

Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Project name: Glenpanel, Ladies Mile – Te Pūtahi
Application number: PJ-0000786
Date received: 22/12/2021

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

Part I: Applicant

Applicant details

Person or entity making the request: Maryhill Limited

Contact person: Kristan Stalker

Job title: Managing Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

11-17 Church Street Queenstown, OTAGO, 9300 New Zealand

Address for service (if different from above)

Organisation: The Property Group

Contact person: Katrina Ellis

Job title: Senior Planner

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service: s 9(2)(a)

Postal address:

The Property Group

Level 3, Craigs Building

Frankton

Queenstown

9304

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

Frankton-Ladies Mile Highway, Frankton, Otago, New Zealand

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

Lot 4, 7 Deposited Plan 463532 and Section 42-44 Block III Shotover Survey District Lot 6 DP 463532

Registered legal land owner(s):

Grant William Stalker and Donald Neil Jackson

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

All are listed on the RoTs

There is one consent notice which is redundant

There are a number of covenant, all of which are private and do not effect the ability to develop the land as proposed

There is one caveat on Lot 6, which is the predominantly the rural balance land does not effect the ability to develop the land as proposed

Part III: Project details

Description

Project name: Glenpanel, Ladies Mile – Te Pūtahi

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

An urban development that is predominantly high-density residential, and may include a retirement village. The development will include up to 450 dwellings, and associated roading, landscaping and infrastructure, plus provision for some small business. A primary school and childcare centre may be included, in which case there will be approximately 85 less dwellings. The proposal will provide a range of housing types, including apartments, townhouses, detached and stand alone houses.

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

Proposal

It is proposed to undertake a comprehensive residential development of the site, including associated roading, infrastructure and landscaping. To support the future residential community, the proposal includes a mixed-use precinct to provide for business needs and a service activity area for rented storage space.

Negotiations with the Ministry of Education for the inclusion of a primary school and early childcare centre on site are ongoing. The likely location of the proposed school site is shown in the attached Glenpanel masterplan. Should the school not proceed, it is proposed to develop this portion of land for residential use or as a retirement village.

Conversations with the Ministry of Education and retirement village are ongoing. It is noted that the school may be located in Flint Part, which is adjacent to the site to the west. Should neither the school or retirement village eventuate, Maryhill will develop that part of the site for residential use.

Should the full extent of the development site be used for predominantly residential development, the anticipated yield is 424 dwellings, which equates to 49 dwellings per hectare of developable land (based on QLDCs definition of developable land in the Ladies Mile Masterplan work). The proposed development has been designed to easily reconfigure should the school site or retirement village site not proceed. If the school proceeds there will a difference in yield of approximately 85 less dwellings. If the retirement village proceeds there will be an increase in yield of approximately 20 dwellings/units.

The following typologies will be utilised throughout the development:

- Rear loaded terrace housing on sites less than 6m in width
- Front loaded terrace housing on sites more than 6m in width
- Apartments
- Duplex houses
- Detached houses, with anticipated section size ranging from approximately 260m² to 480m²
- Mixed use buildings

All buildings will be under or up to six storeys.

A concept typology plan is included with this application to provide an indication of the configuration and location of different typologies. The number and location of each typology may change through detailed design, however, will encompass an overall yield will of approximately 330-450 dwellings, with the concept design having:

- 424 dwellings for residential development, or
- 339 dwellings with the school and childcare included, or
- 444 dwellings/units for the retirement village and general residential.

The retirement village, if included, will be an extension of the adjacent Queenstown Country Club. It will contain an estimated 62 care and dementia units and 152 retirement villas, totalling 214 units. Precedent imagery for the retirement village is included in the attached Masterplan Design Statement.

An underpass under State Highway 6 may be included, to connect this land with the south side of SH6, and there is HIF funding for an underpass. It is proposed to provide a range a housing stock to suit various people in the community and their needs. Discussions are underway with Kāinga Ora for delivering houses in line with the affordable homes underwrite programme and it is intended to provide 5-10% of homes at or below the KiwiBuild Price Caps to be sold to KiwiBuild buyers.

The mixed use precinct will enable uses such as small office space, some retail or cafes, professional services (e.g., accounting and legal), and personal services (e.g., health and beauty) to support the surrounding development.

The service area is proposed to operate a commercial business for storage for local residents. This includes personal storage such as campervans, boats and jet skis.

Overall, the proposal provides for much needed housing in the Queenstown Lakes District, as well as short and long term employment, on a site that is earmarked for future urban development through the QLDC adopted spatial plan and Ladies Mile masterplan.

In terms of the mechanics of the development, it is proposed to undertake an associated subdivision with necessary infrastructure, roads and reserves to vest.

