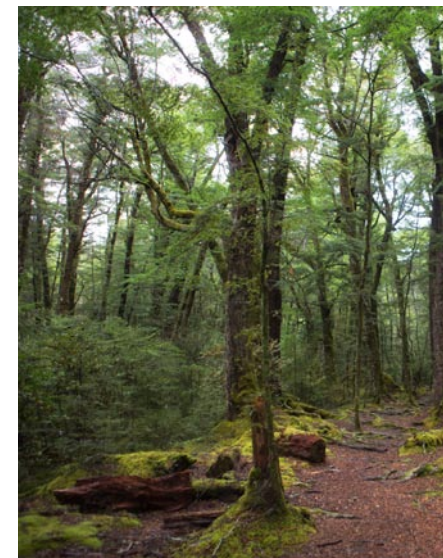


IMAGE 4: BEECH FOREST



IMAGE 5: THE SITE - WATERFALL PARK

WAKATIPU BASIN

The Wakatipu Basin is a plain defined by a series of mountain ranges. The ridges of Coronet Peak form the Northern boundary of the basin, the Crown Range forms the Eastern boundary and the Remarkable mountain range are found to the South.

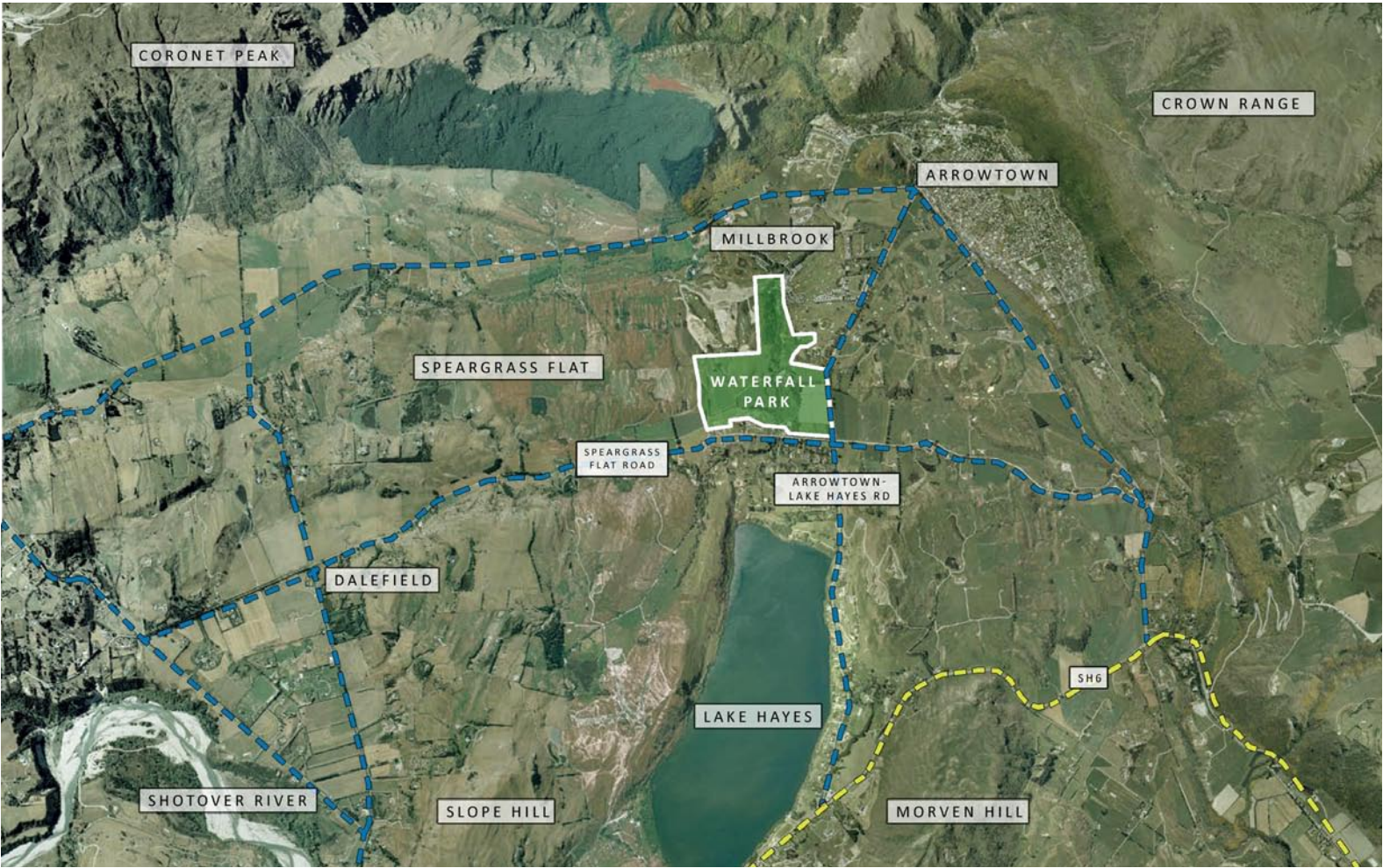
The Crown Range and Coronet Peak mountain ranges rise above Arrowtown to heights of around 1700masl. The mountain ranges are a prominent feature of the Wakatipu basin and are key landmarks. The prominent and unique landscape features of the Wakatipu Basin make it a high value landscape.

Land use in the Wakatipu Basin ranges from commercial to rural. Urban development and density is concentrated around Queenstown and Frankton Flats with new areas of industrial, retail and recreation increasing. State Highway 6 is the gateway in and out of the Wakatipu Basin and provides principle access to locals and tourists.

Moving closer towards Waterfall Park numerous rural residential subdivisions, life style blocks and rural lots appear. These include Shotover Country and Lake Hayes estate. Land adjoining the site is occupied by Millbrook development - a golf course resort and rural residential lots in the south.

Key Characteristics of the Area Include:

- Large mountain ranges that occupy the horizon line
- Rural characteristic
- Stone walls
- Building form and materials reflecting the surround landscape
- Flat plains
- Terraced hills
- Rivers and Lakes



PLAN 3: WAKATIPU BASIN



IMAGE 6 : WATERFALL PARK - MILL CREEK & EXISTING ROAD



IMAGE 7: CORONET PEAK SKI FIELD



IMAGE 8: LAKE HAYES & LAKE HAYES ESTATE



IMAGE 9: MILLBROOK



OVERVIEW

The site adjoins the southern boundary of Millbrook Resort, which itself is located on the outskirts of Arrowtown. The site is about 18km north east of the Queenstown CBD and 13km north east of Frankton.

The site is bordered on its eastern boundary by Arrowtown – Lake Hayes Road, which is a major access route from Arrowtown to Frankton and Queenstown. Along the western boundary of the site runs an unformed road, which is used as a walking a cycling track as part of the Wakatipu Trail that connects Arrowtown to Lake Hayes. Mill Creek, which is home to spawning brown trout, flows generally from north to south through the middle of the property. Existing residential accommodation is located immediately to the south of the site. The site is contained in multiple land holdings totaling about 60ha. The legal composition is summarised in the table below:

| Section of the Site | Area | Legal Description |
|-----------------------------------|--------------------------|---|
| Waterfall Park Resort Zone | 14.7191ha | <ul style="list-style-type: none"> Section 69 Block VII Shotover Survey District with identifier OT 250/39; Lot 1, DP 27422 and Lot 1 DP 27503 with identifier OT 19A/796; and Lot 1-2 DP 23038 with identifier Ot 15B/345 |
| Rural Zone | General 45.7459ha | <ul style="list-style-type: none"> Part Lot 3 DP 5737 with identifier number 666857; and Lot 1 DP 18109 with identified number OT9A/1001 |

The site exists near the intersection of Hogans Gully Road, the Arrowtown - Lake Hayes Road and the Speargrass Flat Road. It is within the Speargrass Flats landscape which occupies the flatter lands between Ayrburn Ridge to the north and Slope Hill and Lake Hayes to the south.

The Speargrass Flat is a corridor landscape composed of floodplains, river terraces and escarpments. The vegetation of the Speargrass Flats is predominantly pasture grass broken by occasional shelterbelts and patches of mixed exotic amenity trees. Pockets of scrubland exist in parts of the landscape. Land use within the Speargrass Flat is mixed. Most of the landscape is zoned Rural General while a portion of land north of Lake Hayes is zoned Rural Residential.

The subject site exists immediately north of the Rural Residential - North Lake Hayes Zone, including the Waterfall Park valley area east of the Queenstown Trail and west of the Arrowtown – Lake Hayes Road. It is noted that the Waterfall Park Structure Plan portion of the site allows for significant residential development.

The eastern portion of the subject site is a flat pastoral landscape. This pastureland is bisected by a mature avenue of east-west running trees which lead to a set of historic farm buildings. These flat pastoral lands continue to the east of the site on the other side of Arrowtown – Lake Hayes Road towards Hogans Gully.

Mill Creek passes through the center of the site flowing in a north-south direction. This creek cascades down from Ayrburn Ridge into Waterfall Park before meandering through the wider site and continuing through the northern North Lake Hayes residential area, terminating in Lake Hayes.

River terraces exist within the site running adjacent to Mill Creek. These terraces create a sunken basin adjacent to Mill Creek. Sloped faces and more elevated plateaus enclose this sunken basin.

A large portion of flat, pastoral land extends to the west of Mill Creek. This flat land meets the steeper slopes of Ayrburn Ridge which ascend to the north.

Mature vegetation exists on the site, resulting from over a century of farming activity. This mature vegetation is most pronounced in the vicinity of the heritage buildings and includes specimen trees and amenity planting. Other significant patches of vegetation include willows along the riparian areas of Mill Creek, avenue trees along existing roads and dense evergreen planting on a portion of the southern boundary.

Within the Waterfall Park valley at the northern end of the site the vegetation is overgrown and covers the bulk of the valley floor and walls.

At present, the land of the subject site, aside from the Waterfall Park valley, is predominantly used for agricultural purposes. Two dwellings exist in the cluster of buildings near the center of the site. These buildings are occupied by the current farm manager.

Overall the wider site maintains a strong pastoral character set hard against the rural lifestyle developments of North Lake Hayes and the permitted residential activities of Waterfall Park. The riparian corridor of Mill Creek and its associated terraces which run through the center of the site separate two large pastures atop eastern and western terraces. The riparian corridor and its associated sunken basin between terrace faces visually contains much of the existing built form. Existing vegetation also visually contains much of the site.

LANDFORM UNITS

The site is located north of Speargrass Flat Road and west of Arrowtown – Lake Hayes Rd and is located within easily recognised and definable landform units. These landform units are described below.

In general the lower landforms described above are largely hidden from wider public views aside from the paddocks and vegetation flanking Arrowtown - Lake Hayes Road and the rising land described above as the western slopes. The rural qualities of this land is largely defined as that land flanking the road with its open paddocks and significant tree lined avenue and the visible slopes towards the western end of the site. Whilst there rural qualities within the Mill Creek valley and the western paddocks, these qualities are local qualities, hidden from the wider public view and contained within distinct topographical units. The defining landform of the Mill Creek valley remains hidden from public view aside from the one dwelling located at the southern end of that valley.

The Arrowtown - Lake Hayes Road Flats

This landform is an open and highly visible space, and part of the pastoral landscape pattern that frames the Arrowtown - Lake Hayes Road. At the western edge of this landform the land drops down to a creek valley, the drop approximately 8 metres. The flats have been historically managed as farmland with a variety of crop and pastoral uses rotated on the land over time. This use will continue. Towards the northern end of this landform a significant avenue of mixed Larch and Fir trees form a defining entry to the historic homestead, visible from the Lake Hayes Arrowtown Road. These trees have been recently trimmed and cleaned.

An historic homestead, located at the western end of the established tree avenue, is located at the same level as the open paddock flats and can be glimpsed from the road. Vegetation in this landform is restricted to the avenue described above and to a grouping of mixed evergreen and exotic trees, located at the top of the terrace edge and forming a visible western edge to the open paddock / flats landscape.

The ‘flats’ are approximately 470 metres in length (north – south) and 280 meters in width (west – east), a total area of approximately 13 hectares in size.

The Mill Creek ‘Valley’

This landform is located within the heart of the site and, as described above, is approximately 8 metres below the paddock landform. Mill Creek is located towards the western edge of this landform, running north to south through the valley. Varying in width from approximately 160-190 metres and a length of approximately 300 metres. This landform is a distinctive ‘cut’ within the wider landform, incised over time by Mill Creek.

Vegetation is limited to the willows alongside Mill Creek and the mixed mature trees towards the northern end of flanking the homestead area.

At the southeast end of the Mill Creek Valley one neighbouring dwelling is located, elevated above the valley floor.



PLAN 4: WATERFALL PARK AND SURROUNDS

OVERVIEW

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THE SITE

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The Homestead Heart

At the upper end of the Mill Creek Valley, below the historic homestead, the valley narrows as Mill Creek turns to the east. The centre of the operational farm unit is located here, with a mix of historic and traditional farm structures including the manager's house, an historic gabled open sided shed, smaller utility sheds and an historic woolshed with an attached lean – to. A driveway enters this land from the west, from the main avenue past the historic homestead, and continues through the farm centre and west towards the remainder of the land.

Within the homestead site are a mix of fences and utility implements and the trappings of agricultural use.

The homestead heart is flanked on both the east and west side by the river terrace edges rising to the open landform to the east and steeply rising land to the west.

The Northern Plateau

This small area of open landscape is located north of the homestead centre, north of Mill Creek. Largely open, the land is flanked by a terrace to the east, steeply rising land to the west and by an overgrown willow mass to the north where, whilst the landform continues, the vegetation has been defined by different land ownership and use.

The Waterfall Park Valley

This landform is a recognisable incision within the wider landscape. Containing Mill Creek as it flows from the north, dropping from a higher elevation, the base of the valley varies in width from 90 metres at its southern end to 50 metres at the northern end, over a length of approximately 600 metre.

The bulk of the Waterfall Park Valley is heavily forested, with an access driveway running south – north to a dwelling located at the northern end. The Mill Creek waterfall is located at the northern end, dropping approximately 25-30 metres from higher land within Millbrook Resort in to the valley.

The Western Flats

This landform extends approximately 450 metres to the west of the Waterfall Park Valley, at a similar level to the open landform adjacent to the Arrowtown Lake Hayes Road. To the north, the edge of this landform is easily definable, with grassland rising steeply to the north towards Millbrook Resort.

The flats are approximately 8 hectares in size, excluding the southern gulley form.

A farm track, flanked in fencing, runs west – east, across flat land to another farm track and driveway accessing land on an upper plateau area at a similar elevation to Millbrook Resort. A small gulley incises the landform, running from the rising land to the north then across this landform and turning to run to the east towards the Mill Creek catchment. On the south edge of the paddocks, north of the gulley, are groups of mature pine.

Along the southern boundary, flanking the site and separated from the site by the gulley and existing mature trees, are 5 established dwellings spread west – east over a distance of approximately 400 metres. These dwellings are part of the Lake Hayes Rural Residential Zone with Lots approximately 4000m2 in size.

The Western Slopes

Located north of the western paddocks, these slopes extend approximately 200-230 metres to the north, rising in elevation approximately 50metres towards Millbrook Resort and the 3 dwellings located directly south of Millbrook Resort at a similar elevation to the resort. The vegetation cover over these slopes is largely pastoral grass with some minor tree and shrub groups within the gulley that cuts through these faces towards the western end and continuing through the western paddocks.



