

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: Brackens Ridge
Application number: PJ-0000818
Date received: 25/08/2022

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: Mount Soho Trust Limited

Contact person: Roger Monk

Job title: Director/landowner

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

74 Jean Robins Drive, Queenstown 9371

Address for service (if different from above)

Organisation: JCarter Planning

Contact person: Jenny Carter

Job title: Planner

Phone: s 9(2)(a)

Email: s 9(2)(a)

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

Postal address:

62 Erskine Street, Lake Hayes Estate, Queenstown

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.

175 McDonnell Road, Arrowtown, Otago, 9371, New Zealand

Legal description(s):

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

Part Section 104 Block VII Shotover SD

Registered legal land owner(s):

Roger Francis Monk as Trustees of the Mt Soho Trust, Cook Adam Trustees Limited

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:

Owner

Part III: Project details

Description

Project name: Brackens Ridge

Project summary:

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

To subdivide land (17.9ha) to create approximately 104 residential lots for future housing development. This includes the associated infrastructure for the subdivision and development of the sections, including roading, walkways, connections to three waters services and reserves.

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.

The development will consist of:

1. Approximately 104 residential sections; and
2. Public open space and walkway/cycle connections; and
3. Infrastructure associated with the subdivision and development roads, parking, and infrastructure for three waters services; and
4. Improvements to open space areas including rehabilitation and planting.

Description of activities involved in project:

1. Subdividing land;
2. Clearing exotic vegetation;
3. Carrying out earthworks (including disturbing potentially contaminated soils);
4. Constructing roads, parking, and public transport related structures;
5. Constructing infrastructure connections to three waters services;
6. Discharging stormwater run off onto land;
7. Developing land for public open space including landscaping and planting and construction of public accessways;
8. Planting of wetland areas and an escarpment face;
9. Carrying out any other activities that are-
 - Associated with the activities described in paragraphs (a) to (j); and
 - Within the scope of the projects as described in clause (3) of this schedule

This is a proposal for a subdivision and land use consent to develop Brackens Ridge (BR), a site located adjacent to the southern edge of the Arrowtown township. The site is currently zoned 'Arrowtown South', a special zone managed by a structure plan that enables 17 rural lifestyle lots on the site, with a minimum lot size of 1500m² and an average of at least 4000m².

This is a proposal to undertake a subdivision that would enable approximately 104 residential lots, with a range of lot sizes. The applicant will undertake all of the subdivision works including connection to services, roading, access connections, street tree planting and landscaping of the open space areas. It is proposed that the terrace face and wetland open space areas will be vested as reserve, with other areas of open space retained in private ownership. The land use component of this consent application will provide overarching approval for the construction of one primary and one secondary unit within each of the 104 lots. This is therefore a proposal to undertake a subdivision that then enables the development of up to 208 residential units.

The layout of the subdivision has been designed to respect the site's natural features, with setbacks from the wetlands, retention of open space areas and limiting development within the more sensitive areas of the site. The subdivision is designed to achieve excellent connectivity, and the varying lot sizes will enable the construction of a

range of housing typologies. Each lot will be subject to design controls including setbacks, materials, and height, and certain lots will be required to be developed 'comprehensively' to achieve higher density duplexes and townhouses. The proposal will connect into reticulated services and the public transport network. It is supported by urban design, landscape, traffic, ecological and economic reports.

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

N/A - project will be undertaken as one stage

Consents / approvals required

Relevant local authorities: Queenstown-Lakes District Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent

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
Section 1 SO 24781, Lot 1 Deposited Plan 25880 Part Section 104 Bulk VII Shotover SD- Sec SO 24781, held in Record of Title OT19C/187.	Queenstown Lakes Operative District Plan	Arrowtown South Special Zone	Structure Plan	N/A

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
QLDC Operative District Plan	Please see section 13 of Application document	Subdivision to create 104 lots, land use consent to approve future dwellings.	Non Complying	175 McDonnell Road, Arrowtown

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.

N/A

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

N/A

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:

N/A

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.