The concept plans include an integrated roading network which is generally in accordance with the QLDC Ladies Mile Masterplan (discussed elsewhere in this application) and connects with the adjacent proposed development, Flint's Park. In this respect the development is not occurring ad hoc. There will be provision for walking and cycling throughout the development, with a series of greenways created for active transport, amenity and stormwater management. Discussions have been had with the Queenstown Trails Trust regarding walking/cycle tracks at the northern end of the development along Slope Hill, to form part of the Queenstown Trails network. As such a trail might be included within Slope Hill in addition to the walking and cycle ways within the proposed urban footprint. Stormwater will be managed above the base of Slope Hill. From here the stormwater will be attenuated and directed through roads and greenways in the development.

There is existing stormwater cut off drains and ponds within Slope Hill. Slope Hill is an Outstanding Natural Feature (ONF). In order to accommodate the northernmost sections and storage facility, the stormwater management and potentially other infrastructure will be amended to extend further onto Slope Hill to protect the new development. Water reservoirs, to vest with QLDC, may form part of this infrastructure of which there is existing plans and HIF funding. This project will seek to consent for such works.

The stormwater from the development will be attenuated and/or piped through the proposed greenways and road network, and if needed stormwater detention ponds.

Queenstown Lakes District Council (QLDC) is currently undertaking a Masterplan exercise over the whole Ladies Mile area. Glenpanel is currently zoned Rural Lifestyle, and forms a portion of the wider Masterplan area, however the proposed development can be delivered independently whilst still contributing to the expected outcomes of the Masterplan. Provisions of the Ladies Mile Masterplan is still to be finalised and a plan change is then required. Utilising this fast track consenting process expedites the creation of an anticipated urban development on this site, rather than having to wait for the QLDC's plan change to run its course.

The proposal is essentially to provide for much needed housing supply in the Queenstown Lakes District, on a site that is currently zoned for rural, and rural lifestyle, but is earmarked for future development. If the proposal is successful in attaining consent through this process, it will expedite development by years compared to the plan change process.

The proposal further includes a commercial storage area, mixed use area, and has provision for a primary school and early childcare centre to create a comprehensive development.

The vision of the proposal and anticipated outcomes are outlined in the attached Glenpanel Masterplan attached in Appendix A.

For further details on the site, and in support of the proposal, the following appendices are included:

- A Design package and plans
- B Record of Titles
- C Authorisation letter from landowners
- D Developer attributes letter
- E Kāinga Ora letter
- F Draft construction timeframe and job creation table
- G Landscape memo
- H Traffic memo
- I Ministry of Education email
- J Letter of support from Bank
- K Rule compliance table

Where applicable, describe the staging of the project, including the nature and timing of the staging:

It is anticipated that development will likely occur in 10 stages over 7 years. An indicative construction timeline is outlined in Appendix F, and staging plan within the attached plan set. Necessary enabling works will be done as part of stage 1.

Consents / approvals required

Relevant local authorities: Otago Regional Council, Queenstown-Lakes District Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent, Discharge permit, Designation

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Lot 6 DP 463532	QLDC Proposed District Plan	Rural Zone	Lake Hayes and Slope Hill Outstanding Natural Feature	None
Lot 7 Deposited Plan 463532	Lot 7 Deposited Plan 463532	Rural Zone & Rural Lifestyle Zone	Lake Hayes and Slope Hill Outstanding Natural Feature	paper road
Lot 4 Deposited Plan 463532, Section 42-44 Block III Shotover Survey District	QLDC Proposed District Plan	Rural Lifestyle Zone	Building Restriction line setback State Highway	paper road

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Queenstown Lakes Proposed District Plan and Operative District Plan	Proposed District Plan: 21.4.9; 21.4.10; 21.4.11; 21.4.15; 21.4.19*; 21.4.21; 21.4.33; 21.4.34*; 21.5.1; 21.5.2; 21.5.4; 21.5.7*; 21.5.7.1; 21.5.7.2; 21.5.7.3; 27.7.1; 21.7.2; 21.7.2.1; 21.7.2.2; 21.7.2.3; 21.7.3*; 21.7.4; 21.9.4; 22.4.2; 22.4.2.1; 22.4.2.3; 22.4.2.4; 22.4.3; 22.4.4; 22.4.7; 22.4.10*; 22.4.12; 22.4.13; 22.5.1; 22.5.1.1; 22.5.1.2; 22.5.3; 22.5.4; 22.5.5; 22.5.5.1; 22.5.6; 22.5.8; 22.5.9; 22.5.9.1; 22.5.9.2; 22.5.9.3; 22.5.10; 22.5.12; 22.5.12.1; 22.5.12.2; 22.5.12.3; 25.4.2; 25.5.4; 25.5.6; 25.5.7; 23.5.11; 25.5.11.1; 25.5.11.2; 25.5.15; 25.5.16; 25.5.17; 25.5.18; 25.5.19; 25.5.21; 27.5.5; 27.5.8*; 27.5.12; 27.5.22; 27.5.24; 27.7.28; 27.7.30; 29.4.11; 29.4.18; 29.5.1, 29.5.2, 29.5.3, 29.5.6, 29.5.7; 29.5.8, 29.5.9, 29.5.15; 29.5.14, 29.5.15; 29.5.20; 29.5.21; 29.5.22; 31.10.2; 31.10.3; 31.5.12; 31.11.1; 35.4.16; 36.5.1; 36.5.2; 36.5.13 Operative District Plan 5.3.3.3(iii); 5.3.5.2(vi)	<p>QLDC is in the process of undertaking its district plan review. The most relevant rules within the Proposed District Plan zones are operative pursuant to s86(F) of the RMA, as the appeal relating to the zoning of the site (to up-zone part of the site from Rural to Rural Lifestyle), has been resolved. Very few rule triggers are from the Operative District Plan (Rural zone) and relate only to exterior lighting and visitor accommodation.</p> <p>The rule triggers are a summary of the activities which require consent and also standards which may be breached. Given the project will be subject to more detailed design, the rules capture potential bulk and location non-compliances. Final confirmation of compliance or non-compliance will be provided at the time an application is made to the EPA.</p> <p>The Te Pūtahi Ladies Mile Masterplan has been adopted by Council with outstanding matters to resolve and direction to revisit the planning provisions. Final draft provisions are to be reported to Council in March 2022 and so the</p>	Non-Complying	Ladies Mile