IMAGE 10: EXISTING DRIVEWAY

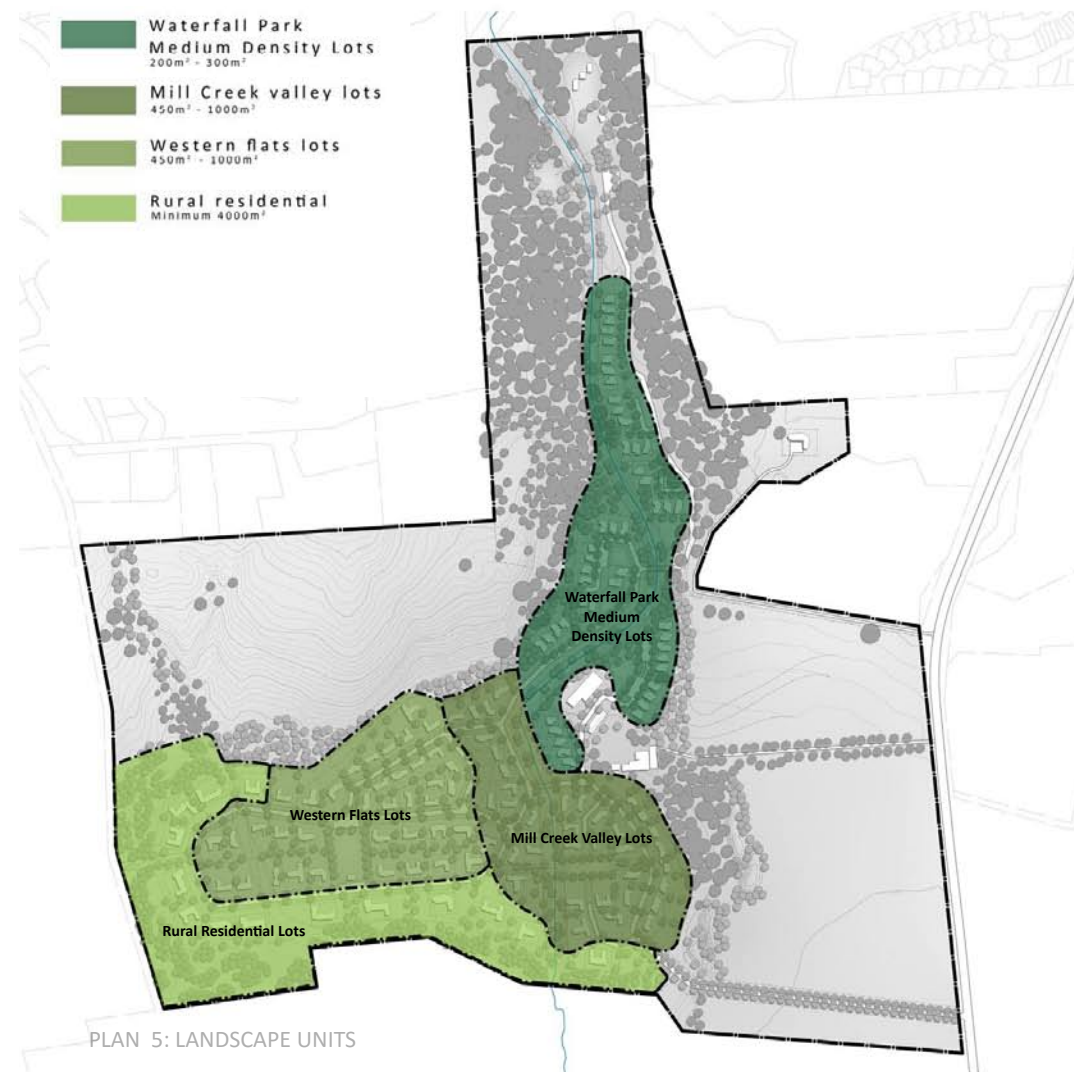


IMAGE 11: VIEW FROM ARROWTOWN-LAKE HAYES ROAD



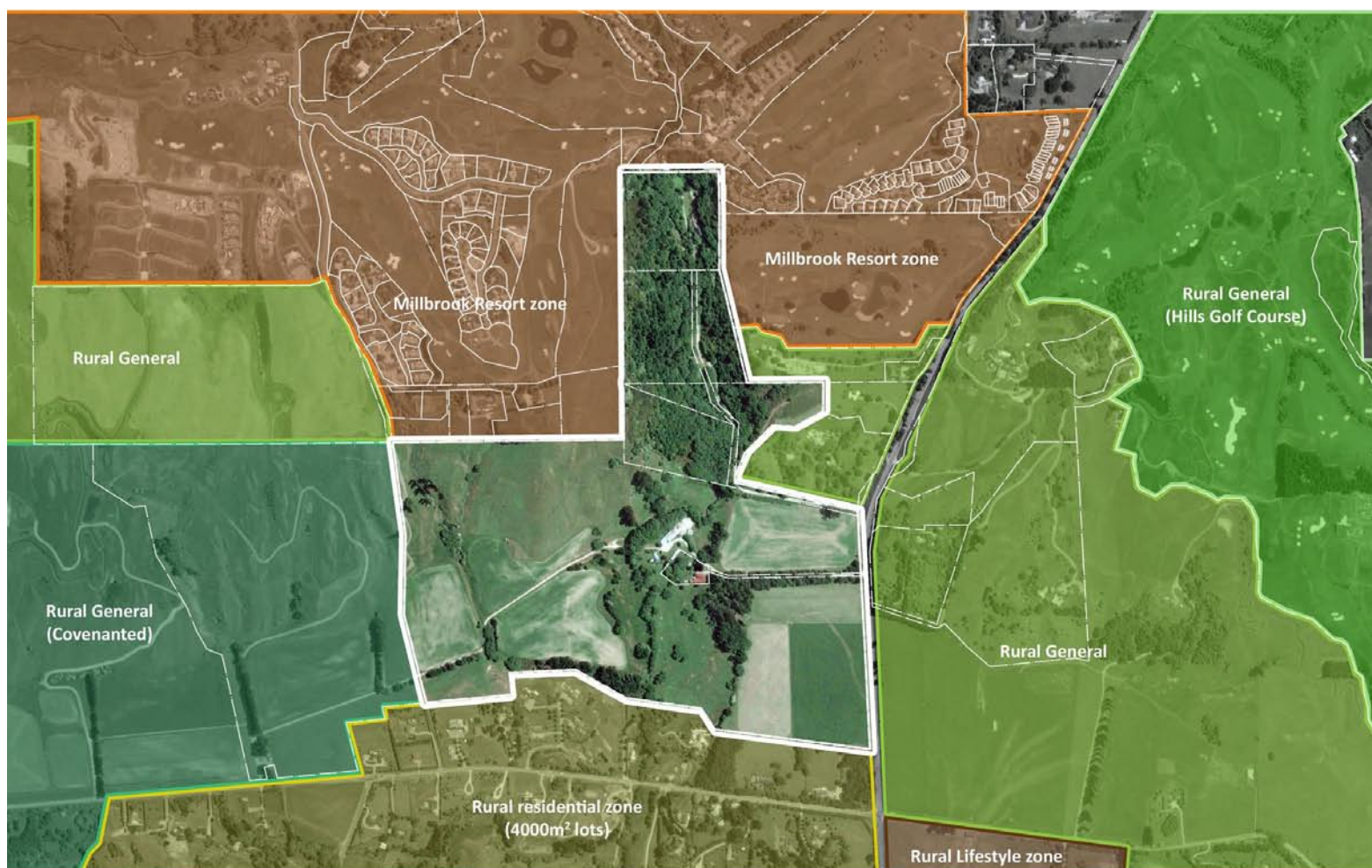
LANDUSE CONTEXT










PLAN 6: WAKATIPU BASIN



PLAN 7: LANDSCAPE CONTEXT



PLAN 8: LANDSCAPE CONTEXT

-  Site boundary
-  Millbrook Resort zone
-  Rural General
Hills Golf Course
-  Rural General
-  Rural Lifestyle zone
-  Rural residential
4000m² lots
-  Rural General
Covenanted

WATERFALL PARK RESORT ZONE

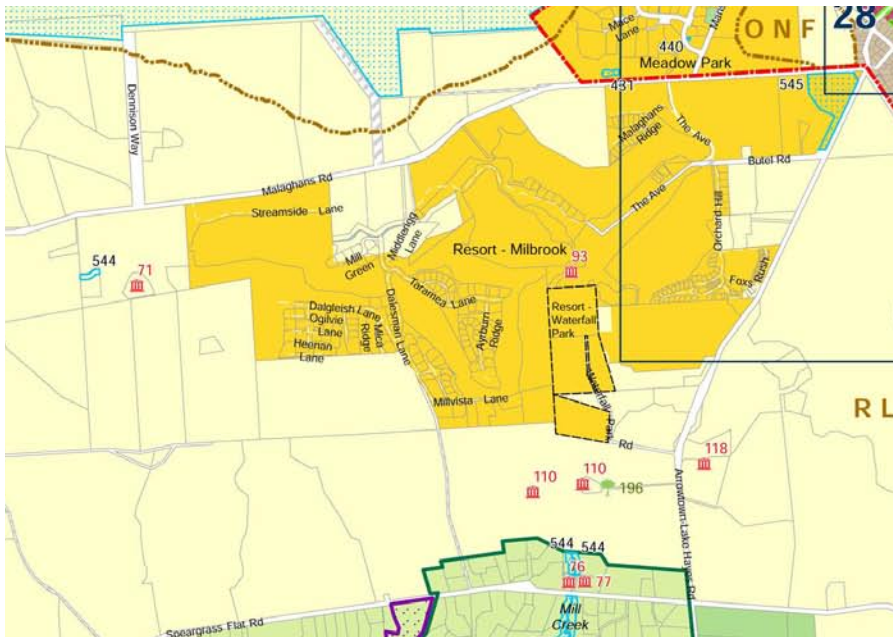


IMAGE 11: MAP 26 SPEARGRASS FLAT MILLBROOK (OPERATIVE DISTRICT PLAN)

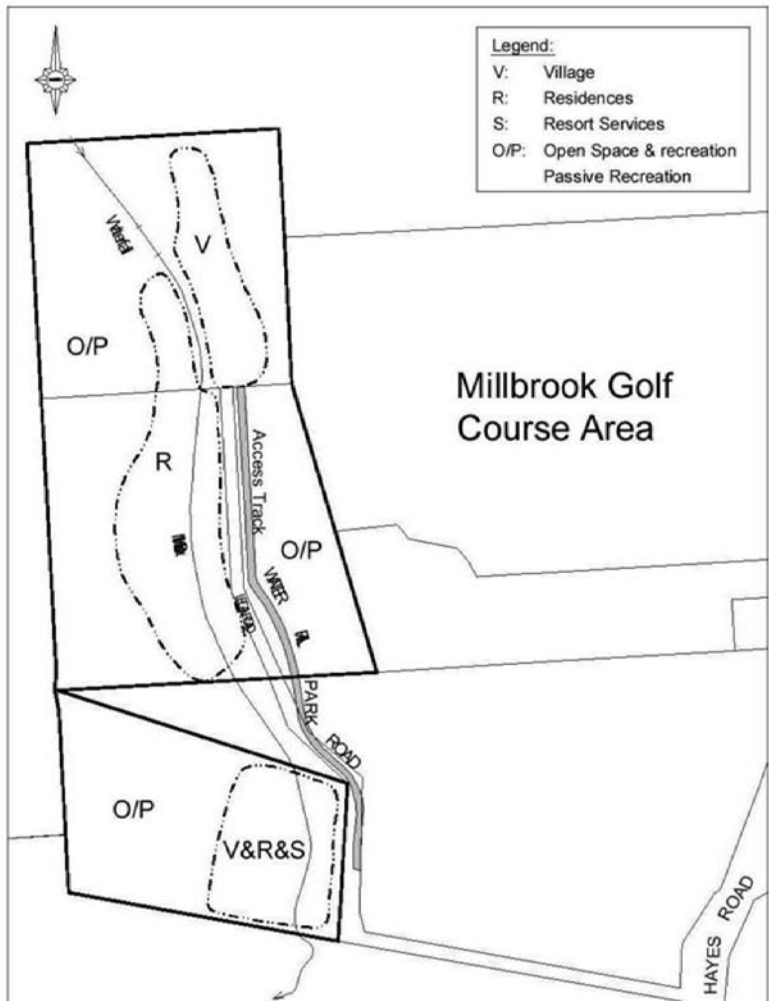


IMAGE 12: STRUCTURE PLAN (OPERATIVE DISTRICT PLAN)

The proposal revolves around the development and expansion of the existing Waterfall Park Resort Zone, which is described in the district plan as follows:

Waterfall Park is an established visitor facility, the main feature being the spectacular waterfall located in Mill Creek which flows through the centre of the property, and it provides outdoor recreation, entertainment areas and a restaurant. Given the importance of visitor industry to the District's economy, it is important to enable Waterfall Park to further develop and to provide a range of facilities...

The site lies within a high quality scenic environment adjacent to the Millbrook Resort Zone. Waterfall Park is unique to the District in that it is a visitor attraction resulting from a naturally occurring geological feature. The existing recreational areas and amphitheatre are located adjacent to the waterfall and continue along part of Mill Creek. The restaurant facility, reception area and car park are located on the north eastern boundary looking out on the waterfall and recreational areas...

The site contains a unique natural feature. The quality of the development is an important element in the preservation and enhancement of the waterfall for the enjoyment of present and future residents and visitors...

The purpose of the zone is to provide for open space and passive recreational activities in conjunction with residential, visitor accommodation and commercial activities in a high amenity environment. The district plan anticipates residential and open space development in the Waterfall Park zone. Development that results in a considerable number of persons residing within the Zone, either as visitors or permanent residents is expected as set out one of the resource management issues for the zone (refer p12-2). Moreover, the zone has bespoke provisions include a single objective and suite of policies and methods that facilitate visitor accommodation, recreational activities and **up to 100 residential units** within two story (8m high) buildings. Farming activities and buildings within 7m from Mill Creek are discouraged:

Objective 2 - Waterfall Park Resort Zone

Development of visitor, residential and recreational facilities for permanent residents and visitors. Conserving and enhancing the natural and scenic values contained within the property and its setting. Developing and servicing the property to avoid adverse effects on the landscape, Mill Creek and ecological values.

Policies:

2.1 To reduce nutrient levels and other pollutants generally and within Mill Creek and to improve and protect the water quality of Lake Hayes.

2.2 To ensure an adequate level of sewage disposal, water supply and refuse disposal services are provided which do not impact on water or other environmental qualities on or off the site.

2.3 To ensure buildings and other structures erected within the zone are appropriate to the area in which they are located, with regard to external appearance.

2.4 To require all development to be located in accordance with the Structure Plan.

2.5 To protect and enhance the important natural feature on the site

2.6 To require adequate on-site vehicle parking and manoeuvring.

2.7 To control air emissions for visual amenity purposes.

2.8 To protect and enhance Mill Creek as an important brown trout spawning habitat.

Implementation Methods

The objective and associated policies will be implemented through a number of methods including:

(i) District Plan

(a) Rules relating to the location of activities, external appearance of buildings,

parking, air emission and the provision of essential services. (b) Controls on development to protect the catchment of Mill Creek and Lake Hayes. (c) District Plan rules to protect the important natural features on the site.

(ii) Other Methods

(a) Encourage a reduction in the use of fertiliser in the catchment. (b) Encourage the establishment of planted stream bank buffer strips with stock excluded. (c) Encourage the re-establishing wetlands and ponds in Mill Creek. (d) Controlling the discharge of pollutants that can enter Lake Hayes.

Explanation and Principal Reasons for Adoption

The Council considers development within the zone should recognise the particular nutrient enrichment problems associated with Mill Creek and Lake Hayes. In order to achieve this objective the Council has not provided for farming uses within the zone. Water supply for development in the zone will be provided from a connection to a Council owned and operated reticulated water supply, should a connection be made between the Arrowtown and Lake Hayes Council owned water supply system. Alternatively, a community owned water supply for the zone will be developed from a suitable internal water source such as a bore within the zone. Sewage effluent from development within the zone will be discharged into a Council owned and operated reticulated sewage treatment and disposal system if available. Alternatively, on-site disposal of treated waste which provides for measures to prevent contamination and nutrient loadings in the Mill Creek catchment is considered appropriate. Such treatment and disposal options within the Zone would be required to be operated as a community owned facility. Waste and refuse generated within the Zone will be required to be deposited at a Council approved landfill site. Such sites are prohibited within the zone. A Structure Plan is included as part of the Zone to ensure development proceeds in an integrated manner. The purpose of the Structure Plan is to provide for and enhance the amenities of the area and ameliorate any adverse effects of development. Minor amendments to the Structure Plan will be considered by the Council through the resource consent procedure. To ensure the special amenities of the Zone and the surrounding landscape are protected, buildings will require consent in terms of their external appearance. The assessment matters are directed at ensuring and enhancing the special character of the particular activities permitted within the Zone as identified by the Structure Plan.

The following environmental results are anticipated in Waterfall Park Resort:

(a) Preservation and enhancement of the amenity values of the waterfall and Mill Creek which dominate the site and provide its scenic and visual values.

(b) Provision of a range of passive recreational activities, open space, residences and resort services in positions which ensure that the quality of the environment is maintained.

(c) Development of a resort which complements the natural features of the site in terms of design and visual appearance.

(d) Exclusion or mitigation of activities which cause adverse environmental effects through the use of performance standards.

(e) Preservation and enhancement of Mill Creek as a spawning bed for brown trout.

