

Addendum to Application

This addendum provides supplementary information to the application, including a summary on how the development is a well functioning urban environment and a high level assessment on how the application will meet the RMA s104D Gateway Test.

1. A well-functioning urban environment and the National Policy Statement for Urban Development (NPS-UD)

Glenpanel will be a well functioning urban environment in itself, and over time, will contribute to the wider Ladies Mile urban environment. The key features of the Glenpanel Masterplan, to accomplish a well functioning urban environment, are outlined in the Glenpanel Masterplan document attached to this application.

As per the QLDC Masterplan, this development contains the primary access for the entirety of the Ladies Miles development, through the approved Waka Kotahi NZUP Howards Drive upgrade, and the collector roads relied upon west to east, feed off this development. Also, the proposed water reservoirs to serve the norther side of Ladies Mile will be located on the applicant land (on Slope Hill). As such, it is paramount that this development occurs first (or in conjunction with other projects), to enable comprehensive and efficient development of the remaining land along Ladies Mile.

The Glenpanel proposal is based around a simple, legible grid pattern road network and development pattern that ensures good linkages between pedestrian and cycle routes and open space amenity areas. Being relatively flat, this urban pattern provides safe and short walking distances to anywhere in the Glenpanel neighbourhood, and provides connections to existing and future development in the wider area, in line with the QLDC Masterplan. The north-south grid supports a range of housing typologies with good access, solar orientation and on-site amenity.

Policy 1 of the National Policy Statement for Urban Development (NPS-UD) seeks to require well-functioning urban environments that as minimum:

- Enable a range of housing options
- Enable a variety of sites to cater for different business sectors
- Ensure accessibility, including by public and active transport, between housing, work, community facilities and natural and open spaces
- Support the competitive operation of, and limit impacts on, land and development markets
- Support deduction of greenhouse gas emissions and
- Are resilient to effects of climate change.

It is widely acknowledged that there is a demand for housing in Queenstown that suits the needs of residents of Queenstown and is affordable.

The Queenstown Lakes District is well known for a lack of affordable housing for both buyers and renters. Existing developed land is not sufficient to meet demand and thus has not translated to

affordability as demonstrated by the escalation of housing prices in the district. Part of the solution to affordability is the provision of additional supply.

The high level of amenity within the development supports more intensive housing types such as terraced houses and apartments which will achieve the density sought by the QLDC Masterplan. The Glenpanel development along with the remainder of the Ladies Mile amount to a large tract of land that will be developed and could make a reasonable impact on increasing the supply of housing in Queenstown. Developing Glenpanel quickly is considered beneficial to addressing the affordability challenges facing the district. Further, Glenpanel is the heart of the Ladies Mile development area, and enabling Glenpanel to develop without delay will then open the wider Ladies Mile area to be developed efficiently in due course.

Overall, the key outcome of Glenpanel is its delivery of a high density development with a range of housing types. The development will comprise mainly apartment blocks and, terrace housing, and also have duplex's and detached dwellings. The project may also include a school, a childcare centre or church, or a retirement village, which will complement the residential use.

Maryhill (the developer) is in active discussion with Kianga Ora regarding Kiwibuild, with the aim of providing for a kiwibuild housing within the development, increasing the provision for much needed affordable housing in the district.

The development sets aside a variety of sites to cater to appropriate businesses, with:

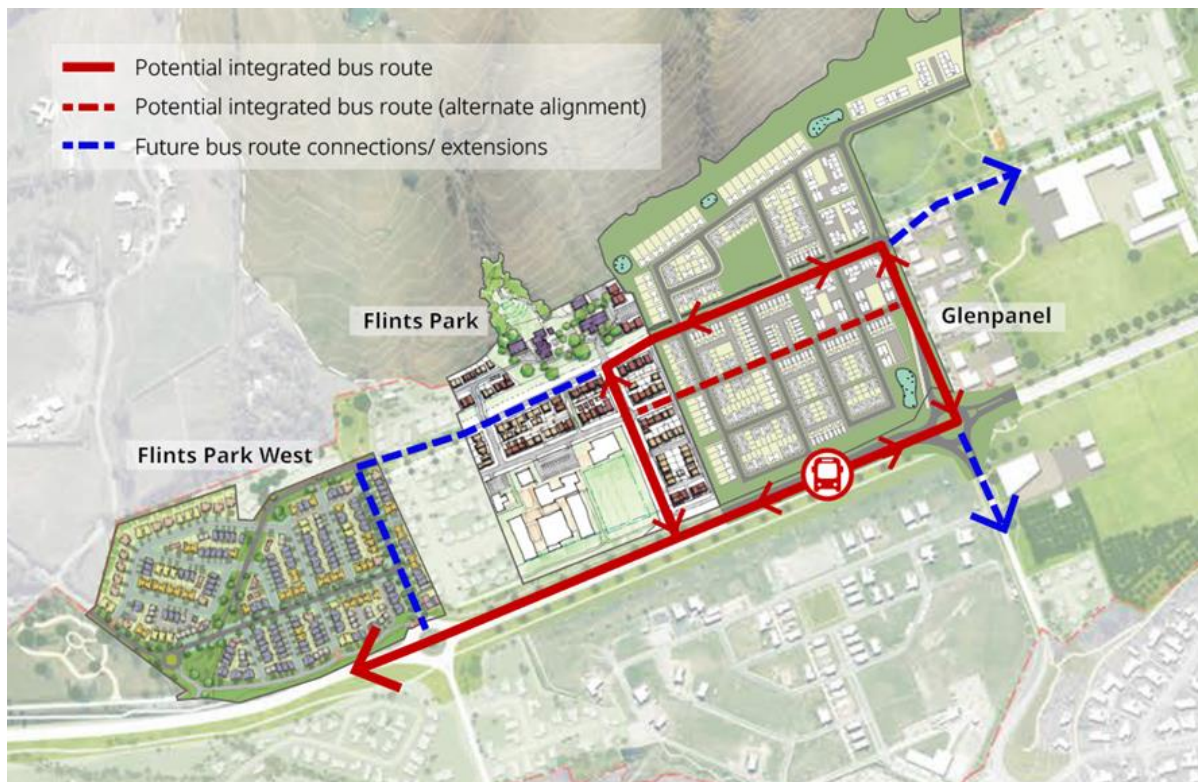
- a mixed use block, which will likely have business on the ground floor, and residential above,
- possible provision of a primary school and childcare, school and church or retirement village.

These businesses are compatible with and will support the proposed residential community and enable people to live and work in the same immediate area.

Glenpanel is designed to have a high level of accessibility within the development, to the Glenpanel Homestead and proposed Flint Park development, to future development east of the site, and to existing development south of the site. There is HIFF funding for Waka Kotahi to put an underpass under SH6 to connect Glenpanel to the development to the south of SH6, which, if constructed will enhance the accessibility of pedestrians and cyclists.

There will be good provisions for safe walking and cycling paths throughout Glenpanel, with high amenity spaces provided through grade separation with cars and planting. Rear lanes and shared accessways will be incorporated into the design, reducing the impact of driveways and garages to the street, which will enhance pedestrian amenity and safety. There will be bus stops located within close proximity of each unit, and bus shelters provided at bus stops, to facilitate this being an accessible and convenient mode of transport. Collectively these aspects serve to make walking, cycling and the use of public transport more accessible and attractive; thereby reducing private motor vehicle use and associated environmental impacts.

The roading design has taken into account Glenpanel as a stand alone development, but also in conjunction with Flints Park to the west, which has been approved by the Minister for Fast Track consenting, as well as the wider Ladies Mile area. The below image demonstrates bus circulation options.



The development pattern supports a range of compact housing types that can easily be customized and adapted relatively easily, and includes sections for standalone development, resulting in a wide range of housing typologies and price points. This breadth of range and customization helps ensure wide 'market spread' needed to support a complete and diverse community.

There are limited vacant sections on the Queenstown market at the more affordable end, and there is a monopoly on this market currently in the 'Southern Corridor'. There is limited affordable new duplex and terrace townhouse offerings also, both of which have had good uptake in the District in recent times. Glenpanel will provide a range of housing choice and bring competition to the market at the more affordable end.

The design has considered the Kāi Tahu Ki Otago Natural Resource Management Plan. It has been important for the project to be located outside of culturally significant and highly visible landscapes, and it will adopt the approach of having an accidental discovery protocol during earthworks.