Once resource consent is obtained works would commence as quickly as possible, potentially before the end of 2022. The construction of the infrastructure connections, roading, services would take approximately 6 months from commencement.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Three pre application meetings have been held with MfE staff

Local authorities

Detail all consultation undertaken with relevant local authorities:

Correspondence has been undertaken with QLDC policy manager.

Other persons/parties

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

Te Ao Marama

Aukaha

Adjacent landowners

Queenstown Lakes District Council

Otago Regional Council

Detail all consultation undertaken with the above persons or parties:

Informal discussions have commenced with QLDC staff, Aukaha and with adjacent landowners.

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
Ngai Tahu	Correspondence has been undertaken with Aukaha in order to understand past consultation undertaken with respect to the site. The Master Plan, Natural Wetlands Report and application documents have been sent via email. It is intended that once complete this application will be sent to both Aukaha and Te Ao Marama for discussion and feedback.

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.

N/A

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.

N/A

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.

N/A

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.

Please see attached reports that address urban design, landscape, traffic, economics, ecology and infrastructure. These are summarised as follows in terms of anticipated and known effects on the environment:

Urban Design (Annex [B]) - the proposal represents an efficient use of a limited land resource and will contribute positively to the creation of a well-functioning urban environment. The importance of maintaining Arrowtown's character is addressed at paragraphs 4.18-4.25 of the Urban Design Report. It is concluded that the development concept will create an urban parkland environment, and will make a positive contribution to the character of Arrowtown. It will achieve a well functioning urban environment.

Landscape effects (Annex [C]) - The site of the proposed activities is not within an ONL, and is on the floor of the Wakatipu Basin. It is immediately adjacent to the existing suburbs of Arrowtown and is zoned for rural living land use, subject to a structure plan.

The site is within an area classified by the Council's Land Use Study (WBLUS) as LCU24. The WBLUPS recommended that the landscape unit within which the site sits (South Arrowtown LCU24) be zoned to accommodate urban development subject to a structure planning approach. Appropriately designed urban development can be accommodated in this area without compromising the landscape character or values of the Wakatipu Basin.

In relation to views and visual amenity of observers in the area immediately surrounding the site, some change will be evident if the proposal proceeds. Essentially, areas of rural living development will be replaced by areas of suburban density. The fact that the site is surrounded by golf course land use means that the potential for visual amenity to be adversely affected is reduced.

Further, it is proposed that 62% of the site's total area will be retained as open space and will be planted in indigenous vegetation. Effectively development will be located where it can be absorbed.

Any adverse landscape and visual amenity effects will not be of a significant degree and there is good potential for mitigation via detailed aspects of a resource consent application.

Traffic (Annex [D]) – While the increase in residential development will result in increased traffic volumes, these remain well within the capacity of the roads and nearby intersections. All of Arrowtown is within 2 km of the site and since the site has direct links to the wider pedestrian and cycle network, this means that these travel modes are a practical option for local travel. Access to the wider network will be possible via the new intersections on McDonnell Road and Centennial Avenue.

The road layout within the eastern portion of the site can be designed to accommodate an extension to the bus route and would be consistent with Council strategy to promote greater use of public transport.

The proximity of the site adjacent to an existing township that contains a wide range of community facilities, amenities and employment opportunities will also reduce the need to travel beyond Arrowtown and makes travel by modes other than private vehicle a practical option. While it will contribute to growth of vehicle movements on the Shotover Bridge, it is a very small component of that growth, especially when compared to the ongoing growth of Gibbston, Wanaka, Cromwell and Ladies Mile. The amount of growth that could be directly attributed to the development will be influenced by the level of access to public transport and any other travel demand measures implemented by Council, Waka Kotahi and Otago Regional Council. The site is well located and the proposal designed to achieve as much modal shift as possible.

The proposal can be supported from a transport perspective because the site is well connected to the existing transport networks, is adjacent to existing residential development and in close proximity to Arrowtown town centre and improved access to public transport and walking and cycling connections can be provided.