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THE SITE

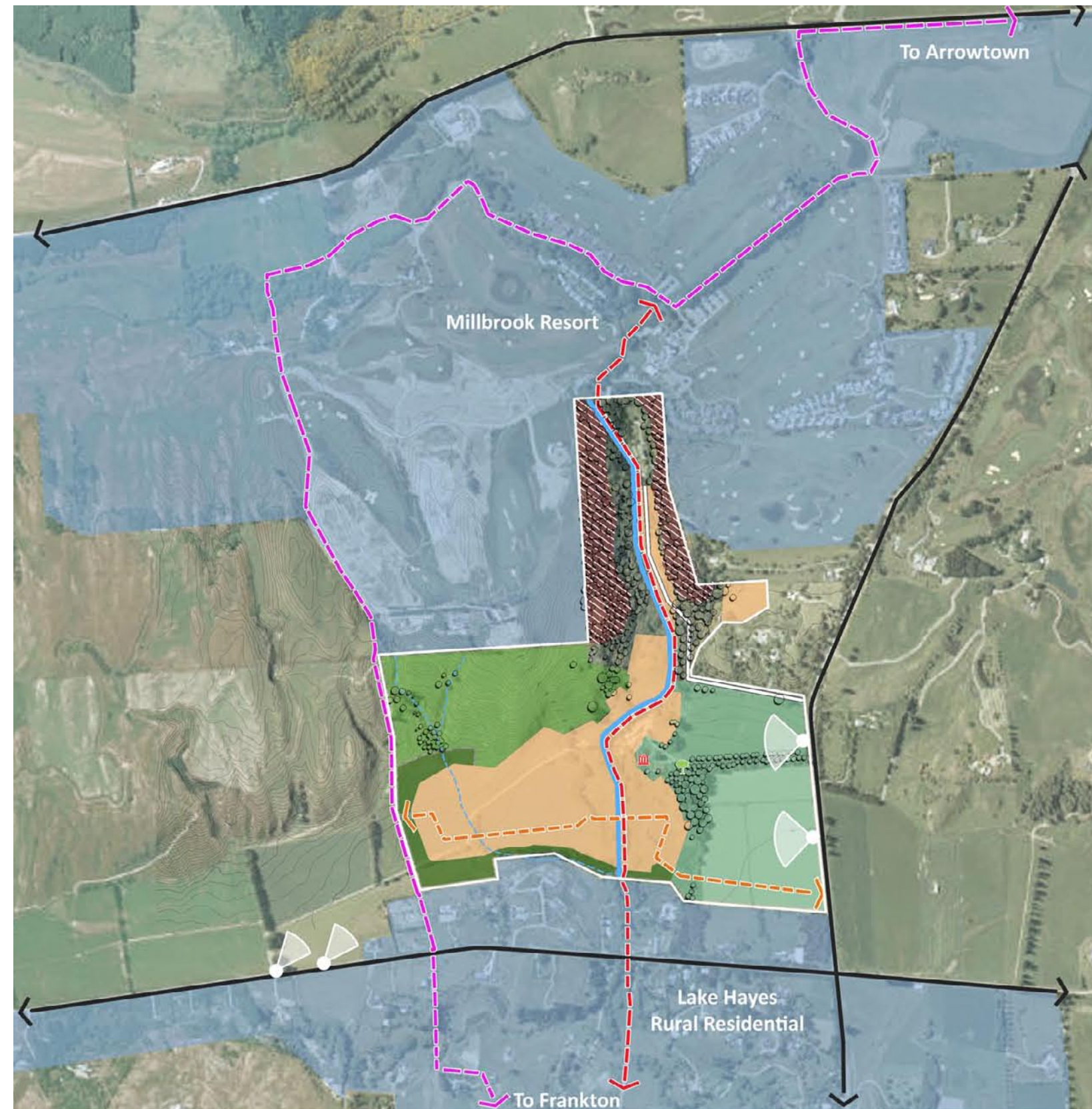
EXPRESSION OF INTEREST

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SITE CONSTRAINTS & OPPORTUNITIES

-  Existing developments
-  Development opportunity
-  Geotechnical constraints on steep slopes
-  Enhancement of natural values
-  Opportunity to complete esplanadewalkway link to Millbrook / Lake Hayes / Arrows town
-  Queenstown trail
-  Opportunity to link Queenstown Trails
-  Existing roads
-  Existing roads on site
-  Waterbody overland flow - allow for riparian margin in esplanade reserve to accommodate flood events. Opportunity for ecological corridors
-  Ephemeral waterbody overland flow - allow for riparian margin. Opportunity for ecological corridors
-  Existing trees
-  Potential road views
-  Heritage features



PLAN 9: OPPORTUNITIES AND CONSTRAINTS

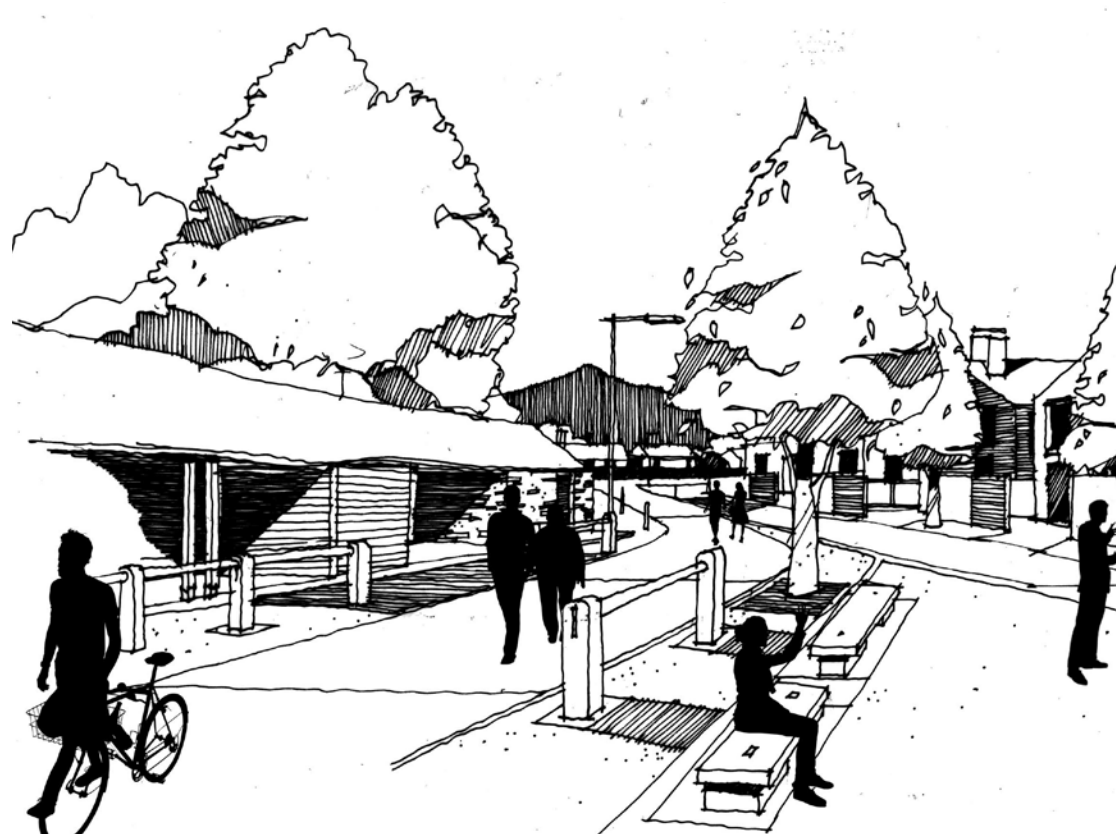


IMAGE 13: VILLAGE CORE



IMAGE 14: MILL CREEK ESPLANADE

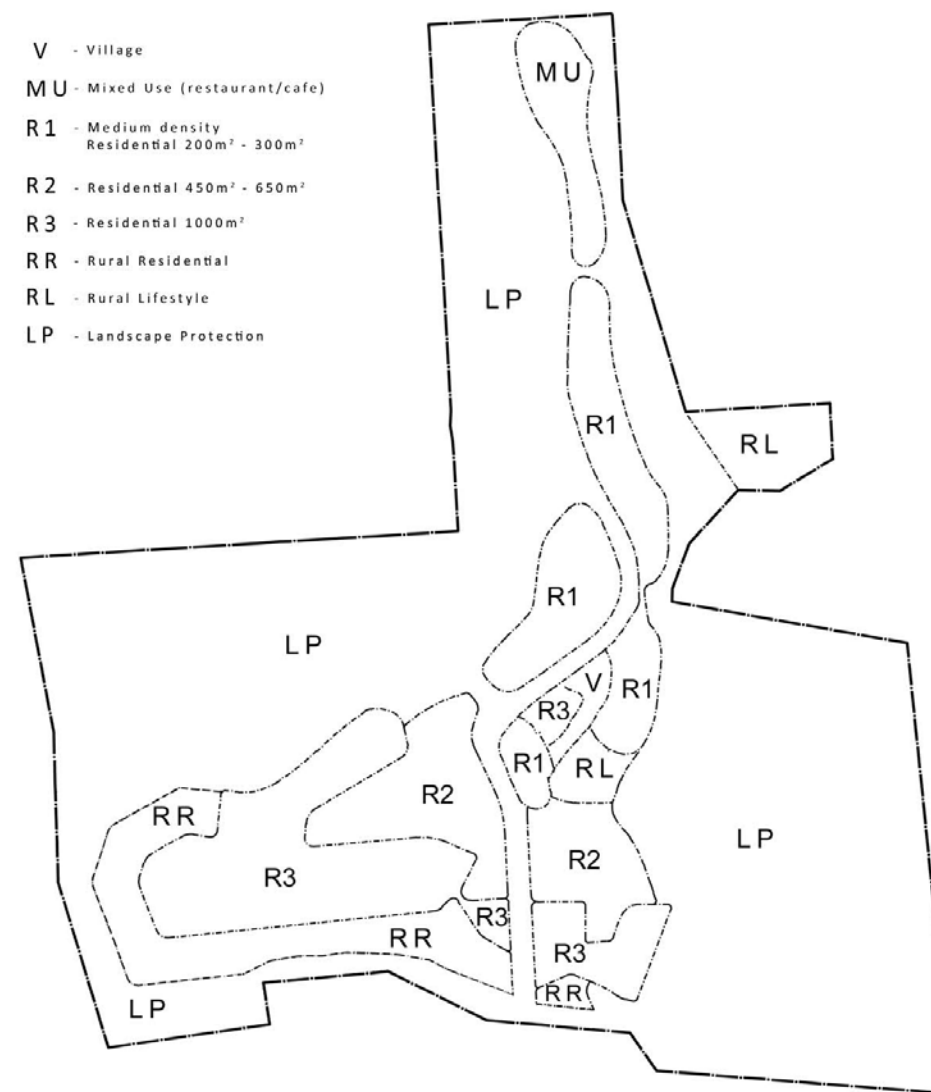
CONCEPT

The proposal is to establish a high quality comprehensively designed and integrated housing and rural / open space development tailored to the special qualities and characteristics of the Waterfall Park site and its rural residential surrounds.

The Concept provides a comprehensively designed community, with a strong heart to the development and good connectivity, both trail and vehicular, to all surrounding residential communities and reserve areas. Fundamental to the heart of Waterfall Park is the retention of the historic buildings and the concept that the development sits 'within' the landscape, maintaining a strong rural surround and allowing the visible existing rural character from Arrowtown - Lake Hayes Road to be retained.

The concept design and masterplan is a response to the site opportunities and constraints. It seeks to achieve a pattern of densities that reflects these factors including:

- Utilising flat land for housing development
- Realising the anticipated development yield of the Waterfall Park Resort Zone
- Enhancing the existing trail network
- Enhancing public recreation values including access to and along Mill Creek
- Unlocking public access to the Mill Creek Waterfall
- Restoring and enhancing nature conservation values
- Protecting and enhancing landscape values
- Restoring and enhancing heritage values
- Steep natural landform / topography
- Avoiding or mitigating geotechnical and flood risks
- Access
- Maintaining rural character and neighboring amenity values



PLAN 10: INDICATIVE WATERFALL PARK STRUCTURE PLAN

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THE PROPOSAL

EXPRESSION OF INTEREST

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MASTERPLAN

A masterplan has been prepared to identify the development anticipated to be achieved. It has been prepared upon considerable assessment by Winton Partners based on advice from the following independent experts:

- John Edmonds + Associates (planning / resource management)
- Baxter Design Group (design)
- Traffic Design Group (transportation)
- Fluent Solutions (hazard management)
- Holmes Consulting (civil infrastructure)
- GeoSolve (geotechnical assessment)

The masterplan (and the entire design of the proposal) is a working draft document and additional work (more detailed design) will be undertaken to fine-tune the layout. It is also anticipated that feedback from QLDC, neighbours, and/or interested parties may result in amendments and refinements to the masterplan.

As shown on the masterplan:

- The proposal seeks to subdivide the combined site into up to 141 housing lots, ranging in size from 288m² to over 4000m², but with approximately a third of lots located towards the north and centre of the site sized at 288 m², consistent with the density permitted in the Waterfall Park Zone. A further approximately 30% of residential lots will be sized 450m² - 650m² and located towards the centre of the proposed development. The balance of the lots will comprise larger 1,000m² and 4000m² lots to the southern end of the site, while the remaining surrounding land will be held in larger titles and covenanted for farmland or rural use.
- A proposed new road will enter the site off the Arrowtown - Lake Hayes Road towards the south of the site. This road will be flanked by a tree avenue, similar in character to the established and celebrated avenue that exists at the northern end of the Lake – Hayes Arrowtown Road Flats.
- Landscaping is proposed throughout the site to both mitigate potential adverse visual effects and to perpetuate the site's proposed vernacular. Taking clues from nearby Arrowtown, design controls are proposed which will ensure dwellings and landscaping are in keeping with traditional architectural forms.
- Planting is proposed throughout the development. This planting will take the form of avenue trees and groups of evergreen and deciduous exotics and continuous hedge planting in streets. Most of the existing trees, some of which have heritage value, will be retained.
- Of particular note in terms of visual mitigation planting, a stand of trees that exists on the upper terrace edge to the east of Mill Creek will be retained and densified. This eastern block of trees will be thickened to a point where, in conjunction with carefully considered rolling mounding, it is no longer visual permeable.

- From Speargrass Flat Road only minor glimpses from roads of the development will be had from the southwest, at distances approximately 450 metres. The proposed 4000m² lots on the southern boundary, with the proposed covenants, have been located to minimise effects on the existing residential values of the neighbouring lots established to the south on the existing Rural Residential Zone.
- A large stand of mixed evergreens which covers a portion of the site's southern boundary will be cleared and new trees are proposed, closer to the proposed lots. This clearing of the existing evergreen will not occur until the bulk of the proposed vegetation meets a height and density to provide a reasonable level of visual screening.

The Waterfall Valley

The existing zoning within this land permits up to 100 residential lots within the site. Realistically this number is difficult to achieve given the character of the landform; with steeply enclosing slopes and setbacks required to allow for flood events in Mill Creek. Buildable land is restricted to smaller pockets of flat land within this valley. The design response shows clusters of lots approximately 288m² in size, a medium density housing layout maximising residential opportunity and working within the expectations of the underlying zoning.

An opportunity exists within the Waterfall Park Valley for the removal of the existing exotic tree species including willow and sycamore.

The Homestead Heart

The development as shown on the masterplan, is centred on the homestead heart and the Waterfall Park medium density lots, being the core of the site. The homestead and the 2 major historic buildings will be retained and remain with a mix of green space and walkway, as the central point. The woolshed will be restored and converted to a house with generous curtilage.

The historic farm structures dating from the 1860's and are some of the oldest structures in the basin. These structures are a mix of stone, corrugated iron and timber and together impart a strong sense of place and a heart to the site.

The existing structures are located within an historic terraced valley, formed over time by Mill Creek. Within, and around, this central area is a well-established framework of existing mature and semi mature trees. The smaller existing dwelling, located within the farm yard, is currently occupied by the farm manager, has no historic value and will be removed.

Within the homestead heart and extending to the north of the heart, medium density lots have been located with the intention of consolidating higher density living close to the core.

Walkway links allow for pedestrian access to this area, linking with the proposed Mill Creek walkway and to the walkway system to the west and east to the wider trail network.

Vehicle Access

The masterplan shows a single access to the site from Arrowtown – Lake Hayes Road. Located at the southern end of the open fields, at the required distance from Speargrass Flat Road, the access road is located to allow for minimum visual disruption to the open space adjoining Arrowtown - Lake Hayes Road. This road will be avenue lined, similar in character to the existing avenue at the northern end of the fields currently accessing the historic homestead. The avenue is to retain a rural character, avoiding kerb and channel with lighting minimised.

A hedge will be planted along the southern edge of this access in order to screen views of vehicles from southern private views.

Walkways and Open Space

Aside from the open protected spaces within the site, the masterplan shows a series of internal green spaces and walkway connections. Importantly the establishment of an esplanade reserve running north – south, containing Mill Creek, is the substantial missing link that will eventually permit walking access from Lake Hayes to Millbrook alongside Mill Creek. The majority of this is readily achievable, over relatively flat land with steps and a zig-zag path required to rise alongside the waterfall to the Millbrook Resort elevation.

At the western end of the site, the connection to the existing Queenstown Trails walkway is a relatively simple exercise and will allow direct access to the existing trail that links to Millbrook, Lake Hayes, and the wider trail network.

Public access will be permitted and encouraged through all the walkway networks within the proposed development. Two parks are located within the development.

Nature Conservation / Ecological Restoration

The proposal includes restoration and enhancement of local natural character and ecological values. This will be achieved as follows:

- Ecological corridor management will occur by introducing a riparian planting regime along Mill Creek and the ephemeral waterbodies located within it;
- Establishment of an esplanade at least 20 metres wide for the length of Mill Creek from Millbrook Resort to Speargrass Flat Road which will include a walkway to activate public enjoyment of this waterway;
- Management of animal and plant pests, including removal of pest species on the Waterfall Park escarpments with gradual replanting of more appropriate local flora;

As addressed later in this report the proposal is not anticipated to have a discernable adverse impact on Mill Creek or its use as a trout spawning area.