Released under the Official Information Act 1982

		<p>previously drafted provisions have not been assessed.</p> <p>The school, if included, will be designated by MoE.</p> <p>The following activities will require consent (as outlined by the rule triggers):</p> <ul style="list-style-type: none"> - Subdivision of land into management lots, subdivision of final lots as unit title lots and fee simple lots - Construction of buildings - Earthworks, including landscaping, planting and clearing existing vegetation - Discharges associated with construction activities (regional plan) - Works to construct pedestrian and vehicular access, roading, parking, and other transport infrastructure required for the development - Works to construct three waters services and upgrade existing three waters services, both within the site and within road reserve external to the site - Land use activities including, residential, residential visitor accommodation, visitor accommodation, commercial, industrial (light storage activities). 		
National Environmental Standard for Assessing and Managing Contaminants in Soil to	Regulation 9, 10 or 11	The site contains a small historic sheep dip. Following site investigation, a determination will be	Controlled, Restricted Discretionary or Discretionary	Sheep Dip next to existing woolshed

Protect Human Health Regulations 2011		made on whether a controlled, restricted discretionary or discretionary consent is required under the NES-CS. Any necessary remedial works will be undertaken to remove the potential risk to human health.		
Otago Regional Council - Omnibus Plan Change - Plan Change 8 and Plan Change 1	Rule 14.5	Earthworks for residential development	Restricted Discretionary	Subject site

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

- RM120769: Boundary adjustment with neighbouring site to the west to create Lot 4, Lot 6 and Lot 7 DP 463532
- RM180125: Land use consent to establish, maintain and operate three navigational aid weather stations with associated solar panels at three different locations around the Wakatipu Basin; including Slope Hill. This is at the top of Slope Hill, and well above the development area.
- An application is currently being prepared for a bulk lot subdivision of the subject site. This is purely a paper exercise to enable the proposed development area to be separate from the farm lot, and to facilitate different entity and finance arrangements. The proposed fast track development is not reliant on this consent being approved.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

Discussions are underway with the MoE with regard to the potential to locate a school on the site. If these discussions progress and a school is to be located on the site, then the MoE will seek to designate the site for Education Purposes as a separate and independent application, either through this legislation or the RMA.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

Road closure application QLDC IF the final location of roads do not completely align with the paper road on site.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

Detailed design will occur concurrently with attained consent. Civil works will commence as soon as consent is obtained. A high level project timeline is included in Appendix F. Funding will be forthcoming, and a letter of support from the bank is included in this application.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Ministry for the Environment (MfE)

A pre-application meeting was undertaken with MfE on 24 November 2021.

Ministry of Education (MoE)

Discussions have been ongoing with MoE concerning the possibility of establishing a school on the subject site. It is confirmed that the Ministry are interested in establishing a school within the Ladies Mile area. A bulk lot has been identified within the development to demonstrate feasibility. Discussions are currently high level and ongoing. An email from MoE is provided at Appendix I.

Kāinga Ora and Kiwibuild

The applicant has had discussions with Kāinga Ora, including their affordable housing division regarding their potential involvement in the project and provision for KiwiBuild. Kāinga Ora have provided a letter of support for the project provided the development delivers a percentage of affordable housing supply. The letter of support from Kāinga Ora is attached at Appendix E, and there will be continuing discussions should this project be referred to confirm what level of contribution will be included and the mechanism.

Waka Kotahi NZTA

The applicant has been working with Waka Kotahi in order to facilitate the delivery of the Howards Drive roundabout. Consultation has been undertaken regarding this specific proposal on 14 November 2021, in so far as the linkage with Flint's Park to the west.