Economics (Annex [E]) - Demand for land and living opportunities in Arrowtown can be expected to remain high, which will mean that the remaining housing capacity is likely to be exhausted more quickly than anticipated, and further supply will be required. To address this, additional land for housing must be made available as a matter of urgency. The Economic Report finds that there is already an undersupply of housing in Arrowtown, given increasing house prices and a decreasing school roll. If this undersupply persists, the price of land (which has already escalated

significantly in recent years) could increase further, which will continue to negatively impact the affordability of housing. In that context, the proposal will alleviate some of the potential shortage that is expected in the coming few years.

The proposal will have a positive impact on housing supply in the District and Arrowtown, while being appropriately sized in the context of likely growth. The development is expected to generate approximately ^{s 9(2)(b)(ii)} in the coming decade. A benefit of the site's location is that expenditure to connect to infrastructure is lower than other sites where there is greater physical separation between services and the development site, and where greater infrastructure connections and upgrades are necessary.

The proposal achieves economic benefits, being increased employment and the provision of housing supply.

Infrastructure (Annex [H]) -The development can connect to reticulated water supply and wastewater with minimal upgrades. Stormwater can be effectively managed on site, and the site can connect to the power and telecommunications network. Given its location and the minimal upgrades to infrastructure it represents an efficient development.

Ecology (Annex [F]) The Natural Wetland Assessment (Annex [F]) identifies the areas within the site that are deemed to be 'natural wetland'. These natural wetland areas will be maintained and enhanced and development will be set back at least 10m from their edges. The accessways connecting the lower site off McDonnell Road to the upper site utilise existing culverted crossing points that are located adjacent to what is a constructed wetland. Therefore they do not affect the extent or functioning of the natural wetland areas.

More than 60% of the site will be maintained as open space, and the escarpment and wetland area will be improved, with the removal of exotic weeds and the planting of indigenous vegetation. By avoiding the natural wetland areas, improving the escarpment, and locating development where it can be absorbed (with respect to ecological values), the proposal will improve biodiversity values.

The resource consent application will include an application to prepare and implement an Open Space Management Plan. This will ensure maintenance and enhancement of the green areas within the site.

While the development will necessitate earthworks to construct roads and these roads will result in stormwater runoff, the overall effects will, on balance, be positive. This is because the construction works can be undertaken in such a way that effects are appropriately avoided and mitigated, and there is ample open space within the site to effectively manage stormwater. On balance, with 62% of the site being retained as open space, and improved in accordance with Management Plan, it is considered that ecological effects will be effectively managed and there will be environmental benefits.

Cultural- During the preparation of the plan change the attached letter was received from KTKO (Annex [G]). The issues/matters outlined can be addressed through the resource consent application process. This includes connection to reticulated services, implementation of an Environmental Management Plan during construction, and imposing an accidental discovery protocol.

The Natural Wetlands assessment and proposed master plan have been sent to Aukaha for review and comment, and further consultation will be undertaken as the project proceeds.

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:

6.1 National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 (NPS-FW) came into effect on 3 September 2020. Its objective is provided at page 9 and reads:

(1) *The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:*

(a) *first, the health and well-being of water bodies and freshwater ecosystems*

(b) *second, the health needs of people (such as drinking water)*

(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future

The Natural Wetlands Assessment (Annex [F]) has assessed the values associated with the water course that extends through the site, and finds that while the northern part of the wetland area is 'natural', the area of the water course to the south is a constructed wetland. There is also a small area of natural wetland to the south and east of the constructed wetland.

This report has been used to inform the master plan to ensure that development does not extend into the wetland areas. A planting plan will be established and this will provide an opportunity to improve the biodiversity values associated with both the wetland areas and the wider site. Stormwater will be discharged on site, and this will be designed to ensure that the health and wellbeing of the water course is maintained and enhanced. This can be achieved because of the size of the site, and the scale of the areas to be retained in open space.

Because the site is adjacent to Arrowtown, it is able to connect to reticulated water and wastewater, and will provide for the community's social, economic and cultural wellbeing. This is achieved by providing housing supply adjacent to the existing settlement, in a way that maintains and enhances natural and physical resources.

6.2 National Environmental Standard – Freshwater (NES-FW)

The NES-FW regulates activities that pose risks to the health of freshwater and freshwater ecosystems. The Natural Wetlands Assessment (Annex [F]) has identified the location of the natural wetlands on site, and this has informed the master plan, ensuring that development including road connections is not located within the natural wetland areas.