PLAN 11: WATERFALL PARK MASTERPLAN (SCALE 1:5000 @A3)

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THE PROPOSAL

EXPRESSION OF INTEREST

JUNE 2016





INDICATIVE SCHEME PLAN

| | |
|-------------------------------|---|
| | Rural Lifestyle |
| Lot 1 14.9 ha | |
| Lot 3 1.3 ha | |
| | Mixed Use (restaurant / cafe) |
| Lot 142 10.4 ha | |
| | Medium Density Lots |
| Lot 4 - 51 288 m ² | |
| | Residential 450-650m² |
| Lot 52 512 m ² | Lot 72 532 m ² |
| Lot 53 634 m ² | Lot 73 407 m ² |
| Lot 54 556 m ² | Lot 74 408 m ² |
| Lot 55 596 m ² | Lot 75 445 m ² |
| Lot 56 528 m ² | Lot 76 464 m ² |
| Lot 57 526 m ² | Lot 77 451 m ² |
| Lot 58 544 m ² | Lot 78 525 m ² |
| Lot 59 475 m ² | Lot 79 530 m ² |
| Lot 60 550 m ² | Lot 80 482 m ² |
| Lot 61 457 m ² | Lot 81 610 m ² |
| Lot 62 589 m ² | Lot 82 616 m ² |
| Lot 63 596 m ² | Lot 83 515 m ² |
| Lot 64 526 m ² | Lot 84 510 m ² |
| Lot 65 574 m ² | Lot 85 605 m ² |
| Lot 66 581 m ² | Lot 86 567 m ² |
| Lot 67 656 m ² | Lot 87 450 m ² |
| Lot 68 645 m ² | Lot 88 450 m ² |
| Lot 69 758 m ² | Lot 89 471 m ² |
| Lot 70 762 m ² | Lot 90 479 m ² |
| Lot 71 517 m ² | Lot 91 472 m ² |
| | Residential 1000m² |
| Lot 2 2029 m ² | Lot 110 1054 m ² |
| Lot 92 1000 m ² | Lot 111 1163 m ² |
| Lot 93 1011 m ² | Lot 112 1405 m ² |
| Lot 94 1000 m ² | Lot 113 1004 m ² |
| Lot 95 970 m ² | Lot 114 1034 m ² |
| Lot 96 1000 m ² | Lot 115 1165 m ² |
| Lot 97 1142 m ² | Lot 116 1141 m ² |
| Lot 98 927 m ² | Lot 117 1120 m ² |
| Lot 99 1744 m ² | Lot 118 1114 m ² |
| Lot 100 870 m ² | Lot 119 1416 m ² |
| Lot 101 950 m ² | Lot 120 1361 m ² |
| Lot 102 1017 m ² | Lot 121 1278 m ² |
| Lot 103 1014 m ² | Lot 122 1034 m ² |
| Lot 104 1013 m ² | Lot 123 1012 m ² |
| Lot 105 1013 m ² | Lot 124 1066 m ² |
| Lot 106 1013 m ² | Lot 125 1066 m ² |
| Lot 107 1015 m ² | Lot 126 952 m ² |
| Lot 108 950 m ² | Lot 127 1062 m ² |
| Lot 109 1088 m ² | |
| | Rural Residential |
| Lot 128 11.45 ha | Lot 135 6273 m ² |
| Lot 129 4839 m ² | Lot 136 4035 m ² |
| Lot 130 4989 m ² | Lot 137 4104 m ² |
| Lot 131 4034 m ² | Lot 138 4014 m ² |
| Lot 132 4078 m ² | Lot 139 4000 m ² |
| Lot 133 4872 m ² | Lot 140 4008 m ² |
| Lot 134 6222 m ² | Lot 141 5020 m ² |
| | Landscape Protection Area |
| 39.6 ha | |
| | Mill Creek Esplanade |
| 2.5 ha | |
| | Open Space |
| 1.7 ha | |
| | Cycle Way |





PLAN 13: DENSITY PLAN (SCALE 1:5000 @A3)

DENSITY PLAN

- Medium Density 288m²
- Residential 450m² - 650m²
- Residential 1000m²
- Rural Residential
- Rural Lifestyle
- Village Core
- Landscape Protection
- Mixed Use (Restaurant /Cafe)

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THE PROPOSAL

EXPRESSION OF INTEREST

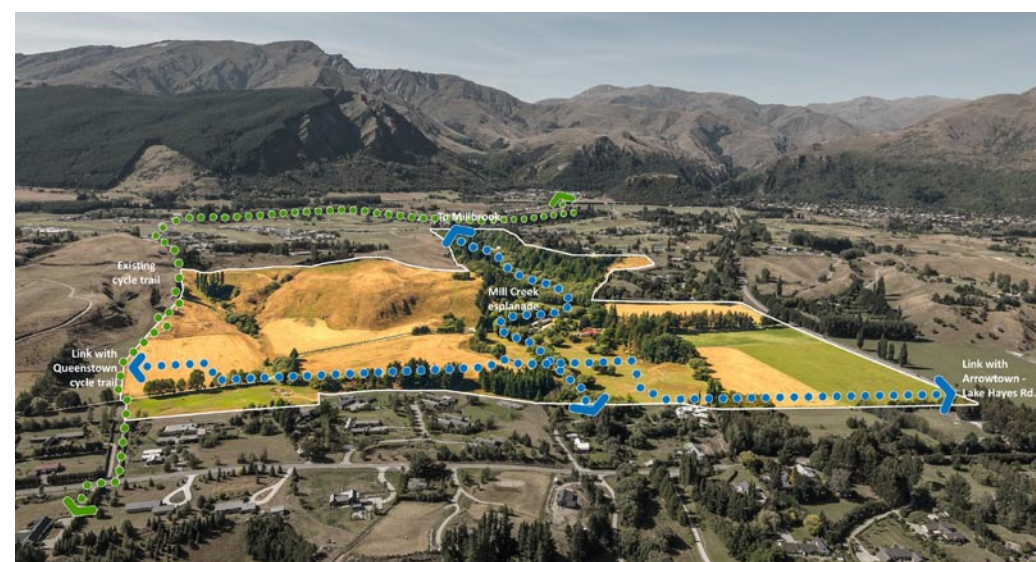
JUNE 2016



PUBLIC ACCESS & CONNECTIVITY



PLAN 14: PUBLIC ACCESS



PLAN 15: PUBLIC ACCESS



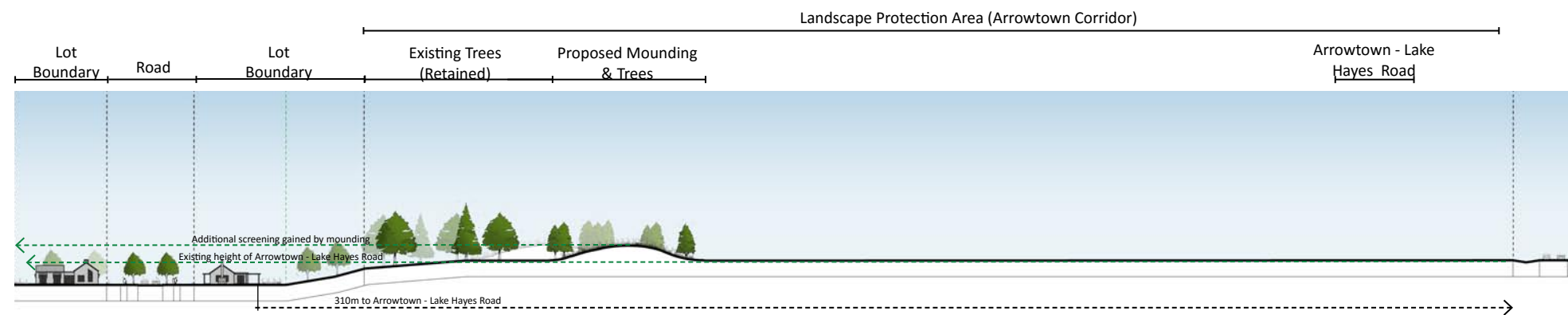
OPEN SPACE PLAN

-  Existing Trees
-  Proposed Trees
-  Mill Creek Esplanade
20-25m esplanade to provide ecological corridor and public access
-  Open Spaces
Neighborhood pocket parks
-  Cyle trail
-  Lawn (Lots)
-  Flat Paddock
Landscape protection area
-  Hillside Paddock
Landscape protection area
-  Landscape Protection Area

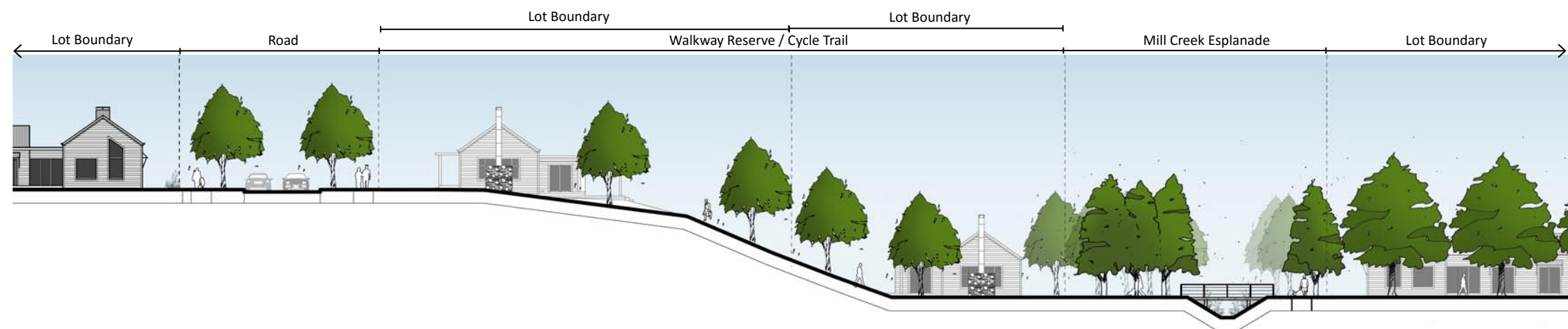
PLAN 16: OPEN SPACES (SCALE 1:5000 @A3)



CROSS SECTIONS



INDICATIVE CROSS SECTION AA
Scale 1:1500 @ A3

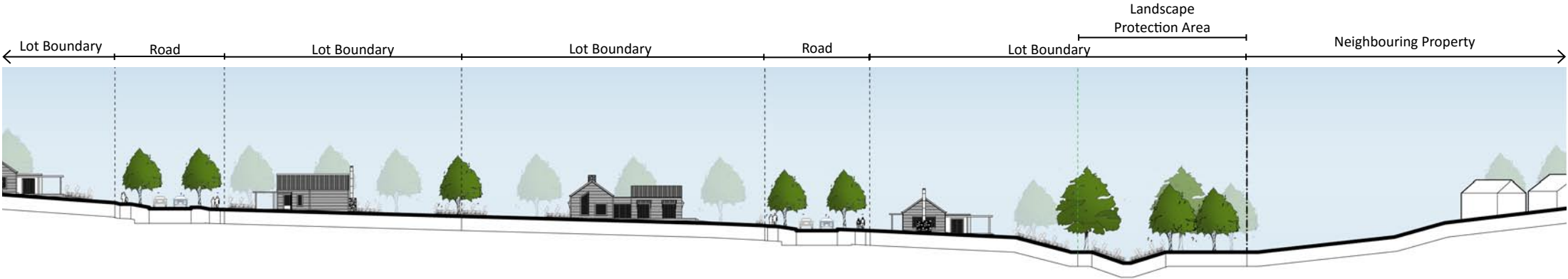


INDICATIVE CROSS SECTION BB
Scale 1:400 @ A3

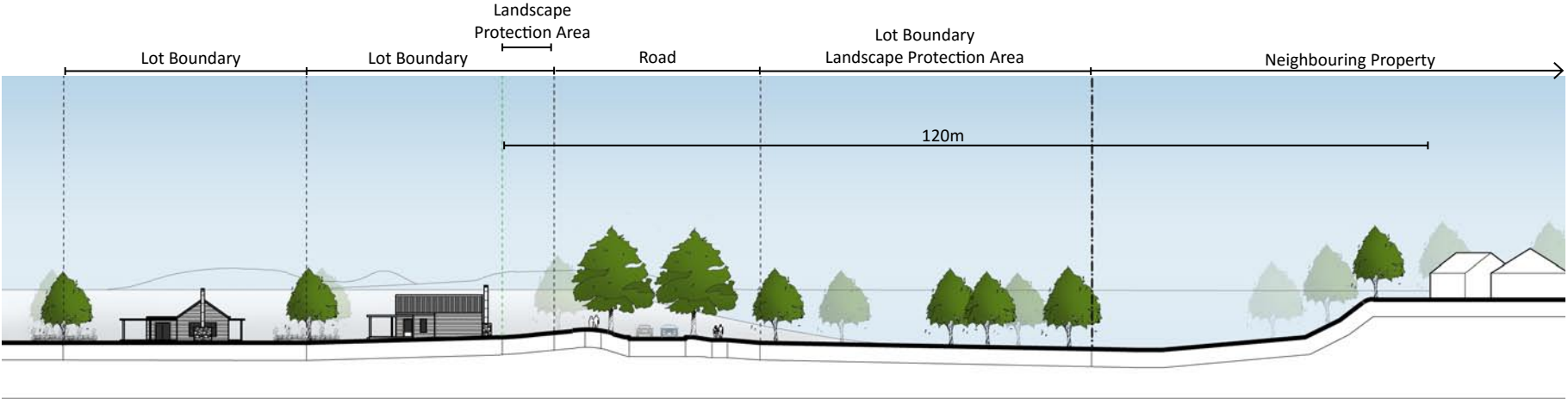


SECTION LOCATIONS

CROSS SECTIONS



INDICATIVE CROSS SECTION CC
Scale 1:750@ A3



INDICATIVE CROSS SECTION DD
Scale 1:750 @ A3



SECTION LOCATIONS

ALLOTMENT DESIGN & CONTROLS

ALLOTMENT DESIGN

The pattern of development across the site has been designed to provide a natural link between surrounding development. Smaller lots and increased density are located at the northern end of the development zone, consistent with resort type lot sizes and the permitted density for the Waterfall Park Zone. Lot sizes increase towards the southern boundary of the site to culminate in lot sizes that will be similar to the surrounding residential allotment and dwellings.

The other major drivers of this allotment design are the topography and ground conditions in the Waterfall Park Zone. Whilst the attached report from Geosolve (refer Appendix 4) confirms that this portion of the site can be developed, it is only economic to deliver up to a third of the 100 dwellings permitted under its zoning. Further density is therefore proposed immediately below the resort-zoned land, which results in negligible impact on visual amenity from neighbours to the south and also serves to protect the aesthetics and resort feel of the northern portion of the site nearest to the waterfalls.

The masterplan delivers three groups of allotment and housing design typologies:

| Allotment and housing design typologies | | | |
|---|------------|--|---|
| Name | Yield | Allotment sizes and building height | Design Summary |
| Waterfall Park Medium Density Lots | 48 (34%) | 288m ² 7.5m building height 55% site building footprint | Land owners to select from designed house and landscape package |
| Mill Creek Valley Lots | 39 (27.5%) | 450 – 650m ² and 1000m ² 6.5m building height 60% site building footprint | Design controls to provide visual containment within the Mill Creek Valley landform (the existing terrace edges that contain the Mill Creek Valley are approximately 8 metres in height). Also building footprint to ensure an appropriate area of each lot is available for garden and tree / shrub planting. |
| Western Flats Lots | 38 (27%) | 450 – 650m ² and 1000m ² 5.5m height restriction 60% site building footprint | Height restriction in response to potential visibility, albeit minor, from Arrowtown - Lake Hayes Road. As with the Mill Creek Valley lots, footprint will be restricted to 60% on all lots within the Mill Creek valley. This allows for slightly larger dwellings than proposed within the Mill Creek Valley however the height limit will ensure that single level dwellings only will occupy these lots. The residual land will still allow plenty of land for garden and play space. As further mitigation, some mounding is proposed at the western edge of the Arrowtown - Lake Hayes fields. The mounding would be up to 2.5 metres in height only, rolling in character and able to be easily mown. The purpose of this mounding is to screen any views of dwellings in the western flats lots. This mounding is in response to potential visibility from that road towards dwellings on the western flats. In reality this measure is barely required as dwellings on these lots will be between 450 and 500 metres from the road and screened by existing and proposed landform and plantings. |
| Rural Residential Lots | 14 (10%) | 4000m ² Buildings to be located within building platforms 5m building height | Dwellings within the proposed Rural Residential lots, on lots generally 4000m ² in size, will be located on buildings platforms as defined on the plan. The greater portion of these lots are to be covenanted against further subdivision and to contain domestic curtilage. Dwellings on these lots will be restricted to 5 metres in height with a contiguous set of design controls ensuring a high quality amenity outcome, similar to those dwellings existing to the south in the existing Lake Hayes Rural Residential Zone. |
| Rural lots | 2 (1.5%) | | |
| Total | 141 (100%) | | |

DESIGN CONTROLS

Waterfall Park will have its own set of design guidelines and a range of house types that are sympathetic to the local character of the region. Whilst all house types are yet to be finalised, careful attention has been taken to ensure that the minimum lot width is at least 12 metres and hence the smallest lots (12 metres wide x 24 metres deep) still provide sufficient land for residents to build a comfortable, modern and energy efficient 3 bedroom home similar to house type A (Arcadia) at Bridesdale Farm. House types will also include options for 2 bedroom homes for prospective purchasers. By creating a range of lot sizes and permissible house types and designs, Waterfall Park will cater for a large section of the market.

The proposal includes housing typologies specific to each lot pattern and lot location. Design controls are specifically tailored to ensure a continuity on dwelling amenity and character, ensuring that the development outcome is a 'village' with a contiguous character rather than a suburb with a mix of architectural styles.

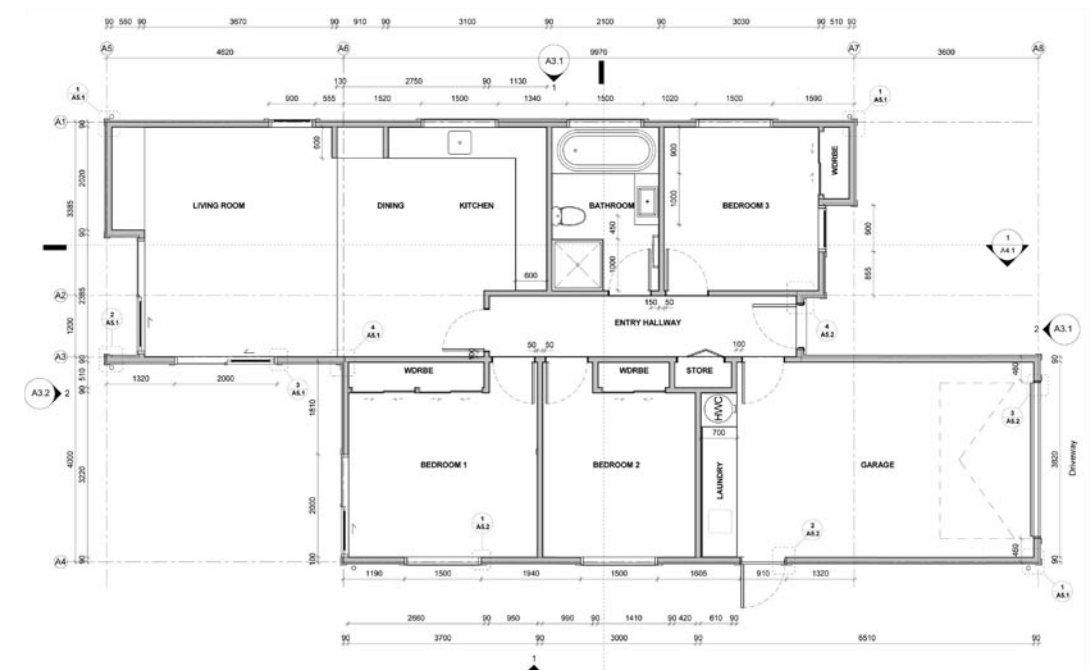
A consistent street amenity will be promoted through the use of controls that promote a relaxed rural / Arrowtown character. This will be achieved by way of continuous hedging on all street frontages, small kerb profiles and avenue plantings of exotic trees such as Limes and Plane trees.