Local authorities

Detail all consultation undertaken with relevant local authorities:

A meeting was held with Queenstown Lakes District Council on 9 December 2021. Plans have been provided to Council.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

Directly adjoining landowners, being:

Lot 5 DP 463532 – s 9(2)(a) and s 9(2)(a) – note: owners of the subject site

Lot 2 DP 463532; Lot 1 DP 20162 and Section 1 SO Plan 24954 and Lot 1 DP 463532 – s 9(2)(a)

s 9(2)(a) and CLM Trustees Limited

Section 51, Part Section 45-46 and Part Section 50 Block III Shotover Survey District – s 9(2)(a)

Lot 16 DP 12921 and Lot 1 DP 12822 – s 9(2)(a)

Lot 1 DP 531988 – s 9(2)(a)

Detail all consultation undertaken with the above persons or parties:

All adjacent neighbours have been informed of the development. More comprehensive discussions are ongoing with the developers of Flint's Part to the west to co-ordinate where helpful, for example in terms of roading connections and stormwater management options.

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kāhui Māngai – Directory of Iwi and Māori Organisations.

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Ngāi Tahu, Aukaha and Te Ao Marama	<p>Aukaha and Te Ao Marama are organisations that co-ordinate with the local rūnanga on resource management matters. Representatives from Aukaha and Te Ao Marama have formed part of the Project Working Group for the QLDC. In addition there have been several meetings with Aukaha and Te Ao Marama to discuss the emerging masterplan.</p> <p>The feedback has been positive in that the masterplan was considered to have a good degree of alignment with Mana Whenua direction and values.</p> <p>The rūnanga associated with Aukaha gifted the name “Te Pūtahi” as a name for the eastern corridor. The name Te Pūtahi does not have historical origins, but translates as confluence or intersection, relating to the confluence of the two awa Kimi-ākau/Shotover and the Kawarau, both which were traditional trails or movement corridors.</p> <p>Further discussions and a cultural impact statement will be undertaken, should the project be referred to the EPA.</p>

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
No details	

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

The subject site is not a statutory acknowledgement area. The Ngai Tahu treaty settlement does contain provisions of particular relevance to this site.

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

Not applicable

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

Not applicable

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

A detailed AEE, including assessment of greenhouse gas emissions, will be prepared as part of an application to the EPA, should this application be referred. A summary of anticipated and known adverse effects is as follows.

Potential adverse effects are in relation to:

- Landscape and visual amenity
- Urban design
- Residential amenity
- Traffic and access
- Cultural
- Loss of rural/primary production land
- Servicing and infrastructure
- Construction, including earthworks
- Contaminated land
- Greenhouse gas effects

These will be discussed briefly in turn, however it is important to be cognisant of the fact that the area has been well signalled (including extensive public consultation) for intensive urban development of scale for many years.

Landscape and visual amenity:

The landscape and visual amenity effects of the proposal will be mitigated by the fact that the built development will occur on the southern end of the site which is generally flat, directly adjacent to the state highway and across the road from urban areas. This is the location of anticipated future development. The northern part of the site that forms the upper sites of Slope Hill will remain largely undeveloped, thereby maintaining the landscape values of the wider environment. The site is located within the Ladies Mile landscape character unit 10 (LCU 10) as defined by the Queenstown Lakes District plan Schedule 24.8. This LCU is classified as having a high capacity to absorb additional development. The landscape memo has been provided with this application.

Urban design:

The concept design has been created by urban designers for Barkers and Associates, in support of the proposal. The overall urban design rational and qualities of the proposal will be assessed in more detail in the attached Glenpanel Masterplan. Overall, the proposal has been designed to provide a well-functioning urban environment.

Residential amenity:

The proposal includes a range of housing typologies. With high and medium density development it becomes an important consideration to ensure the occupants of the dwellings have a high level of amenity. This includes

considerations of visual dominance, useable outdoor space, access to natural sunlight, as well as acoustic and visual privacy. An urban design assessment will accompany the application that assesses the amenity of the residential occupants of the site, however overall, a high level of residential amenity for future residents will be achieved. It is noted that due to separation distances, the proposed development will not generate any adverse residential amenity effects on existing residential communities in the wider area.

Traffic and access:

Access will be via a new roundabout onto SH6, which the applicant is working with Waka Kotahi on. The development will be designed to enable maximise use of public and active transport, to minimise effects of additional cars using the wider transport network. A traffic memo has been prepared by Jason Bartlett has been attached as Appendix H.

Cultural:

Consultation has previously occurred with Aukaha and Te Ao Marama on development of this site through the QLDC masterplan and previous SHA EOI processes. There are no known cultural effects, however a cultural impact assessment will be provided with a consent application.

Loss of rural / primary production land:

The site is zoned both Rural Lifestyle and Rural in the Proposed District Plan, with the proposed development predominantly being on the Rural Lifestyle portion of the site. QLDC has recently released its Spatial Plan which has been prepared to be consistent with the direction of the NPS-UD (2020) to provide sufficient development capacity and achieve well-functioning urban environments. The Spatial Plan has earmarked Ladies Mile as a priority growth area. Further to this, the site, which is part of the wider Ladies Mile area, is undergoing a master planning process which will eventuate in a Council-led plan change.