Given that traffic is one of the major contributor to emissions and greenhouse gasses, the most important aspect that this proposal can provide with regard to responding to this challenge is to support modal shift – particularly towards walking, cycling and use of bus services. This is principally achieved by having highly connected and legible urban form coupled with expansive greenway routes that link to surrounding development areas and proposed bus route / stops. Effort is being made to reduce the provision for, and impacts of, motor vehicles. This includes more pedestrian and cycling focused design and use of rear service lanes.

The other key response is the range of buildings typologies and associated construction techniques. Development will optimise the use of compact, attached house forms which inherently use less materials and have less embodied energy than larger free-standing dwellings. Further, the location and the site and nature of the design means dwellings will have high access to solar gain, a factor not common throughout Queenstown, which

has communities on southern hillsides with some dwellings not getting any direct sunlight in parts of winter. These factors reduce energy consumption. Collectively these elements deliver a meaningful response to emissions and greenhouse gasses.

Unlike much of Queenstown and the wider area, the subject site is not subject to flood risk. Its location, elevated above and separated from the local lakes and rivers, safeguards it from effects of climate change such as sea level rise and associated increased flooding from lakes and rivers. Glenpanel, and the wider Ladies Mile will have resilience to natural disasters through being a connected community that can be self-sufficient with medical facilities, cafes, small shops, schools and other facilities in the immediate area, and more facilities proposed over time as Ladies Mile develops.

2. How the Project will meet the 'gateway' tests in section 104D of the RMA

Section 104D of the RMA states that the decision maker may only grant a resource consent for a non-complying activity if it is satisfied that (a) the *adverse effects* of the activity on the environment will be no more than minor (noting the focus on adverse effects, rather than simply the extent of change); or (b) that the activity will not be contrary to the objectives or policies of the relevant plan or proposed plan (noting that "contrary to" means repugnant to a "fair appraisal of the objectives and policies read as a whole"). Importantly, only one of the two "gateway" tests under section 104D need to be met.

For the reasons given below, both gateway tests are considered met in this case.

Effects on the Environment

An assessment of environmental effects was provided in the application. This assessment utilised assessments from the projects urban designer, transport engineer and landscape architect. It further drew on the extensive reporting done for development in this area to support the QLDC Spatial Plan, QLDC Ladies Mile Masterplan, and the previous Glenpanel Special Housing Area expression of interest.

That assessment concludes that the proposed Glenpanel development will have no more than minor adverse effects on the environment.

Therefore the first gateway test under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which are more than minor.

Policies and Objectives

This assessment focuses on the Objectives and Policies that are contained within the district plan. The QLDC Operative District Plan has largely fallen away as it relates to this site, and the Proposed District Plan (PDP) is of greater relevance, and the focus for assessment of the District Plan Objectives and Policies will focus on the policies and objectives from the PDP.

The subject site is zoned Rural and Rural Lifestyle, with proposed development being primarily within the Rural Lifestyle portion of the site.

The chapters of the PDP that have relevant Objectives and Policies are listed below:

- Chapter 3 Strategic Direction
- Chapter 4 Urban Development
- Chapter 6 Landscapes – Rural Character

- Chapter 21 Rural Zone
- Chapter 22 Rural Lifestyle Zone
- Chapter 25 Earthworks
- Chapter 27 Subdivision and Development
- Chapter 29 Transport

A high level assessment against the relevant objectives and policies is as follows:

Strategic Chapters: Chapter 3 Strategic Direction, Chapter 4 Urban Development and Chapter 6 Landscapes – Rural Character

The relevant strategic objectives and policies of the PDP aim to ensure that the District's economy is prosperous, resilient and equitable, that urban growth is managed in a strategic and integrated manner, a quality built environment, retention of the district's distinctive landscapes and that residents and communities can provide for their social, cultural and economic wellbeing and their health and safety.

They seek to apply urban growth boundaries (UGBs) and avoid development in rural zones, avoid or minimise effect of developments on water quality of lakes, rivers and wetlands, seek opportunities to provide public access to the natural environment, and protect landscape values of Outstanding Natural Features (ONFs). Policies seek that UGBs can be amended over time to meet growth needs.

Glenpanel will not detract from the Queenstown town centre and will thus maintain the town centre as a hub for New Zealand's premier alpine visitor resort. The proposal provides for diversification of the district's economic base and the creation of employment opportunities.