The covenanted areas are intended to provide a substantial buffer and separation between the proposed 4000m² lots on this development and lots to the south, providing greater separation than the existing RR lots have with existing neighbours.

Taking these factors into account the masterplan shows a gradation in density from smaller medium density lots within the confines of the Waterfall Park valley, with a gradual increase in lot size towards the southern end of the site, where lots approximately 4000m² in size adjoin lots of a similar size in the existing Lake Hayes Rural Residential Zone.

The concept plan shows 17% of the land utilised for development, with the remainder of the land covenanted against further subdivision and parts of the land being unsuitable for development, namely the western slopes below Millbrook and the steeper valley slopes of the Waterfall Park valley. The existing covenanted land is set aside for the principle purpose of retention of rural character and external views.

Within the 4000m² lots, a total of 6.3 ha, 58 %, or 3.67 ha, is to be protected against domestic use and further subdivision, enabling the consolidation of a substantial southern buffer to existing properties located at the southern edge of the site.



PLAN 17: FLOOR PLAN



IMAGE 15: MEDIUM DENSITY DESIGN (STREET VIEW)



IMAGE 16: MEDIUM DENSITY DESIGN (BACK VIEW)

DESIGN CONTROLS & INFRASTRUCTURE

All Building Development

On all lots described above (Mill Creek Valley Lots, Western Flats Lots and Rural Residential Lots) the following controls shall apply:

Building controls will be strict, specifying building heights, gables roof forms and smaller pavilion sizes, in keeping with an 'Arrowtown'; vernacular. Colours will be generally recessive, with detailing in joinery, front doors etc. allowed

Architectural Controls

- Roofs shall be gables in form, without hip roofs, and shall have a roof pitches between 25 and 40 degrees to ensure a continuity of gabled roof for. 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.
- Roofing shall be in either corrugated iron, tray profile iron or shingles only and shall be in dark grey or black colour.
- All wall claddings shall be in horizontal or vertical timber (oiled to a natural colour finish or left to weather) or: steel cladding left to weather of in a dark grey or black colour finish or; local stone or; painted weatherboard finish in greens, reds or greys. Cladding materials can be mixed however single architectural forms can only be clad in a single finish.



IMAGE 17: WALL CLADDINGS

Landscape Controls:

- All street frontage boundaries, excluding 5 metre gaps for entry and driveways, on all lots on the Mill Creek Valley Lots and Western flats lots shall be fronted to the street in hedging in Laurel, English Beech or Hornbeam clipped and maintained to a minimum height of 1.5 metres and/or stone walls 1.2 metres high. All boundaries to reserves and open space shall also be in hedges. Fencing to protect hedge planting or for the purpose of containment is permitted in wire fencing to 1 metre high, in wire or mesh.

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

Landscape controls on Covenanted areas on 4000m2 lots

- Within the uncovenanted areas of the 4000m2 lots those lots shall be subject to the controls listed above, aside from boundary fencing where all boundary fencing shall be in traditional 7 wire post and wire 'farm' fencing only.
- Within the covenanted spaces the intention is to produce a contiguous treed parkland along the southern portion of the development. To that end the covenanted areas shall be planted in tree species only, in a grassland setting. Tree species shall be planted in groups and shall not be planted within 10 metres of the southern boundary to avoid potential shading to southern neighbours.
- Grass shall be maintained by way of mowing and shall be kept tidy to a tidy pastoral appearance.
- Tree species shall be limited to oak, elm, beech and walnut / chestnut species. The owners of each lot shall plant and maintain a minimum of 12 trees per lot within the covenanted landscape areas to provide screening and amenity.



IMAGE 18: HEDGING

Mill Creek Valley Residential

In general, the pattern of lot size in this area is either 450-650m2 or 1000m2 lots, with the smaller 450 – 650m2 lots located around the homestead heart and occupying the northern portion of the Mill Creek Valley. Towards the south of the Mill Creek Valley, and to the southern end in

general, the density decreases and lot size increases. The southern portion of the Mill Creek Valley sees an increase in lot size to 1000m2 with a larger 4000m2 lot on the southern boundary to mitigate neighbours amenity to the south.

As described, the Mill Creek Residential area is located within a lower 'valley' enclosed by terrace edges up to 8 metres in height. This allows for a well-considered neighbourhood to be developed within a visually contained landform. A slight increase in dwelling height will be permitted here given the visual containment.

Mill Creek dissects the Mill Creek Valley running north to south. A riparian margin follows Mill Creek, 25 metres in width, running continuously along Mill Creek and linking with the village heart and central green space. From that green space walkways run to the east and west, providing further walking access.

Western Flats

The western flats lots have densities similar to the land to the east in the Mill Creek Valley, with 450-650m2 lots to the north and central area, moving to 1000m2 lots and eventually 4000m2 lots towards the south of the development, on the southern boundary in the rural residential area.

Rural Residential

As described above, these lots are all in the order of 4000m2 in size, with building platforms located towards the northern edges of the lots in order to maximise separation from these lots and the existing Rural Residential lots to the south. The proposed design controls are set up to provide a contiguous treed woodland amenity along that southern edge with a woodland / grassland park - like amenity.

INFRASTRUCTURE

Connectivity

The alignment and reach of the existing public road within the site (Waterfall Park Road) is proposed to be altered to improve vehicle, cycling and pedestrian connectivity throughout the site.

The proposed vehicle access arrangements are described in the attached Transport Report prepared by Traffic Design Group (Appendix 3). The following improvements to the existing public road network are anticipated to be provided as part of the proposal (subject to the approval of QLDC and NZTA as the respective road controlling authorities):

- Form a new intersection on the west side of Arrowtown - Lake Hayes Road towards the southern end of the site around 160m north of Speargrass Flat Road which will provide the entry point to the site for residents along a new driveway. The existing driveway to Arrowtown - Lake Hayes Road further to the north will be retained for sole use of the existing homestead that will have title to that property and the rural paddocks adjacent to Arrowtown - Lake Hayes Road.
- Establishment of a new bus-stop adjacent to the new

intersection along Arrowtown - Lake Hayes Road and potentially within the site.

Reticulated Services

A high level civil infrastructure overview of the proposed development has been carried out by Holmes Consulting Group (refer Appendix 2). In summary all infrastructure requirements for the development can be met by existing and new services.

- Wastewater will connect to existing infrastructure located at Lake Hayes. Modeling undertaken by Rationale has confirmed that existing infrastructure has sufficient capacity for the proposed subdivision with the exception of Lake Hayes Pump Station (PS1), the rising main from this pump station and portions of the network between PS1 and Lake Hayes Pump Station 2 (PS2). PS1 is currently due for an upgrade in any event as it has a capacity of 2.6 l/s vs the current day maximum flow of 5 l/s and future day maximum flow of 6 l/s (excluding Waterfall Park). Waterfall Park will contribute an additional 6.5 l/s, hence the upgrades required to PS1 will be increased to accommodate Waterfall Park. The required upgrades to existing wastewater infrastructure to support this proposal are limited to upgrading PS1, together with emergency storage or generation for PS1. The main from the pump station may also be upgraded from 100mm to 150mm for future proofing the wider catchment. Winton Partners is willing to contribute its share of the cost so there is no incremental wastewater infrastructure cost to QLDC associated with the proposal.
- Water supply will be sourced from the Lake Hayes Water Scheme. Tonkin & Taylor have modeled domestic demand and noted their assumption that Lake Hayes Estate will be supplied by the Shotover Country water supply bores which will allow adequate flows and pressures to service Waterfall Park from the Lake Hayes Water Scheme. A pressure-reducing valve may need to be installed within the development due to the elevation difference between the site and the Lake Hayes reservoir. Required upgrades will otherwise be limited to the laying of a 150mm internal diameter extension of the existing network along Arrowtown – Lake Hayes Road to the boundary of the site.
- Stormwater pipes will run through the internal road network and gravity feed towards a wetland or detention pond system at the southern end of the site, where water will be treated as required and to allow the regulation of water discharge into Mill Creek.

Given the existing residential zoning of the land other services (e.g. power and telecommunications) are anticipated to be readily accommodated and designed on the site as part of the subdivision development.

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THE PROPOSAL

EXPRESSION OF INTEREST

..... JUNE 2016





ASSESSMENT OF QLDC LEAD POLICY

OVERVIEW

In accordance with section 5.2 of the QLDC Lead Policy on Special Housing Areas the Council will assess an Expression of Interest against the criteria in 5.2.1 to 5.2.9. This requires consideration of the following matters:

- Location
- Infrastructure
- Demand for a Qualifying Development
- Demand for Residential Housing
- Affordability
- Predominately Residential
- Building Height
- Minimum Number of Dwellings
- Residential Development Quality

These matters are assessed in the following sections. As the Council will be aware from its consideration of the Arrowtown Retirement Village SHA this criteria is not a 'tick the box exercise':

Whilst important, the Lead Policy provides another framework for Council to assess proposed SHAs, and this still needs to be balanced with HASHA's overriding goal of increasing housing supply. Proposals that conflict with multiple elements of the Lead Policy may be difficult to support, but some inconsistency with a minority of principles may not be a reason on its own to view a proposal unfavourably.

While all the boxes do not need to be ticked, we submit they are in this case and that the proposal is consistent with the principles espoused in the Lead Policy, as set out in the sections below. Ultimately we consider the proposal is consistent with the Lead Policy's objective of establishing SHAs within or adjacent to existing urban areas as development of 100 residential units and other urban development is anticipated in the Waterfall Park Resort Zone and Millbrook is directly north of the site and is an urban area and has zoning for up to 450 residential units. Our proposal recognizes and will help address the extent of affordable housing issues in the Wakatipu Basin by:

- Delivering 48 x 288m² lots or approximately 34% of the lot yield to minimize entry prices for purchasers and exceed QLDC's Lead Policy requirement that at least 30% of lots range between 250-400 m². A further 39 lots with the proposal will be sized from 450-650m²; and
- Winton Partners allocating 5% of the lot yield to community housing (ie, 7 lots), building 3 bedroom homes on each of those lots and providing them rent free for a period of 25 years for community housing purposes via an approved community housing provider.

Furthermore, the Waterfall Park Resort Zone land already has zoning for 100 residential dwellings. However as noted earlier, such density could never be delivered if that land was developed in isolation. We contend that the proposal should be considered favourably under the HASHA guidelines as it allows the region to unlock the previously approved density across the amalgamated site.

Location

We have spent considerable time with John Edmonds and Associates trawling through district maps looking for suitable sites that had the key attributes of being near or connected urban development that is largely flat in topography, well exposed to the sun, close to transport and able to connect to existing services infrastructure.

Council's Lead Policy seeks that proposed areas will be within or adjacent to existing urban areas. The location of the proposed SHA achieves this by being located within and adjacent to the Waterfall Park Resort Zone, which anticipates a form of urban development like that established at Millbrook and Jacks Point.

For comparison, the proposal should raise less concern when compared to the Ayrburn Farm SHAs (two of which were recently refused by QLDC) and the Arrowtown Retirement Village SHA (which was recently approved by QLDC).. These proposals were located on land exclusively zoned for Rural General use that in the case of Ayrburn was not existing residential zoned land, or in the case of the Arrowtown Retirement Village SHA, was not residential zoned land or adjacent to existing residential zoned land. Within the Arrowtown proposal the Arrowtown UGB was considered to be the most sensitive of the RMA / planning issues. In this case the proposal is both within and adjacent to an existing residential zone. It therefore meets the council's Lead Policy's preference for greenfield proposals to be located adjoining existing residential areas, whereas the Arrowtown Retirement Village did not.

Also, this proposal has much more "mitigating factors" which were deemed appropriate for the Arrowtown Retirement Village to be classified as a SHA. These include:

- The site is within, adjacent to and will complement the urban and residential characteristics of existing residential zones (Waterfall Park Resort Zone; Millbrook Resort Zone; Lake Hayes Rural Residential Zone);
- As discussed below the proposal complements and completes the existing pattern of residential development that connects the urban fabric linking Queenstown and Arrowtown;
- The site can be adequately serviced from Arrowtown and Frankton;
- Winton Partners are committed to a careful and comprehensive design response that responds sensitively to local built and landscape characteristics and qualities – the proposal will not comprise a generic, unsympathetic suburban design response;
- Adverse impacts on amenity values of neighbours will be minimised by the provision of boundary setbacks and landscape treatment. Moreover, the amenity values of residents in the area (and those from nearby urban developments) will be considerably enhanced through the provision of access to open space and new recreation opportunities; and

- The site does not site alongside any primary entry route into Queenstown and building development will not be highly visible from public spaces.

Ultimately, the site location is considered entirely appropriate for the nature and scale of residential housing development proposed.

ADEQUATE INFRASTRUCTURE

Wastewater pump station upgrades can be addressed in conjunction with upgrades currently required to cater for existing development in the catchment. No other significant infrastructure capacity issues are foreseen. Any issues will be able to be dealt with at resource consent time and no financial issues should arise for the Council.

Reticulated services

As assessed in the attached report prepared by Holmes Consulting (Appendix 2) the development can be serviced in terms of water supply, stormwater drainage, sewage and wastewater. Detail design is yet to occur and some decisions around servicing will need to be agreed with Council at a later date. The development cost of the necessary road improvements will be borne by the developer. The developer will also contribute its share of the cost of required wastewater pump station upgrades noted earlier in this EOI.

Transport

The attached traffic assessment prepared by Traffic Design Group (Appendix 5) identifies that the proposal will have minimal effect on the surrounding roading network. No alterations to the existing road network will be required other than the introduction of an intersection towards the southern end of the site on Arrowtown – Lake Hayes Road and these will be subject to detail design. Bus stops will be provided on both sides of the road adjacent to the intersection to allow residents to utilize the existing bus services that run along Arrowtown – Lake Hayes Road between Frankton and Arrowtown. The development cost of the works will be borne by the developer.

Other (non-Council) infrastructure

The development will also provide new public recreation and access opportunities which will enhance the adjacent public cycle/walkway trail and reserve network.

It is anticipated that the development can be readily serviced with electricity, gas and telecommunications required to meet the demand generated by the proposed development. The specific capacity and infrastructure provision requirements to be provided by other network utility providers will be subject to the detail design and can be satisfactorily dealt with at a later date.

There will be some increased demand for primary and secondary school education given the provision of new housing for families with school aged children. Bearing in mind the Waterfall Park Resort Zone already anticipates construction of 100 residential units the proposal will only result in a net increase of 45. This increase is minor

and should be readily accommodated without significant impact on the Arrowtown School Role and in any event could be easily achieved according to Ministry reports. It is anticipated that the local Arrowtown Primary School (3km away) would accommodate the majority of primary aged students and the proposed new college in Frankton would accommodate secondary students. There is also potential for some students to attend the new Shotover Primary School (7km away).

DEMAND FOR A QUALIFYING DEVELOPMENT

The proposal satisfies the demand for a qualifying development. Winton Partners is very keen and able to progress the proposed development as soon as possible as evidenced by its track record of offering its projects to market and commencing works promptly after receipt of relevant planning approvals.

The yield arising from this process will help deliver new residential housing that better supports the aims and targets of the Housing Accord. The masterplan indicates a significant yield of houses as described above.

DEMAND FOR RESIDENTIAL HOUSING

The QLDC Housing Accord sets aspirational targets and priority actions for the district. We understand the aspirational targets are on track to be met in terms of actual numbers but these targets are not having any discernible impact on the affordability of the housing market in the Wakatipu Basin where Council and the government have agreed to target new housing supply. The main priority action under the housing accord which the Government and the Council agree is to **"Increase the supply of housing in Queenstown-Lakes with a particular focus on the Wakatipu Basin"**.

Issues with housing affordability in Queenstown are well documented. While there has been an increase in the level of consented and built residential development in the Wakatipu Basin there continues to be strong growth in demand for housing and the basin remains in an acute need to provide housing in the Wakatipu Basin:

- Queenstown house prices have recently hit an average of \$842,559. At Shotover Country houses that sold for just over \$500,000 two years ago are now topping \$800,000.
- Currently the entry level for new houses on the market in the Wakatipu Basin are 2 bedroom Millbrook homes selling for around \$650,000.
- There are no 3 bedroom homes available for less than \$750,000.00 and the average asking price is over \$1 million dollars.
- There are no residential sections in the Wakatipu Basin available on the market, including within Shotover Country.

ASSESSMENT OF QLDC LEAD POLICY

AFFORDABILITY

The masterplan provides for density higher than typical residential subdivision within minimum lot sizes of 288m² that can cater for a choice of 2 or 3 bedroom homes. The price point for the medium density allotments is anticipated to be well below median house prices in Queenstown.

The development of a comprehensive subdivision and land use development encourages competition with new land and house packages expected to be sold at competitive rates below the average market value.

Winton Partners will work with local builders to finalise house types and design covenants. The resulting house types and design covenants will ensure the quality and character of the development without adversely impacting on affordability.

Moreover, Winton Partners will positively engage with the Council to achieve specific outcomes that might be sought by the Council and/or the Community Housing Trust. We are willing and able to contribute to the Queenstown Community Housing Trust. The proposal could potentially result in up to seven new 3 bedroom houses being constructed and offered rent free to the housing trust for a period of 25 years.

PREDOMINANTLY RESIDENTIAL

The proposed development is predominantly residential.

A small café will be built near the disused restaurant at the northern end of the site near the waterfalls in conjunction with the sites ongoing use as a tourist attraction. A wedding chapel may also be built near to the café, predominantly for use in the summer months. There will be no other non-residential buildings constructed on the site.