It is also noted that, as part of the Proposed District Plan hearings, the commissioners commented that Ladies Mile is best suited for urban development, however it was not within the scope of the Proposed District Plan at the time to rezone the land to urban, so it was rezoned to rural lifestyle. The rural lifestyle zone is beyond appeal and to be treated as operative. As such it is widely accepted that this land will not remain rural or used for primary production.

Servicing and Infrastructure:

Stormwater will be detained on site and then piped at the boundary to the stormwater infrastructure at Howards Drive. Water and wastewater connections are within 100 metres of the boundary to the site. If reservoirs are needed for additional water supply, they will be located in Slope Hill. Power infrastructure is already present on the site. There will be provision for high quality telecommunications infrastructure too. The subdivision, servicing and infrastructure effects of the development will be assessed in a servicing assessment that will accompany the application to the EPA. This assessment will clearly outline how the development will be appropriately serviced with water supply, wastewater and stormwater management. It is noted that QLDC has already put funding in place in order to service Ladies Mile, which includes Glenpanel.

Construction and Earthworks:

Construction and earthworks effects will be temporary, however given the scale and nature of the development these effects will need to be appropriately managed. Environmental management plans will be created to manage sediment, dust and runoff.

Contaminated Land:

There is a small historic sheep dip on the subject site. A preliminary site investigation for a deer shed on the neighbouring property, approximately 40m from the sheep dip has shown no contamination and it is anticipated that the area of contamination is very small. A site investigation by a suitably qualified expert and any necessary remediation work will be undertaken to ensure there are no adverse effects of contaminated soil on human health.

Greenhouse Gas:

With regard to environmental effects, the Act specifically requires consideration of greenhouse gas emissions. There is limited flat land with good solar access in Queenstown, however the subject site has good solar access, minimising the energy needs for residents. Further as the site is relatively flat, the extent of use of heavy machinery for earthworks is minimised. There will also be good provision for enabling public and active transport options to reduce car dependency, and connections to the various existing and proposed commercial and community facilities within and near the subject site.

Summary:

This summary of known and anticipated effects outlined above demonstrates that the effects of the proposal are able to be appropriately managed and mitigated ensuring that the overall adverse effects of the proposal are anticipated to be no more than minor and will be acceptable.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

NATIONAL POLICY STATEMENT – URBAN DEVELOPMENT 2020:

The National Policy Statement on Urban Development 2020 (“NPS-UD”) took effect on 20 August 2020 when it replaced the National Policy Statement on Urban Development Capacity 2016.

The NPS-UD 2020 recognises the national significance of having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and in to the future. Sufficient development capacity should be provided to meet the different needs of people and communities. Queenstown Lakes is a Tier 2 area.

The proposal is for a comprehensive residential development of vacant land. The development will be delivered to a high quality ensuring an attractive, safe and accessible environment both for those residing within the development and the wider community. The proposal will provide an estimated 424 dwellings, whereas only six dwellings are currently provided for by the existing Rural Lifestyle zoning. The proposal is entirely consistent with, and will enable the outcomes directed by the NPS-UD.

Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill 2021

The Government has introduced a Bill that proposes amendments to the Resource Management Act 1991 to bring forward and strengthen the National Policy Statement on Urban Development 2020. The RMA Amendments Bill 2021, creates mandatory enabling bulk and location rules for residential zonings within Tier 1 Councils, and provides discretion to include other Tier 2 Councils in due course, if the Minister of Housing and Minister for the Environment consider there is acute housing need. QLDC is a Tier 2 Council and may be subject to the new bill in the future. The proposed development, which is high density, will align with the intent of this bill, and can accommodate such standards should the provisions be adopted in the future.

NATIONAL POLICY STATEMENT – FRESHWATER MANAGEMENT 2020:

The NPS for Freshwater Management provides direction for managing New Zealand’s fresh water. Effective management of wastewater and stormwater will be designed into the development. If any discharge consents are required they will be sought through the Recovery Act process. The proposal will be consistent with the NPS Freshwater Management 2020.

NATIONAL ENVIRONMENTAL STANDARD – FRESH WATER REGULATIONS 2020 (NES Freshwater):

A full application to the EPA will include consideration of the NES for freshwater however the proposal is not expected to require consent under the NES Freshwater.

NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH REGULATIONS 2011 (NES-CS):

The site contains a historic sheep dip. Following a site investigation, a determination will be made on whether a controlled, restricted discretionary or discretionary consent is required under the NES-CS. A preliminary site investigation for a deer shed on the neighbouring property, approximately 40m from the sheep dip has not revealed any contamination. It is considered the potential contamination area will be small and any required remedial works will be undertaken to remove the potential risk to human health. Any contamination around the sheep dip is expected to be minor. Technical reports will be commissioned for this work.

Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently promote employment to support New Zealand’s recovery from the economic and social impacts of

COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

Ladies Mile is earmarked for future development, however as the draft plan provisions are yet to be finalised and plan change is yet to occur, there is a substantial delay in development being able to progress. This project, being fast tracked through the Covid-19 Recovery (Fast-track consenting) Act would enable design and construction jobs in the immediate, short and medium term.

Queenstown has been affected significantly by covid, particularly in the tourism and hospitality sector. Job creation and continuation in the construction sector has been essential to the covid recovery. Job creation in the development sector has supported education and diversity in skillset, making people such as those who previously worked in tourism, less vulnerable to unemployment. The project will support the certainty of ongoing investment and employment opportunities in this workforce. The project will require hundreds of workers in design and construction sectors. A detailed breakdown of anticipated FTE is provided in Appendix F.

The development will bring 330-450 houses to market, in a variety of forms. A portion of the development is further proposed to be part of KiwiBuild, and will meet the maximum house cost requirements associated with the KiwiBuild scheme. Housing availability and affordability are key issues in the Queenstown Lakes district, and this development can play a key role in the solution.

The existing urbanised areas surrounding Ladies Mile typically accommodate long term locals, as opposed to the transient community, holiday homes or short-term guest accommodation. The area has good uptake of both home ownership and quality rentals. It is anticipated that further development in Ladies Mile will continue to attract and support this part of the community, and the proposed mix of typologies whilst also providing a separate storage area, for boats, campervans and other “toys” reflects the market needs from this part of the community.

There is provision for business and therefore long term employment opportunities within the site, once developed, including the potential school or retirement village, possible childcare centre and mixed use area which will provide for a range of small scale commercial uses.

Project’s effects on the social and cultural wellbeing of current and future generations:

The development will provide for a range of housing needs to support the community. It is intended to establish a strong sense of place and community, with a high level of amenity. This is created through viewshafts along all roads running north-south, with views of the Remarkable to the south (an outstanding natural landscape) and Slope Hill directly adjacent to the north (an outstanding natural feature). The development will be connected and walkable, with green ways throughout the site for recreation and active transport, supporting the health and wellbeing of the community. The greenways and roads will connect into Flint’s Park, where community facilities include a historic homestead area which contains a consented café.

Should the retirement village be included, an underpass may be installed to connect the new village residents with the existing Queenstown Country Club facilities, which include a clubhouse, Southern Cross hospital and medical precinct. There is HIF funding for an underpass under SH6.

The land has good solar gain, which is a rare quality in Queenstown, being a south facing town in the mountains.

Further, the development blocks are designed to be east-west facing lots to maximise solar gain. There are well established trees lining the access on the western end of the site, which leads to the heritage listed Glenpanel homestead. While not listed trees, these trees are considered to have values with a nod to the pioneer farmers of the district, and are proposed to be retained with that area forming part of the proposed greenway network.

There is a primary school and childcare centre proposed to be located either within this development or on the neighbouring site to the west, Flint’s Park. A high school is further indicated to be located on the site to the east, in the Ladies Mile masterplan. This will provide community infrastructure to serve the local residents.

Common hobbies for Queenstown inhabitants include mountain biking, water based sports and snow based sports. Hobbies such as these require storage and so a variety of housing typologies are proposed as well as the provision for a separate commercial storage area.

The proposal will positively contribute to the community's social and cultural wellbeing, for current and future generations.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

By way of background, the applicant previously sought to have the site included as a Special Housing Area (SHA) in 2018, so that resource consent could be sought under the Housing Accords and Special Housing Areas Act. The application included expert reports in support of the proposal, and had the full support of all Council staff members, however it was turned down by the Council in 2019 by split decision. The reasons the Councilors did not approve the application for a SHA included concern over future community facilities in the wider area; traffic concerns in the wider area; and the Council's ability to control future subdivision within the balance area of Ladies Mile. Notwithstanding these concerns, the Councilors highlighted that the need to address the housing crisis in the district was crucial and that the proposed housing typologies and density proposed was not the concern, but rather would be seen as a positive attribute of the development.

Since the SHA application expression of interest, QLDC has also developed a Spatial Plan to ascertain areas of future growth, adopted in 2021. Ladies Mile has been identified as a high priority growth area in the Spatial Plan. The Council has continued to progress the work on what future development may look like in Ladies Mile and have embarked on a Masterplan exercise with an intended plan change process. The Masterplan envisages high density housing on the site. It is noted the Ladies Mile Masterplan is adopted by Council, but the provisions are not yet certain or adopted. As a result it is considered the high density zoning has been endorsed by Council. The Glenpanel proposal has been designed with housing typologies and densities in line with QLDCs Proposed District Plan High Density Residential Zone.