The proposal will promote a well designed and integrated urban form that connects into existing and proposed infrastructure that ensures a mix of dwelling types and land uses. Glenpanel is located within Ladies Mile, adjacent to one of the largest concentrated urban populations in Queenstown. Given its location, serviceability and aspect, it is considered to be strategically one of the most important areas for development in Queenstown, and it is noted as a high priority development area in the Queenstown Lakes Spatial Plan. QLDC has prepared a Masterplan that will allow for the integrated development of Ladies Mile, which will extend the UGB to include the subject site. While the site currently falls outside the urban growth boundary, it is in a location adjacent to existing extensive urban development and infrastructure, and in a priority development to be included in the UGB in due course. While the proposal is somewhat inconsistent with the policies requiring urban development to be inside the UGB and outside of rural zoned areas, it is by no means repugnant to these policies, noting the location of the site and Spatial Plan direction to upzone the site and amend the UGB. As such the proposal is not considered contrary to these policies. Glenpanel will result in urban growth managed in an integrated and strategic manner, in line with the QLDC approved Spatial Plan and Ladies Mile Masterplan. As such the proposal is considered to be, on balance, consistent with strategic objectives and policies regarding urban growth.

The proposal will result in a quality built environment, it will retain the landscape values of Slope hill (an ONF), and will include reserves and community infrastructure, and be closely connected to facilities beyond the site. This enables residence to provide for their wellbeing. Subject to ongoing discussions with Queenstown Trails Trust, a trail might be included along the base of Slope hill, which will create an opportunity for public access to the natural environment. Earthworks from development will be managed in accordance with an earthworks management plan to prevent effects on water quality from runoff and sedimentation.

Overall, on balance, the proposal is considered consistent with and not contrary to the Strategic objectives and policies in the PDP.

Zone Chapters - Chapter 21 - Rural Zone; Chapter 22 - Rural Residential and Rural Lifestyle

The vast majority of the rural zoned portion of the site is remaining undeveloped and in rural production. Overall the relevant objectives and policies of the Rural Zone will be met.

The proposed development area is primarily on land zoned Rural Lifestyle. The Rural Lifestyle zone has the following objectives, with supporting policies:

- 3.2.1 *Objective - The District's landscape quality, character and amenity values are maintained and enhanced while enabling rural living opportunities in areas that can absorb development*
- 3.2.2 *Objective - The predominant land uses within the Rural Residential and Rural Lifestyle Zones are rural and residential activities.*
- 3.2.3 *Objective - New development does not exceed available capacities for servicing and infrastructure.*
- 3.2.4 *Objective - Sensitive activities conflicting with existing and anticipated rural activities are managed.*

It is acknowledged the character of the area will be changed as a result of urban development. As discussed above, Glenpanel is located within Ladies Mile, an area that is rapidly urbanising and has been identified in QLDC's Spatial Plan as a future priority growth area and is currently undergoing a Masterplan process.

Given the urban nature of the surrounding land use, it is considered that further urbanising would not cause sensitive activities to conflict and there are little to no constraints to urban development. It is considered that given the nature and location of the land, urban uses are most appropriate. This development is not being proposed on quality productive land so that resource is not being placed under further pressure due to this development, and studies have shown that the land can absorb urban development.

The development is able to be serviced, and given the nature of the surrounding urbanised neighbourhoods will be providing for development that is in keeping with the locality.

The development is not entirely consistent with the objectives and policies of the Rural Lifestyle zone, but it is not contrary to them. The proposal is considered consistent with the objectives and policies of the Rural zone.

District Wide Chapters - Chapter 25 Earthworks, Chapter 27 Subdivision and Development, Chapter 29 Transport

The district wide chapters relate to development that in this instance is being proposed on a greenfield site, with few constraints. This means that all constraints can be designed around and adverse effects can be mitigated to ensure that the development will not be contrary to the policies and objectives that are set out in these chapters.

It is considered that the proposed development will be consistent with the relevant objectives and policies in these district wide chapters.

Conclusion in respect of "not contrary" to objectives and policies, and gateway tests

With respect to the second gateway test under section 104D(1)(b), the application is not contrary to the relevant policies and objectives of the Operative District Plan or the Proposed District Plan when considered as a whole (as is required).

Summary

While proposals only need to meet one of the gateways under section 104D, the application passes both of the gateway tests in s104D.