The existing heritage listed homestead and original farmer's cottage towards the centre of the site will be retained within a large rural residential block that also contains the tree-lined driveway together with all of the paddocks as far as Arrowtown-Lake Hayes Road. This separate title will be covenanted to prevent further development in perpetuity to protect the visual amenity from Arrowtown-Lake Hayes Road.

The existing woolshed and stable located towards the middle of the site will be restored and converted to a single house, with generous curtilage.

A considerable amount of land will be set aside set aside for open space, recreation and rural activities. This land use will provide benefits to the local community and is an important mitigating factor upon which the residential elements of the proposal rely. This land does not need to be included in the SHA (as open space and rural activities are permitted), although it has been included to facilitate a more integrated approach to the management of the site.

BUILDING HEIGHT

Careful consideration has been given to building heights in the design and layout of the proposed buildings, as indicated on the masterplan and discussed above. In summary, all new dwellings will be single storey buildings, all compliant with the existing maximum permitted building height standard of 8m. Generally, building heights will be restricted to 5m, 5.5m or 6.5m to reduce visibility from public roads and neighbouring properties.

MINIMUM NUMBER OF DWELLINGS

Council has not set a minimum number of dwellings. In this case the proposed development is to optimize the amount of residential developments by providing a range of housing densities appropriate to the environmental and development constraints and opportunities associated with the site.

RESIDENTIAL DEVELOPMENT QUALITY

The requirements of the criteria set out in 5.2.9 of the Lead Policy are important and will be achieved by the proposed development, as summarised below:

Integrating into the Neighbourhood

Connections

- ✓ The scheme integrate into its surroundings by reinforcing existing vehicular, pedestrian and cycling connections and creating new ones; while also respecting existing buildings and land uses along the boundaries of the development site.

Facilities and services

- ✓ The development provides and is close to community facilities, such as shops, schools, parks, workplaces, play areas.

Public transport

- ✓ The scheme has good access to public transport.

Meeting Local Housing Requirements

- ✓ The development has a mix of housing types and tenures that suit local requirements, including the need for lower cost housing options.

Creating a Place

Articulation and Design

- ✓ The scheme provides for a good degree of visual interest and variation, as opposed to blandness and homogeneity.

Working with the site and its context

- ✓ The scheme take advantage of existing topography, landscape features, habitats, existing buildings, site

orientation and microclimates.

Creating well defined streets and places

- ✓ Buildings are designed and positioned with landscaping to define and enhance streets and public spaces.

Easy to find your way around

- ✓ The scheme designed to make it easy to find your way around.

Street & Home

Carparking and Access

- ✓ Is sufficient but not excessive. Parking and access will be provided in an integrated manner, in a way that the street and internal site environment is not dominated by it.

Public and private spaces

- ✓ Public and private spaces are clearly defined and designed to be attractive, functional, well managed and safe.

Good Quality home

- ✓ The homes will be well designed, comfortable, well insulated and practical, optimise solar gain, and provide good storage.

Environmental Responsibility

Reducing environmental footprint

- ✓ The scheme can demonstrate methods for minimising its environmental footprint (if required further details can be provided now or as part of the consenting process).

And in particular the development can be implemented so that it achieves at least four of the following energy efficiency initiatives:

- ✓ Buildings will be healthy and comfortable, where it is easy to keep the warmth in and the moisture out;

- ✓ Energy consumption to be minimised through energy efficient devices, reducing appliance numbers and onsite energy generation;

- ✓ Water efficiency of taps, showers and toilets (e.g. reusing, collecting and treating water onsite);

- ✓ Systems for reducing waste and increasing recycling;

- ✓ Site and building aspect to maximise passive solar gain;

- ✓ Select sustainable building materials;

- ✓ The scheme provides compact housing in locations near centres or on / near public transport routes and pedestrian and cycle routes, and access to food growing areas.

There is no requirement for Council to consider RMA matters when determining whether or not to recommend land to the Minister to be classified as a Special Housing Area – the assessment of statutory planning and RMA matters is intended to occur after the land has been classified as a SHA. In this regard, Councils Lead Policy states:

For the purpose of clarifying the effect of sections 15(8) and 34(1) (d) of the Housing Accords and Special Housing Areas Act 2013, any reference to the Operative District Plan will be a reference to the objectives, rules and policies for the appropriate residential zone or in some cases other provisions including overlay Policy Areas that apply to the area.

The appropriate residential zone may not be the zone that the development is actually located in, particularly in instances where a special housing area is located on land that does not have a residential zoning – for example land with an industrial or rural zoning.

Additionally, QLDC staff recently advised Councillors (from paragraphs 17-29 of the Report for Council Agenda Item 3, 26 November 2015):

HASHA provides no guidance by way of specified criteria on what matters local authorities should consider when deciding whether to make a recommendation or not to the Minister on potential SHAs. In particular, it does not indicate whether it is appropriate to consider 'planning issues', such as landscape, District Plan provisions, and previous Environment Court decisions.

What is clear is that HASHA is concerned with enabling more housing supply. To this effect, targets have been set in the Housing Accord that Council has agreed with the Minister of Building and Housing to meet.

Despite the silence of HASHA, Council's legal advice is that planning and RMA considerations are relevant matters for Council to consider when deciding whether to recommend a potential SHA to the Minister. However, while these RMA considerations are relevant, Council's decision-making should remain focussed on how to best achieve the targets in the Housing Accord. While the weight to be afforded to any consideration – including RMA / planning context – is at the Council's discretion, HASHA considerations are generally considered to carry more weight.

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

The Lead Policy on Special Housing Areas specifies that SHAs in existing urban areas will be viewed more favourably from a 'location' perspective. However the Lead Policy also contemplates SHAs outside urban areas but where they immediately adjoin an urban area. The primary reason for this is to more readily enable extension of existing urban infrastructure and to provide for housing closer to services and amenities. It should be noted that sites further removed from urban areas, although clearly afforded less weight in the Lead Policy, are not precluded from consideration as SHAs.

...It is also important to note that conferring SHA status for the site only enables the potential for development. SHA status in itself, does not guarantee applications for qualifying developments will be approved, and RMA matters (including UGBs and character / amenity issues) are a relevant and explicit consideration at the application stage under HASHA.

As a result of the above direction the project team considered that a high level assessment against key RMA matters, including the strategic objectives of the operative and proposed district plan, be carried out.

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ASSESSMENT OF QLDC LEAD POLICY

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RMA CONSIDERATIONS

Sustainable Management

The principle resource management issue to be evaluated during the resource consent process will be to ascertain whether or not the proposal achieves sustainable management of natural and physical resources. Subject to the thorough assessments and evaluations to be carried out as part of the resource consent process, including consideration of feedback from affected and interested parties it is anticipated that the proposal will be able to be designed, constructed and operated in a way that achieves sustainable management of natural and physical resources. This is primary because the development:

- Will give rise to substantial socioeconomic benefits, including the provision of much required affordable housing supply for a diversity of residents including families, first home buyers, and renters;
- Will not put people or property at risk from unacceptable natural hazard risk or soil contamination;
- Will be satisfactorily serviced without conflicting with significant infrastructure or overloading infrastructure capacity;
- Will not adversely affect any significant natural or historic environmental values;
- Will not conflict with identified Ngai Tahu rights and interests;
- Will maintain freshwater quality and quantity;
- Will maintain habitats of trout;
- Will provide high quality urban and landscape design outcomes that integrates and complements the residential characteristics of the Waterfall Park Resort Zone with the Speargrass Flat Road Rural Residential Zone;
- Will maintain amenity and environmental values to a high or reasonable level including rural and open space landscape characteristics when viewed from public spaces and rural open spaces;
- Will not affect rural visibility characteristics along any key scenic entranceway to Queenstown;
- It is considered that use of the site as set out in the masterplan generally meets the Strategic Objectives of the Operative District Plan and those in the Strategic Directions chapter of the Proposed District Plan.

These matters are discussed further below.

Socioeconomic Benefits & Community Support

Housing affordability is discussed above. In addition to the provision of more affordable housing the proposed development will result in various socioeconomic effects, such as:

- Provision of a range of affordable houses within a safe and secure high quality living environment for residents;
- Provision of or direct contributions to the local community housing supply;
- Provision of local construction investment;
- Offering a viable alternative for residents priced out of housing in the Wakatipu Basin.

In addition to the above, the proposed development is anticipated to receive a reasonable degree of community support.

Ngai Tahu Rights & Interests

The proposal is not expected to adversely affect any Ngai Tahu rights or interests.

Safety of people and property

There are no significant risks to the safety of people and property that cannot be resolved in a practical manner.

Flood Risk

As discussed in the independent review prepared by Fluent (refer Appendix 3) a stretch of the site from north to south along Mill Creek is identified on QLDC's hazard mapping as having the potential for flood risk. However, these can be practically resolved as discussed below.

Based on the conservative flood flow estimate for a 100 year ARI event, the potential flood effects on the proposed development can be mitigated by the proposed mitigation works outlined in Fluent's "Flood Mitigation Concept Plan". The major steps include:

- Widening the existing channel in sections in conjunction with the proposed 20m minimum width esplanade down the entire length of the Mill Creek as it runs through the site.
- Scour protection will be provided to the upper reach of the floodway.
- Flood protection banks would be added to the eastern bank of the lower reaches to block off the existing overland path and prevent potential flooding of those lots to the east of Mill Creek.
- Primary access bridge crossings 20m long with deck level approximately 2.5m above stream invert.
- Alluvial fan mitigation, 15m no build zone - An alluvial fan risk is identified on the QLDC hazard mapping, however the risk to the development from debris flow or flooding associated with the alluvial fan is assessed to be very low. Surface run-off directly from the hills to the north is expected and a small diversion bund to address this issue is recommended. Nonetheless, a 15m wide no build area will apply to some of the lots on the Western Flats to address any risk associated with unusually high levels of rainfall and flow down the ephemeral watercourse down the ridge across and through some of these lots

Land stability / geotechnical matters

As discussed in the independent review prepared by Geosolve (Appendix 4):

- From a geotechnical perspective construction of the development is considered technically feasible.
- Preliminary assessment indicates standard engineering solutions will be available to address any likely geotechnical issues that may arise.
- The principle geotechnical issues to be addressed include:

- A risk of liquefaction and associated surface deformation has been identified in low lying areas of the site. No liquefaction is predicted under SLS loading. Some liquefaction is predicted under ULS loading. Foundation recommendations for dwellings constructed in these areas are as follows:

- Standard 3604 slabs are likely to be feasible on the western upper terrace;
- An enhanced concrete slab or rib raft (waffle slab) foundation is likely to be suitable for central and southern areas of the lower terrace; and
- An enhanced concrete slab or rib raft (waffle slab) constructed over a geogrid reinforced compacted granular raft is a possible foundation solution in the northern part of the site, where some surface disruption (eg sand boils) is predicted under ULS loading.

- Construction setbacks from crests of slopes will ensure stability of construction.

- 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, provide detailed engineering recommendations as appropriate.

It is considered that these matters can be appropriately dealt with during the resource consent process.

Soil Contamination

The site is not known to contain any contaminated soil or known to have previous HAIL land uses. The matters set out in the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health can be addressed during the resource consent process.

Effects on other Infrastructure

The proposal is not expected to create any significant impediment or risk to the operation of existing infrastructure networks located in the vicinity of the site including: local roads, reserves and domestic infrastructure networks (QLDC); and the local electricity distribution network (Delta).

The only required upgrades to infrastructure relate to: (i) an upgrade to the Lake Hayes Pump Station, which requires an upgrade in any event to service existing demand; (ii) to provide emergency storage or a standby generator for that pump station; and (iii) laying of a 150mm internal diameter extension of the existing network along Arrowtown – Lake Hayes Road to the boundary of the site.

Benefits to recreation, natural and historic values

The proposed development will benefit significant recreation, natural or historic values. In this regard:

- The proposal will enhance public access to and along Mill Creek. This is encouraged by s6a of the RMA. The proposal will also enhance the Queenstown trail network providing new linkages though the site;
- The natural character values associated with the Waterfall Park Zone (including the waterfall and natural amphitheater area) and existing riparian areas will be enhanced and protected. This includes the provision of riparian planting to create ecological corridors throughout the site.
- The heritage features located on the site are central to the proposed development layout and will be protected.

Freshwater quality and quantity

Freshwater is a significant resource and protection of the quality of Mill Creek (and the downstream Lake Hayes) is a key resource management issue for the site. It is expected the proposal can be undertaken in a way that avoids discernable adverse effects on water quality and quantity. The provision of riparian management and development setbacks from waterbodies will help ensure that sustainable stormwater solutions can be implemented.

Soils/Productivity

Farming is discouraged within the Waterfall Park Zone and encouraged (low intensity) in the Rural General Zone. The site does not contain significant soil resources and changing the use of the land from rural to urban and open space will not have a discernable impact on the district's rural productivity. A significant proportion of the site (23%) will be retained for pastoral farming activity.

Environmental Quality & Character

The proposal has been designed to provide a high quality living environment that appropriately integrates within its anticipated and surrounding residential and rural elements.

This section 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 Arrowtown – Lake Hayes Road, Speargrass Flat Road and the Queenstown Trail are considered.

Private places, most notably the residential lots to the south of the subject site in the Rural Residential - North Lake Hayes Zone and the residential developments to the north of the site atop Ayrburn Ridge are assessed.

VISUAL AMENITY & LANDSCAPE CHARACTER

OVERVIEW

The subject site is considered to be within a pocket of land which has a unique opportunity for visual containment from wider views. This containment is attributed to the terraces, existing vegetation, the low density of development to the south and the steep slopes to the north.

The site is contained within discreet pockets of land between the Rural Residential - North Lake Hayes Zone, Arrowtown – Lake Hayes Road and Millbrook Resort. The site currently displays a high degree of rural character, mainly experienced from the Arrowtown – Lake Hayes Road and Queenstown Trail.

The proposal seeks to establish up to 141 residential lots within the site. These lots will be set with surrounding pastoral lands to the east, north and west. A covenanted portion of the 4000m2 lots will separate the proposed development from the existing residential development to the south. Most of the existing trees are proposed to be retained. A new accessway is proposed accessing the site off the Arrowtown – Lake Hayes Road. Most of the existing farm buildings are proposed to be retained to form a ‘historic core’ to the development.

The highest effects on the visual amenity and landscape character will be experienced from the private properties immediate south of the site in the Rural Residential - North Lake Hayes Zone. From these seven lots it is considered that the development will have a low to moderate adverse effect on the visual amenity and a moderate adverse effect on the landscape character.

Effects on the properties to the north atop Ayrburn Ridge are considered to be low. This is attributed to the screening effect of the Ayrburn Ridge.

From public places it is considered that users of the Queenstown Trail may experience a moderate adverse effect in terms of landscape character over a short section of the trail. This is attributed to the loss of open pastoral lands to the east of the trail.

Public roads, especially Speargrass Flat Road and the Arrowtown – Lake Hayes Road will experience a negligible adverse effect resulting from this development. Tree planting and mounding is proposed above the trees already existing. These will ensure the visual amenity is not adversely affected and that the views from Arrowtown - Lake Hayes Road will substantially retain their current character. Pastures that form the context of the landscape character, specifically those existing between the roads and the proposed development will be maintained. It is considered that the visual amenity and landscape character as experienced from public roads will be adversely effected to a low to negligible degree.

Arrowtown – Lake Hayes Road

The open land within the eastern portions of the site adjacent to the Arrowtown – Lake Hayes Road significantly contributes to the existing pastoral character and the road experience when travelling from Lake Hayes to Arrowtown. This pastoral character is repeated on the lands farther east

towards Hogans Gully. The combined openness provides a break between the residential developments of North Lake Hayes and those atop McEntyres Hill leading to Arrowtown.

The only development proposed within the subject site’s easterly pastoral lands is a new accessway lined with avenue trees and a laurel hedge. The bulk of this land will remain in its pastoral character and the break in residential development as experienced from the Arrowtown – Lake Hayes Road will be continued. While the proposed accessway will cross the open land, the significant area of pasturelands between the Arrowtown – Lake Hayes Road and the proposed development will be retained. It is considered that the proposed accessway, will have a low adverse effect on the landscape character and visual amenity.

A terrace west of the western flats drops down approximately 8m before meeting the floodplains of Mill Creek. Approximately 40 lots are proposed within this sunken basin. These lots will be subject to design controls with the notable control in regards to visibility being the control limiting height to 6.5m. It is considered that this portion of the development will not be discernable from the Arrowtown – Lake Hayes Road, the Queenstown Trail or Speargrass Flat Road. Therefore this portion of development is considered to have a negligible effect on the visual amenity and landscape character as experienced from public places.

Up to 24 lots are proposed north of the ‘historic heart’ of the site, on an area of flat land directly north of Mill Creek and the historic buildings. This area of flat land extends into the existing willowed are of the Waterfall Park title the Ware. Visually these lots are contained within the terracing of the Mill Creek Valley as per the lots to the south.

Roading then will continue in to the Waterfall Park valley where a further 19 lots are to be located at the base of the valley adjacent to an upgraded road. These lots, and the lots above, at the head of the Mill Creek Valley will be developed into medium density housing with specific house designs to be selected by the buyer. This differentiates these lots from others in this proposal which will be developed at the purchaser’s direction, subject to design controls on Architecture and Landscape.

From most of the Arrowtown – Lake Hayes Road, existing and proposed avenues of evergreen trees and significantly, the landform shape and terrace edges will screen views into the northerly portion of the development. A stand of mixed exotics that runs along the top of the easterly terrace edge will be thickened with evergreens and rolling mounding up to 2.5m high. This combination of elements will completely screen the proposed development when viewed from the Arrowtown – Lake Hayes Road.

The distance of the proposed development and retention of the easterly pasturelands will ensure the existing pastoral character is maintained. While the proposed residential development will be behind a screen of trees the existing visual amenity will be maintained. The retention of the easterly pasturelands will ensure the existing landscape character is also not adversely affected.