The Ladies Mile Masterplan, as a complete package including provisions, is yet to be finalised. The RMA process from here, will require the District Plan to be changed to include Ladies Mile as a development area. Full Council must approve the final provisions before a plan change process can commence. Should this approval be forthcoming, and the plan change made swiftly, the completion of the plan change process will be at least 9 months away. Only at that point, can the developer commence the resource consent process with any certainty as to the rules that have legal effect, and that is of course subject to any merits appeal to the Environment Court. It is likely that going through the plan change, detailed design and standard consent application process could take up to 2-4 years. Obtaining consent via the fast track process, for residential development, will achieve the vision of urbanizing Ladies Mile and providing housing at a much greater pace and with greater certainty, than hoping for a plan change and awaiting the process to progress through the various standard RMA stages.

The subject site is currently zoned Rural and Rural Lifestyle District Plan zoning. As such, a consent under the RMA would almost inevitably be publicly notified and could be subject to appeals. The length of time and risk under the RMA based on the current zoning means that a consent application would not be pursued.

Going through the Recovery Act is likely to bring development online around 2-4 years earlier, if not more, than it would awaiting the Ladies Mile plan change.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

The development will provide certainty for ongoing investment and employment opportunities. The employment opportunities that the development provides in the short to medium term include FTEs for the development design process and construction of the project. Long term opportunities also exist with the potential for retirement village, mixed use area, storage area and school and child care.

An FTE table is included in Appendix F, and summarised in the table below:

	2022	2023	2024	2025	2026	2027	2028		Year 1	Year 2	Year 3	Year 4	Year 5
Year 6	Year 7	Residential	23	118	208	223	223	201	105	Residential / Education	23	250	
285	320	263	241	145	Residential / retirement	23	233	400	442	415	393	285	

Housing supply:

Housing supply and affordability are significant issues in Queenstown. The proposal directly increases housing supply for the local community. The concept plan currently includes 424 residential dwellings to be provided via a variety of housing typologies. Terrace, duplex and standalone houses have had good uptake in Queenstown, and the development intends to deliver on all these typologies. Some apartment complexes will be included to increase density within the development and provide additional housing options.

Retirement village developments in Queenstown are limited, and so providing housing options for the elderly will increase housing supply. Unlike many parts of Queenstown, the potential retirement village site is flat, sunny and close to amenities.

Within the mixed use area, it is anticipated that owner occupied businesses may occur within a residential unit, or businesses at ground level and residential units above. Again, this provides an alternative housing option to support the diverse range of housing needs in the community.

It is proposed to supply at least 5-10% of houses as part of KiwiBuild, to ensure there is affordable housing options available to the community.

The developer has a strong track record in providing housing supply, having delivered around 900 lots in the nearby Shotover Country development.

Contributing to well-functioning urban environments:

Glenpanel will be a well functioning urban environment. This will be enabled through diversity of housing stock, meeting various people's needs, compact urban built form, generous greenways and strong connectivity. The development will provide connections to Flint's Park to the west, and the future commercial precinct and high school to the east. A primary school is proposed to be located either within Glenpanel or Flint's Park, providing community infrastructure.

The development is directly opposite the Queenstown Country Club, which has a medical precinct and café, which will further support the Glenpanel community. Should the retirement village be included, it will be directly across the road from the existing Queenstown Country Club area, and be a natural extension of the village with the ability to utilise the existing services in and around the village. There may be an underpass under the State Highway to provide safe crossing for retirement village residents and the wider community.

The typologies allow provision for a mixed use area where both businesses and residences can occur in the same building. An intention of the development is to provide quality houses assisting people to work from home. To further support the increasing flexible working movement, Maryhill are in discussions with telecommunications providers to ensure there will be high network speeds throughout the subdivision with the inclusion of ultra-fast broadband within the road network, and a 5G potential cell tower on Slope Hill.

There will be a strong transport network, with an enabled bus circulation providing easy access of all residents to the bus and bus stops that can services the development independently or concurrently with Flint's Park. Connectivity via good pedestrian and cycle ways will further be incorporated with an overarching principle that public transport, walking and cycling is the preferred option for daily travel.

Multi-functional greenspace corridors will support movement, stormwater treatment/ overland flow, provide views between Slope Hill and the Remarkables mountain range, recreational activities as well as amenity/ outlook from more intensive residential typologies. This enables the land available for housing to be maximised. A centrally located neighbourhood park is also proposed, for public benefit.

Providing a storage facility for the likes of campervans and boats further serves to increase amenity as the streets are not cluttered; providing a pleasant residential character and enjoyment for residence.

There will be a strong sense of place, with cues to the pioneer settlers in the District with the development name, tree lined access to the Glenpanel Homestead, and connections with this development to the heritage listed Glenpanel Homestead, which is proposed (by Flint's Park) to be used as a café and gallery.

This development is designed to have its own character and be a well functioning urban environment in its own right, but work in coherently with Flint's Park and the wider Ladies Mile development when delivered. Over time, Ladies Mile will become a larger well-functioning urban environment of comprehensively designed developments.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The development will have all the infrastructure needed to provide for the Glenpanel community.