Overall the retention of the easterly pasturelands contribute significantly to the existing pastoral character as experienced from the Arrowtown – Lake Hayes Road. The proposed residential development will not be visible from the road. The distance between this development and the road, combined with the retention of open space and screening effects of the trees, landform and mounding will ensure that the proposal will have a negligible adverse effect on the landscape character and visual amenity as experienced from the Arrowtown – Lake Hayes Road.



IMAGE 19: View across the site from the Arrowtown – Lake Hayes Road looking northwest.

Speargrass Flat Road

The Rural Residential - North Lake Hayes Zone exists between the subject site and Speargrass Flat Road. The residential development that has occurred in this zone is established and runs from the south boundary of this site to the Lake Hayes reserve. This rural residential area is semi suburban in character however the 4000m2 lot size allows for significant tree planting and gardens to occur. To that end that residential activity still maintains a rural feel, mainly associated with the elements in the landscape such as post and wire / post and rail fences, large trees, open space, separation and a general low density.

The proposed development located on the western flats of the development increase in in lot size towards the southern end of the development, with 450-650 lots to the northern portion of the western flats, 1000m2 lots in the central areas and 4000m2 lots continuously along the southern boundary.

Of particular note the 4000m2 lots on the southern edge will have a significant portion of those lots held in covenant with controls in place to ensure that the covenanted area, being the southern portion of those lots, is retained in a mix of open grassland and tree planting. Dwelling location in the 4000m2 lots are defined by building platform. Distances from existing dwellings to dwellings on the proposed building platforms will range from approximately 70-100 metres.

Dwellings located towards the western end of the existing Rural Residential zone north of Speargrass Flat Road will still look over rural land as they do now.

The proposed development will be difficult to see from Speargrass Flat Road. Some intermittent glimpses may be had looking between dwellings on the existing Rural Residential zoning looking to the north from Speargrass Flat Road. These views are at a distance of approximately 250 metres and given the density of development and planting will few and far between.

West of the existing Rural Residential development on the north side of Speargrass Flat Road there are opportunities for minor views into the development albeit at distance. These views are 350 metres at a minimum. Given the existing trees that are located in this view to the west of the proposed development, the covenanted land and tree planting that will be undertaken there, and the distance of the views the effect on the rural character will be minor with the development difficult to perceive from road views in this location.

The highly visible rising hill land to the north of the western flats portion of the development will be maintained in its existing character by way of covenant. It is considered that the proposed mounding and dense screen planting of evergreens will virtually completely screen the proposed development from Speargrass Flat Road. The foreground of pasturelands will be maintained. Overall it is considered that the proposal will have a negligible effect on the landscape character and visual amenity as experienced from Speargrass Flat Road.



IMAGE 20: View from Speargrass Flat Road looking northeast towards the subject site.

Queenstown Trail

The Queenstown Trail network passes through many of the landscapes and varying characters that compose the Wakatipu Basin. Part of this trail network, the ‘Countryside Ride’ links Lake Hayes with Millbrook and Arrowtown and passes immediately west of the subject site. This part of the trail ascends Ayrburn Ridge from the Speargrass Flats to Millbrook.

Much of the proposed development will be visible from the upper portions of this part of the trail. As the trail exists on the slopes between Millbrook and the Speargrass Flats it offers elevated views to the south across the Speargrass Flats and on to Lake Hayes. Much of the Speargrass Flat valley and the wider Wakatipu Basin is visible from the more elevated portions of the trail.

Large portions of pasturelands are to be retained between the Queenstown Trail and the proposed development. On the flatter lands of Speargrass Flats the proposed development will be separated from the trail by the 4000m2 lots. As the trail ascends Ayrburn Ridge this setback widens and includes the escarpment face.

Trees are proposed on the northern and western edges of the proposed residential areas. These trees will provide a high level of screening but the elevated nature of the Queenstown Trail will allow views over the trees into the development.

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OTHER MATTERS

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VISUAL AMENITY & LANDSCAPE CHARACTER

This elevated nature of the trail also allows views across a wide portion of the flats and across to the dramatic mountains that contains the basin.

It is considered that the pasturelands that will be occupied by the proposed development make a relatively low contribution to the landscape character as experienced from the Queenstown Trail. While these pasturelands will be heavily modified, the most critical open spaces adjacent to the Queenstown Trail will be retained.

The existing residential pattern of development of the Rural Residential - North Lake Hayes Zone sets an existing residential context in which the proposed development will be experienced. This existing context allows the development to appear as an extension of the existing development patterns. As this extension will be setback from the Queenstown Trail by an increasing distance as one travels from south to north, its effects will decrease in severity.

It is also noted that the section of the Queenstown trail at the western edge of this development is a short rural break between Millbrook Resort and the Lake Hayes Rural Residential Zones and that the existing open rural portion of the trail is a minor portion of the trail.

Overall it is considered that the proposal will not affect the visual amenity as experienced from the Queenstown Trail and those these effects will be localised and will not impinge on the wider visual amenity. Only a narrow portion of the views from this trail will be affected and that effect will be moderate.

The existing character of the landscape too will be affected. The extension of the residential pattern from the Rural Residential - North Lake Hayes Zone to the north will change the existing pastoral character of the lands of the proposed development. However the critical portion of pasturelands which exist immediately adjacent to the Queenstown Trail will be retained. This will ensure that the pastoral character is only affected to a moderate to low degree.

Residential development exists to the south and north of the site while the eastern and western lands are pastoral in character. To the south are 7 residential lots within the Rural Residential - North Lake Hayes Zone. These lots exist on the same flatlands on which the development is proposed. To the north the land ascends grassed slopes to Ayrburn Ridge. Three residential developments exist atop this ridge.

Development will be in excess of 70m from any of the North Lake Hayes Rural Lifestyle properties. Existing and proposed trees within this setback will provide a high level of screening of the proposed development. A large patch of mixed evergreens exists near the center of the southern boundary. This will be retained until proposed trees to the north are of a height and density to provide a reasonable level of screening.

While the pastoral lands to the north of the Rural Residential - North Lake Hayes Zone will be transformed from pastoral to residential, a large portion of land will buffer this residential development from the existing properties to the south. Views of the surrounding, dramatic mountains will not be obscured, however the context of the pastoral lands

will be altered.

It is considered that the proposal will have a low to moderate adverse effect on the visual amenity as experienced from the dwellings south of the site. Most of these 7 dwellings are setback from the boundary and amenity trees within them are mature, providing a high level of screening. The loss of the pastoral lands north of these properties will have a moderate effect on the landscape character as experienced for the properties immediately south of the site. However from within the existing dwellings much of this change in character will not be experienced.

To the north the slopes of Ayrburn Ridge lead up to properties set on the elevated flatter lands. These properties are set back from the edge of the ridge which screens views into the valley floor. It is considered that from the southern edge of these properties it may be possible to view the more southerly portions of the proposed development. However from the existing and consented dwellings themselves the whole of the proposed development will be screened by the edge of Ayrburn Ridge. Therefore the proposal is considered to have a low adverse effect on the northerly neighbours.

roads, reserves and domestic infrastructure networks (QLDC); and the local electricity distribution network (Delta).

The only required upgrades to infrastructure relate to: (i) an upgrade to the Lake Hayes Pump Station, which requires an upgrade in any event to service existing demand; (ii) to provide emergency storage or a standby generator for that pump station; and (iii) laying of a 150mm internal diameter extension of the existing network along Arrowtown – Lake Hayes Road to the boundary of the site.

Benefits to recreation, natural and historic values

The proposed development will benefit significant recreation, natural or historic values. In this regard:

- The proposal will enhance public access to and along Mill Creek. This is encouraged by s6a of the RMA. The proposal will also enhance the Queenstown trail network providing new linkages through the site;
- The natural character values associated with the Waterfall Park Zone (including the waterfall and natural amphitheater area) and existing riparian areas will be enhanced and protected. This includes the provision of riparian planting to create ecological corridors throughout the site.
- The heritage features located on the site are central to the proposed development layout and will be protected.

Freshwater quality and quantity

Freshwater is a significant resource and protection of the quality of Mill Creek (and the downstream Lake Hayes) is a key resource management issue for the site. It is expected the proposal can be undertaken in a way that avoids discernable adverse effects on water quality and quantity. The provision of riparian management and development

setbacks from waterbodies will help ensure that sustainable stormwater solutions can be implemented.

Soils/Productivity

Farming is discouraged within the Waterfall Park Zone and encouraged (low intensity) in the Rural General Zone. The site does not contain significant soil resources and changing the use of the land from rural to urban and open space will not have a discernable impact on the district's rural productivity. A significant proportion of the site (23%) will be retained for pastoral farming activity.

Environmental Quality & Character

The proposal has been designed to provide a high quality living environment that appropriately integrates within its anticipated and surrounding residential and rural elements.

This section 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 Arrowtown – Lake Hayes Road, Speargrass Flat Road and the Queenstown Trail are considered. Private places, most notably the residential lots to the south of the subject site in the Rural Residential - North Lake Hayes Zone and the residential developments to the north of the site atop Ayrburn Ridge are assessed.



IMAGE 21-22: MATERIALS AND CLADDING



PLAN 18: VISIBILITY FROM SURROUNDS

INTRODUCTION

The following considers the proposal against the seven design qualities set out in the New Zealand Urban Design Protocol, the “7 C’s”. Upon consideration we anticipate the proposal is consistent with these matters and will provide good quality urban design outcomes overall.

CONTEXT

The site is located at the northern end of the Lake Hayes Rural Residential zone and south of the Millbrook Resort Zone. The northern part of the Lake Hayes Rural Residential Zone is substantially built out with dwellings occupying 4000m2 lots. The zone is composed of a pattern of approximately 72 dwellings/building platforms with all the visible trappings of Rural Residential development including visible dwellings and well established trees and gardens. This extends along the southern boundary of the site.

Towards the south of the Lake Hayes Rural Residential Zone small lot development flanks the eastern edges continuously of Lake Hayes, with Rural Residential subdivision occupying the bulk of the hill landscapes on the east side of Lake Hayes. At the Northern end of the Lake Hayes hillside dwellings is a parcel of land, south of the corner of Lake Hates Arrowtown Road and Hogan Gulley Road that is zoned Rural Lifestyle and has yet to be developed.

At the northern end of the site, above the Waterfall Park Zone, the land rises up to the established Millbrook Resort Zone, and a small number of other rural residential lots. These extend visibly along the top of the McEntyres Hill ridge where Millbrook Resort adjoins Lake Hayes – Arrowtown Road and west of Waterfall Park.

To the northeast and east of the site the land is substantially covered in a mix of rural residential lifestyle blocks, extending toward Arrowtown and including The Hills Golf course.

The existing visible rural landscape typology, where the landscape is substantially rural in character and less residential, extends to the west and east, along Hogan Gulley Road to the east and the north side of Speargrass Flat Road to the west. These landscape exhibit relatively sparse residential development.

In a wider context, a pattern of residential development with urban characteristics extends north to south from Arrowtown to Lake Hayes. Beyond this a strong urban fabric extends all the way to Queenstown.

Within this housing pattern the site currently forms a visible break that is readily visible in the open paddocks that adjoin Lake Hayes – Arrowtown Road.

CHARACTER

Arrowtown, and to a lesser extent Millbrook, are the principal influential urban ‘villages’ in the northeast portion of the Wakatipu Basin. The historic core of Arrowtown provides urban design fundamentals on which selected

design influences have and can be built from. The design influences are traditional Central Otago and were also the key design drivers for Millbrook Resort, with the design controls for Millbrook derived from Central Otago architectural forms.

- The key characteristics of the ‘Arrowtown’ vernacular include:
- A contiguous architectural form, scale and claddings.
- Gabled roofs, verandahs, and lean to forms, based on smaller cottage forms.
- ‘Green’ street edges, with an absence of street facing fencing.
- Avenues with hedged edges and stone walling providing privacy and separation.
- An absence of kerb and channel with grass street edges and minimal footpaths.
- A core area and well connected walkways
- Small green spaces within a wider green network.
- Appropriate building heights for cottage forms

These design influences are less common in rural living developments that have occurred throughout the basin in recent decades and uncommon in the residential subdivisions of Lake Hayes Estate, Shotover Country, and Quail Rise.

The character of the Wakatipu Basin is predominantly rural. The proposal will not change this. Rather the proposal will strengthen the residential/urban connection that already exists between Queenstown and Arrowtown.

CHOICE

The proposed development provides a range of lot sizes as shown in Plan 12 (page 13). This offers residents a wide choice of housing options. Importantly, the proposal provides an opportunity for people to choose to live in the Wakatipu Basin, something that is highly desirable and practically unavailable to many people.

Lot owners selecting the medium density will have a choice of architectural plan packages designed specifically for those lots. These houses are a similar vernacular the outcome sought in the design controls for all other lots.

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.

CONNECTIONS

Walkways and Cycle ways

The proposed development will have open opportunities to connect directly to existing trails and cycle ways. Linkage to the Queenstown Trails cycleway is simply achieved at the western edge of the development with a cycleway proposed that runs west – east through the development across to Lake Hayes - Arrowtown Road.

A strong north – south walkway access will be achieved by the establishment of a continuous esplanade reserve alongside Mill Creek, varying in width from 20-25 metres. This allows an alternative connection to Millbrook resort to the north and completes the esplanade reserve through to the north Lake Hayes reserve.

The development will required the formal establishment of an esplanade reserve. This will enable the completion of the link to Speargrass Flat Road and when, access permits, directly to Lake Hayes.

Roading Street Network

The street network follows a logical layout, responding primarily to the existing landform and interconnecting with green spaces and walkways at open junctions. The streets are considered to be primary green spaces and design controls will remove fencing to street edges and provide contiguous hedged edges.

Streets will be a narrow as possible, limiting traffic speeds and promoting a more walkable environment. The street layouts, in responding to topography, are generally short in length, reducing vehicle speed and reflecting the ‘village nature’ of the location and design. Grass verges are encouraged for walking access with no kerb and channel. A similar aesthetic exists in both Arrowtown and Millbrook.

The entry avenue from Lake Hayes Arrowtown Road is considered to be a critical visual component of the design and is designed to impart a rural amenity, similar to the exiting driveway to the north to the historic homestead. No kerb and channel and street lighting, aside from intersection lighting, is proposed on this avenue with a low scale stone wall entry typically found on a single lot residential driveway and identical to the stone wall on the original driveway.

Planting Typologies

Avenue tree planting will be of a similar form and scale to that existing in Arrowtown with large deciduous exotic trees providing seasonal colour, shade and amenity. Within the development indigenous planting will be undertaken within the Mill Creek esplanade reserve as part of a wider ecological approach to the site. Gradual replacement of overgrown wilding species within the Waterfall Park Valley is also proposed.

The proposal will enhance the limited network of ecological corridors in the area. Ecological and freshwater quality benefits are expected from managing the he low-lying areas of the site with riparian planting. Natural fauna habitats on the steep escarpments can be protected and improved (for example through removal of weeds and restoration with native plantings).

CREATIVITY

The masterplan has been developed to respond to the unique characteristics of the site utilising road layouts and street detail that will give a site specific design response to

URBAN DESIGN

this development. To that end the use of local materials in such items as paving, bridges, street lighting, signage and street furniture items will be utilised to ensure that the local characteristics of the site are explored and maximised. Standard urban design and infrastructure responses are to be avoided.

Whilst the architectural controls have reference to the ‘Arrowtown’ vernacular, owners will be encouraged to undertaken contemporary interpretations of these forms.

The development is creative in the way that it will create and connect communities, primarily through facilitating places that people will be attracted to in order to visit, reside, socialise, and recreate. The development will include strong outdoor recreation and nature conservation elements that will help promote a healthy living environment.

CUSTODIANSHIP

The matter of custodianship 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 am amenity that is unique to this site.

Moreover, the development enables the Waterfall Park area to be used by families again. Waterfall Park is likely to be a special or fond place to many locals and unlocking use of the area for people (particularly families with children and elderly) to picnic will be a significant local benefit.

COLLABORATION

Overall the development will be implemented via a public decision-making process which facilitates input from any and all interested parties. Particular attention will be drawn to public and neighbouring interests during the consenting process. The development of specific planning framework for the development via the proposed structure plan and masterplan will be supported by development design controls to promote quality design outcomes.



DISTRICT PLAN OBJECTIVES & POLICIES

The strategic/overarching objectives and policies of the operative and proposed district plans are listed below, along the with anticipated environment results for the Waterfall Park Resort Zone, Rural General, and Rural Living Zones.

Upon a high level review of these provisions it is considered that use of the site for the proposed development is consistent with the provisions relating to the Waterfall Park Resort Zone and the balance of the site with the overarching strategic direction of the operative and proposed district plans relating to rural land within the Wakatipu Basin.

Table Operative District Plan – Strategic Objectives & Zone Outcomes

| District wide objectives | Comment |
|--|--|
| Natural environment: • Nature Conservation Values: The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District. Improved opportunity for linkages between the habitat communities. The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins. The protection of outstanding natural features and natural landscapes. The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands. The protection of the habitat of trout and salmon. • Air Quality Maintenance and improvement of air quality. | The proposal protects outstanding and special natural values and provides opportunities for improved access to the Waterfall Park natural features; and ecological restoration initiatives including riparian planting and provision of ecological corridors. The natural character of Mill Creek will be protected and enhanced. The quality and quantity of freshwater resources (including Mill Creek) are not expected to be adversely affected. |
| Landscape and Visual Amenity: • Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values. | Adverse effects will be avoided, remedied, or mitigated. Additional vegetation will be planted to the west of the main paddocks that line Arrowtown – Lake Hayes Road to screen the development from passing traffic. |
| Tangata whenua: • Kaitiakitanga (Guardianship): Recognition and provision for the role of Kai Tahu as customary Kaitiaki in the District. • Cultural Proprietary Rights: The use and interpretation of Tribal history remaining under the kaitiakitanga of iwi, Kai Tahu. • Waahi Tapu and Waahi Taoka: Recognition and protection of places of burial, other waahi tapu, and all waahi taoka, as places of cultural and traditional importance to Kai Tahu. • Mahika Kai: 1 The retention of the high quality of the mountain waters, and the retention and improvement of the water quality of the tributaries and water bodies of the District through appropriate land management and use. 2 The limitation of the spread of weeds, such as wilding trees. • Wai (Water): The management of the land resource and associated waste discharges in such a way as to protect the quality and quantity of water in the District to a standard consistent with the human consumption of fish, swimming and protects the mauri (life force) of the lakes and rivers. • Repo Raupe (Wetlands): The maintenance and enhancement of existing wetlands and their re-establishment, where practicable. • Ingoa Rarangi (Place Names): The continued and enhanced use of traditional Kai Tahu place names as an educational resource to explain the cultural and historical relationship of Kai Tahu to the environment. • Rakau (Trees): The protection of specific native trees that are of cultural importance to Kai Tahu. • Protection of Water Resources: 1 The collection, treatment, storage and disposal of wastes in a way that minimises the adverse effects on the natural resources of the District. 2 Minimising the quantities of waste requiring disposal within the District. 3 To continue to implement programmes to reduce the discharge of untreated or partially treated waste to lakes and rivers. 4 To avoid, remedy or mitigate the adverse effects of eutrophication. | The proposal will be consistent with these objectives. No wai, rakau, or other taonga are expected to be adverse impacted and consultation with Ngai Tahu representatives will be carried out prior to detailed design. |
| Open space and recreation: • Provision of Reserves avoid, remedy or mitigate the adverse effects on public open spaces and recreational areas from residential growth and expansion, and from the development of visitor facilities. • Environmental Effects: Recreational activities and facilities undertaken in a way which avoids, remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District. • Effective Use: Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors. • Esplanade Access: A level of public access to and along the District's rivers, lakes and wetlands, adequate to provide for the current and foreseeable recreational and leisure needs of residents and visitors to the District. | The proposal includes extensive provision of open space and recreation opportunities with linkages to the existing open space and recreation networks, including the Wakatipu Trail. |
| Urban Growth: • Natural Environment and Landscape Values Growth and development consistent with the maintenance of the quality of the natural environment and landscape values. • Existing Urban Areas and Communities Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well-being. • Residential Growth: Provision for residential growth sufficient to meet the District's needs. • Business Activity and Growth: A pattern of land use which promotes a close relationship and good access between living, working and leisure environments. • Sustainable Management of Development: The scale and distribution of urban development is effectively managed. | These objectives will be met. A portion of the site is already zoned for residential use. Land to both the north and south of the site is currently used for residential purposes. The development will be integrated with existing urban and rural characteristics and represents good urban growth. |
| Affordable community housing: • Access to Community Housing or the provision of a range of Residential Activity that contributes to housing affordability in the District | The proposal will directly contribute to the provision of affordable community housing. |

DISTRICT PLAN OBJECTIVES & POLICIES

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Table Operative District Plan – Environmental Results Anticipated

| Environmental Results Anticipated | Comment |
|--|---|
| Natural environment: • No increase in areas of erosion or contamination. • The management of the location of land use activities to ensure the maintenance and protection of water availability and quality. • Enhancement of lakes and rivers and their margins as ecological and amenity assets. • Limitations on the effects of emission to air as a result of the control of land use activities which are generators of pollutants. • Protection and enhancement of the range and quality of natural ecosystems and the environment supporting them. • The survival of indigenous plants and animals in their natural habitats. • Maintenance of the natural character and landscape amenity of the rural area. • Retention of geological features of value. • Reduced exposure to risk of safety and property damage from natural hazards and a density of development consistent with the degree of risk from hazards prevailing in areas where development can take place. • Enhanced quality of the lakes and river margins and the recreational experience and public access opportunities this brings. • Improved public awareness of the unique and valuable natural areas and assets of the District. • Retention and enhancement of the life-supporting capacity of soils, including a robust, diverse and intact vegetation cover. | <p>The proposal will meet or contribute to these outcomes being met.</p> |
| Landscape and visual amenity: • The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development. • Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features. • Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the District. • Enhancement of natural character of the visual amenity landscapes. • A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the environment. • Protection of the visual and landscape resources and values of the rivers and lakes. • Improved public awareness and acceptance of the fundamental importance and value of the landscape to the well-being of the District | <p>The proposal is a high quality development (both in terms of the proposed built and landscape elements) that meets these outcomes.</p> |
| Tangata whenua: • Activity and development which takes into the account the principles of the Treaty of Waitangi in terms of the protection of waahi tapu, waahi taoka and mahika kai, and use of natural and cultural resources. | <p>The proposed development is expected to meet this outcome.</p> |
| Open space and recreation: • A diversity in the type and size of open spaces and recreational facilities, equitably distributed throughout the District, to produce the following outcomes: (a) A small increase in the amount of public open space and improved distribution and quality. (b) Provision of a wide range of recreational opportunities in recognition of the diversity of community recreational needs. (c) The provision and development of additional public open spaces and recreation areas where there is growth and development. (d) Enhancement of open space areas within the town centres. (e) Open spaces and recreational facilities that are convenient and accessible to users. • Gradual enhancement of public access to the District's major rivers and lakes, where there are significant conservation or recreational values. • Recreational activities which do not adversely affect the environment. | <p>The proposal meets these outcomes.</p> |
| Urban Growth: • Urban development that maintains the life supporting capacity of air, water, soil and ecosystems. • The efficient use of urban land and infrastructure. • Urban development that avoids as far as practicable significant adverse effects on visual and open space amenity values of the environment and on existing infrastructure, landscape, lakes and rivers of the district. • The character of urban areas is not compromised by sporadic and/or ad hoc extensions of urban growth and development. | <p>The proposal meets these outcomes. The proposed urban extension is not sporadic or ad-hoc. It has been specifically designed to be integrated with the surrounding rural and urban characteristics and can be readily serviced.</p> |
| Waterfall Park Resort: • Preservation and enhancement of the amenity values of the waterfall and Mill Creek which dominate the site and provide its scenic and visual values. • Provision of a range of passive recreational activities, open space, residences and resort services in positions which ensure that the quality of the environment is maintained. • Development of a resort which complements the natural features of the site in terms of design and visual appearance. • Exclusion or mitigation of activities which cause adverse environmental effects through the use of performance standards. • Preservation and enhancement of Mill Creek as a spawning bed for brown trout. | <p>The proposal would generally meet these outcomes. While the proposal will not result in a private resort it will be developed in a way that results in some resort like characteristics for locals – for example: residential, commercial, visitor accommodation and recreation activities.</p> |
| Rural Residential Zones: • The achievement of a diversity of living and working environments. • Conservation and enhancement of outstanding landscape values of the District. • A variety of levels of building density throughout the District. • Safeguarding the life supporting capacity of water and soil. • Self-sufficiency of services in rural living areas. | <p>The proposal would meet or contribute to all these outcomes being achieved (if the land was zoned residential).</p> |
| Rural General Zone: • The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development. • Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features. • Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the district. • Enhancement of natural character of the visual amenity landscapes. • A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the environment. • Retention and enhancement of the life-supporting capacity of the soil and vegetation. • The continued development and use of land in the rural area. • Avoid potential land uses and land management practices, which create unacceptable or significant conflict with neighbouring land based activities, including adjoining urban areas. • Maintenance of a level of rural amenity, including privacy, rural outlook, spaciousness, ease of access and quietness, consistent with the range of permitted rural activities in the zone. • Retention of the amenities, quality and character of the different rural environments within the District, and development and structures which are sympathetic to the rural environment by way of location and appearance. • Retention of a range of recreation opportunities. • Utilisation of mineral resources within the District, providing that the scale of each operation and its effects, both short and long-term, are appropriate to its environment. | <p>Most of these outcomes will be achieved. However, as the proposal includes urban and open space elements it will not meet all the outcomes. Development nodes have been selected to minimise visual impact. More than [65]% of the site will not be developed to preserve open space or rural character.</p> |
| Transport: • Improved accessibility District wide for all modes of transport, particularly walkways and public transport. • A safe and efficient transport system and a reduction in conflicts between land uses and road functions. • Minimising the adverse effects of the transport system on the environment in respect of air pollution, noise and safety. • Improved access and safety for pedestrians moving throughout the town centres and residential areas. • Improving the amenity of local streets and enhanced visual amenity along main transport routes. • Decrease in the emission of greenhouse gases and use of fossil fuels. • Enhanced visual and pedestrian amenity. • A safe, efficient and a more visually attractive roading network. • Mitigation of potential adverse effects such as icing, light overspill and conflicts between users. • The effective and efficient operation of the airports. • The protection for the amenity of land uses surrounding major transport facilities and vehicles generating activities. • Greater use of public transport and more rigorous assessment of public transport alternatives. • Ease of access for people with mobility problems. • Reinforcement of the landscape values of the District's natural resources. | <p>The proposal will meet these outcomes.</p> |

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DISTRICT PLAN OBJECTIVES & POLICIES

Table Proposed District Plan – Strategic Objectives (recommended by staff as at 7 April 2016)

| Strategic direction goals and objectives (chapter 3) | Comment |
|---|--|
| <p>Develop a prosperous, resilient and equitable economy.</p> <ul style="list-style-type: none"> The Queenstown and Wanaka town centres are the hubs of New Zealand's premier alpine resorts and the District's economy The key mixed use function of the Frankton commercial area, is enhanced, with better transport and urban design integration between Remarkables Park, Queenstown Airport, Five Mile and Frankton Corner The key function of the commercial core of the Three Parks Special Zone is sustained and enhanced, with a focus on large format retail development. Enhance and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres and Frankton. The significant socioeconomic benefits of tourism activities across the District are provided for and enabled. Diversification of land use in rural areas providing adverse effects on rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are avoided, remedied or mitigated | <p>The proposed development will help reinforce the service functions of Frankton and provides diversification of rural land that avoids, remedies or mitigates adverse effects. The proposed development will therefore help the district meet the goal of developing a prosperous, resilient and equitable economy.</p> |
| <p>The strategic and integrated management of urban growth</p> <ul style="list-style-type: none"> Ensure urban development occurs in a logical manner: that promotes a compact, well designed and integrated urban form; that manages the cost of infrastructure; and that protects the District's rural landscapes from sporadic and sprawling development. Development in areas affected by natural hazards is appropriately managed A quality built environment taking into account the character of individual communities A built environment that ensures our urban areas are desirable and safe places to live, work and play Development is sympathetic to the District's cultural heritage values | <p>The proposal is consistent with these objectives and therefore assists the district meet the goal of strategic and integrated management of urban growth.</p> |
| <p>The protection of our natural environment and ecosystems</p> <ul style="list-style-type: none"> Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of air, water, soil and ecosystems. Protection of areas with significant Nature Conservation Values. Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities. Avoid the spread of wilding exotic vegetation to protect nature conservation values, landscape values and the productive potential of land. Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands. Maintain or enhance the water quality and function of our lakes, rivers and wetlands. | <p>The proposal is consistent with these objectives (as much as they are relevant) and will therefore assist the district meet the goal of protecting the natural environment and ecosystems.</p> |
| <p>Our distinctive landscapes are protected from inappropriate development.</p> <ul style="list-style-type: none"> Protection of the Outstanding Natural Features and Landscapes from inappropriate subdivision, use and development The quality and visual amenity values of the Rural Landscapes are maintained and enhanced. New urban subdivision, use or development will occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values. The finite capacity of rural areas to absorb residential development is considered so as to protect if the qualities of our landscapes The character of the district's landscapes is maintained by ongoing agricultural land use and land management. | <p>The proposal will not be inconsistent with the goal of protecting distinct landscape from inappropriate development. While part of the site is currently zoned rural it is adjacent to two residential zones and does not have strong rural productive values. Natural character values will be enhanced and protected, rural characteristics and open space values will be protected, (particularly from public roads), and the overall quality of the development will be high and is expected to be attractive to most people.</p> |
| <p>Enable a safe and healthy community that is strong, diverse and inclusive for all people.</p> <ul style="list-style-type: none"> Access to housing that is more affordable. A mix of housing opportunities is realised. A high quality network of open spaces and community facilities. Safe and healthy communities through good quality subdivision and building design. Provide for Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna. Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu | <p>The proposal is consistent with these objectives and will help the district meet the goal of enabling a safe and healthy community that is strong, diverse, and inclusive for all people.</p> |

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Table Proposed District Plan – Strategic Objectives (recommended by staff as at 7 April 2016)

| Strategic direction goals and objectives (chapter 3) | Comment |
|---|--|
| <p>Provide for the ongoing operation and provision of infrastructure:</p> <ul style="list-style-type: none"> Maintain and promote the efficient and effective operation, maintenance, development and upgrading of the District's existing infrastructure and the provision of new infrastructure to provide for community wellbeing. | <p>The proposal meets this objective and goal of providing for the ongoing operation and provision of infrastructure.</p> |
| <p>Strategic urban objectives (chapter 4):</p> <ul style="list-style-type: none"> Urban development is integrated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features. Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges. Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision. Manage the scale and location of urban growth in the Queenstown Urban Growth Boundary. Maintain and promote the efficient operation of Queenstown Airport and set appropriate noise limits in order to protect airport operations and to manage the adverse effects of aircraft noise on any Activity Sensitive to Aircraft Noise. Manage urban growth issues on land in proximity to Queenstown Airport to ensure that the operational capacity and integrity of the Airport is not significantly compromised. | <p>The proposal is generally consistent with these objectives in that the District Plan already provides for residential development on the site despite being outside the existing Arrowtown UGB.</p> |
| <p>Strategic tangata whenua objectives (chapter 5):</p> <ul style="list-style-type: none"> Promote consultation with tangata whenua through the implementation of the Queenstown Lakes District Plan. Provide for a Ngāi Tahu presence in the built environment Protect Ngāi Tahu taonga species and related habitats. Enable the sustainable use of Māori land. Wāhi tūpuna and all their components are appropriately managed and protected. | <p>The proposal is not expected to adversely impact Ngai Tahu rights and interests and representatives will be consulted as part of the proposed development process. Any matters raised will be given genuine consideration by Winton Partners.</p> |
| <p>Strategic landscape objectives (chapter 6):</p> <ul style="list-style-type: none"> Landscapes are managed and protected from the adverse effects of subdivision, use and development. Landscapes are protected from the adverse cumulative effects of subdivision, use and development. The Protection, maintenance or enhancement of the District's Outstanding Natural Features and Landscapes (ONF/ONL) from the adverse effects of inappropriate development. Subdivision, use and development is undertaken in a manner that does not degrade landscape character or diminish visual amenity values of the Rural Landscapes (RLC). The protection, maintenance or enhancement of the landscape quality, character and visual amenity of the lakes and rivers and their margins from the adverse effects of structures and activities. The protection, maintenance or enhancement of indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes. The use and enjoyment of the District's landscapes for recreation and tourism. | <p>These provisions apply to the district landscapes as a whole and in this context the proposal will not be inconsistent with these objectives. Natural values (including ONL values) will be enhanced and protected. Existing rural characteristics will be degraded to a certain extent but a significant proportion of the site will remain undeveloped and careful attention is being given to the design and development quality to retain, maintain and enhance rural characteristics as far as possible. All adverse effects will be avoided, remedied or mitigated to a standard beyond a minimum 'practical' extent.</p> |

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CONSULTATION

As part of the Expression of Interest process it is anticipated that consultation with QLDC will occur in terms of:

- Process administration and other general matters
- Council owned infrastructure/utilities and design of new infrastructure
- Reserves and recreation, including use and realignment of unformed legal road
- Addressing environmental effects

As part of the Expression of Interest process it is anticipated that QLDC will seek feedback from members of the public and consult with the following specific parties:

- Ministry of Education (MoE)
- New Zealand Transport Agency (NZTA)
- Otago Regional Council (ORC)
- Ministry of Business Innovation & Employment (MBIE)
- Ngai Tahu representatives

The above consultation will be complemented by the additional consultation to be carried out with and by QLDC as set out in the HASHAA and QLDC's SHA policies. It is also important to note that the HASHAA ensures affected infrastructure providers and adjoining neighbours are able to participate in the resource consent process.

CONCLUSION

This Expression of Interest provides a vision to realise a high quality housing development within and adjoining the Waterfall Park Resort Zone and outlines how this vision meets the aims and criteria of the "Housing Accords and Special Housing Areas Act 2013" having regard to Council's Lead Policy and other matters. It ticks all of these boxes.

The proposal enables the residential yield anticipated for the area to be realised in a way that serves an important strategic role in filling a gap in the string of residential and urban development located between Arrowtown and Queenstown. This can be achieved while without creating any significant environmental effects and maintaining existing rural characteristics from Arrowtown – Lake Hayes Road and Speargrass Flat Road.

The proposal is comprehensive and will give rise to numerous socioeconomic benefits, particularly the provision of affordable housing. Considerable benefit will also be provided in the form of unlocking public access to the waterfall and generally enhancing the site to reinstate it as a popular area for families to visit and picnic. Any actual environmental effects can be scrutinized during the resource consent process and overall the sympathetic design and high quality development being proposed is anticipated to be generally supported (or not opposed) by the majority of the local community.

Some opposition to this expression of interest may arise from some neighbours who may dislike increased residential activity near their properties. However, concerns are likely to be very localised and typical of a new subdivision where existing residents prefer their outlook to remain unchanged.

The analysis in this report (inclusive of the attachments) demonstrates that the site is capable of being successfully developed while appropriately managing the effects of that development.

We consider the proposal should gain the support of the Council, and its positive recommendation to the Minister.