A key infrastructure aspect of the development is provision for good telecommunication infrastructure. A number of the Queenstown community work from home, and this is a growing trend in the District. There will be ultrafast broadband throughout the development. Further, Maryhill are in discussions with a telecommunications provider for a 5G tower on Slope Hill. If this eventuates, this will provide 5G to the Ladies Mile community without requiring a tower directly within the urban footprint. Further, a smaller tower can be accommodated due to the elevation above buildings and tree heights. There is already telecommunication and aviation navigation infrastructure on Slope Hill, where such infrastructure can be generally co-located.

Green stormwater solutions are being considered where possible, utilising greenways and parks for attenuation. The site is well located for green stormwater solutions due to the water table being significantly below ground level, allowing for good soakage and ample room for a stormwater attenuation.

The greenways will be treed, proving positive ecological, character and amenity outcomes.

The development principles in the Masterplan further demonstrate how the proposal will provide infrastructure that improves economic, employment and environmental outcomes and increase productivity.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The infrastructure will be designed to ensure that adverse effects on freshwater quality will be avoided through appropriate stormwater management. The proposal will not result in any adverse effects on air quality or indigenous biodiversity, and it is proposed to plant natives throughout the development (assuming natives can be sourced).

Fireplaces will not be permitted within the development to ensure air quality is maintained.

Minimising waste:

The proposal is to construct a comprehensive development.

The slope is generally flat, and development will work with the topography of the site to minimise earthworks and therefore minimise cut and fill waste.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

The development is designed to help reach a low emission economy through:

- Having no reticulated gas or fire places;
- Including planted greenways and streets;
- The location of the site and east/west orientation of the lots enable high levels of solar gain, reducing dependency on heating and drying;
- The development area is generally flat, requiring less earthworks and therefore less heavy machinery will be required for construction, minimising use of fuel and oil;
- Reducing car dependency through having strong connectivity and developing the design to maximise use of bus, walking and cycling. As a standalone development the majority of houses will be within 300m walking distance from the anticipated bus stop location, as showing on the movement strategy plan. If a bus network connects through Flint's Park and Glenpanel, there will be provision for multiple bus stops through the developments, reducing the distance between houses and bus stops;
- Reducing car dependency by having a community that people can live, play and work in through use of housing typologies where people can work from home; being located close to existing and future community infrastructure such as the future primary school and high school, existing medical hub at the Country Club, and future commercial area adjacent to the site to the east.

Promoting the protection of historic heritage:

The site includes roading and greenway connections to the adjacent Glenpanel Homestead, which was the homestead for the farm the subject site is located within. Glenpanel Homestead is a listed heritage building (QLDC PDP class 3 ref:

122), and has resource consent to be used as a café and art gallery. The proposal with its connectivity to the homestead will enable this heritage building to be more accessible to people and enable the heritage values to be highlighted and appreciated.

Within the subject site is the tree lined driveway to Glenpanel Homestead. These trees will be retained and form part of the greenway connections within the Glenpanel development.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

Site due diligence has confirmed the site is not expected to be at risk from natural hazards. There is potential for natural hazard risk in the event of a large earthquake such as Alpine Fault rupture.

Community resilience will be facilitated from having a connected community with the required community infrastructure on its doorstep, with Glenpanel including business and potentially and school and childcare; and being located close to existing and future community infrastructure such as the future primary school and high school, existing medical hub at the Country Club, and future commercial area adjacent to the site to the east.

Quality housing and a range of housing typologies and high quality telecommunications (reticulated ultra fast broadband and a 5G tower) where people can work from home further provides for community resilience, should the community get cut off from other areas.

Other public benefit:

The site has the ability to accommodate a school site and enable a childcare facility that would serve the wider community, or if the school is located in Flint's Park, the development will provide good connectivity to the nearby school site. More schooling options on the eastern side of the Shotover bridge would mean less travel across the Shotover Bridge into Frankton.

The wider public benefits of the proposal include creating recreational connections.

The storage facility enables people in smaller sections with limited storage to have the gear and vehicles they desire to make the most of what Queenstown has to offer.

The proposal will provide for a diversification in housing stock and more affordable housing, with provision for KiwiBuild housing. Further, by going through the Fast Track process, this housing can come online much quicker than waiting for a plan change of Ladies Mile followed by RMA consents.

Whether there is potential for the project to have significant adverse environmental effects:

Previous assessments undertaken for the SHA EOI and Ladies Mile Masterplan, as well as assessments on the concept design of this particular development, show adverse effects will not be significant. Landscape, traffic and urban design input have been included with this application.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

The site is not subject to natural hazard risk. In particular, the site is not subject to flood hazards that could be exacerbated by climate change.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
No details	

Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Katrina Ellis

22/12/2021

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at www.ombudsman.parliament.nz.

Checklist

Where relevant to your application, please provide a copy of the following information.

Yes	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.

No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.

Released under the provision of
the Official Information Act 1982