The road connections from McDonnell Road through to the upper portion of the site are located across existing 'causeway linkages' which are culverted. These may need upgrading to increase the width of the crossing, however they are located outside the natural wetland areas and will be located more than 10m from the edge of the natural wetland.

The NES-FW has been incorporated in the design of the Master Plan, to ensure that the natural wetlands within the site will be maintained and enhanced.

6.3 National Policy Statement Urban Development

The proposal meets the objectives and policies of the NPS-UD. A detailed assessment against the provisions of the NPS is provided at Annex [H]. Key is the ability to provide housing supply where it contributes to a well functioning urban form. The proposal achieves the objectives and policies of the NPS-UD.

6.4 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NPS-C)

A Detailed Site Investigation has been prepared for the upgrade of the historic wooldshed, and this would be used as a basis for further site investigations. Such investigations will be undertaken as part of the resource consent application process.

It is noted that the site has historically been used as a pastoral farm, with the likely contributors to contaminated soils being in proximity to the historic woolshed and associated implement sheds. Those buildings are located within the 'wedding venue' site and therefore will not be affected by this proposal.

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:

Queenstown's economy has been hard-hit by Covid 19. The project will provide employment during construction and importantly will provide housing supply in a location where there is very limited capacity. Importantly, the location supports the creation of a well functioning urban environment given the site's connection to the existing Arrowtown settlement.

The economic benefits of BR has been addressed at Sections 6 and 7 of the Economic Report (Annex [E]), which finds: *In short, the economic role of the BR suggests that the development is expected to generate approximately s 9(2)(b)(ii) in direct expenditure over the coming five years. This would support total economic activity of \$37 million in GDP and employment of 495 employment years[1] between 2022 and 2027 in the Queenstown Lakes economy.*

Also, as discussed in the Economic Report, by locating development adjacent to the existing settlement, the cost of infrastructure is less than, for example, greenfields development physically separated from existing settlements. This is because with minimal upgrades, the development can connect to reticulated services.

[1] Total Employment Count, which is equal to Count of employment and working proprietors.

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

The project will have positive effects on the social and cultural wellbeing of current and future generations through the provision of housing supply in close proximity to an existing settlement. The site can connect to reticulated services and it is adjacent to the existing residential area of Arrowtown. The project will contribute to a well functioning urban environment in a location where development can be absorbed without adversely affecting amenity or landscape values.

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

Unfortunately, we currently have delays of 2-3 weeks before a planner will be able to look at your application or request.

We are working hard to extend our capacity to manage this situation, and ask that you please be patient during this time, knowing that we are endeavouring to allocate your resource consent application or preapplication meeting request as quickly as possible.

It is not unusual for a notified or limited notified resource consent to take more than a year to process. Small scale applications that are not notified generally take more than the 20 working days. Experience is also that an applicant can spend significant time working with the Council to try to achieve non notification (e.g many months).

We will contact you once your resource consent application or pre-application request has been allocated to a planner. The planner may also be in touch about the use of Section 37 on your resource consent application. The Resource Consents team has recently been looking into the use of Section 37, providing guidance to staff to help identify applications early in the process that would be considered more complex and where special circumstances warrant the use of Section 37 to extend timeframes.

Given the demand and the impending shortage of residential lots in Arrowtown outlined in the QLDC assessments and described above, it would be prudent to enable the development of the BR land as quickly as possible. If, as predicted, the current housing shortage in Arrowtown continues, the price of land (which has already escalated significantly in recent years) could increase further, which will continue to negatively impact the affordability of housing.

[1] There is a likelihood that landowners within Arrowtown prefer to retain the UGB in its current location, and would argue against Arrowtown providing more housing supply.

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:

As identified in the Economic Report, *the BR development will generate approximately 447 FTE over the 5 years in the Queenstown Lakes economy. Of these jobs around 250 FTE are direct employment related to the land development and construction. Notwithstanding the likely transfer effects, the Arrowtown community and economy will benefit from additional economic activity that BR will generate in the local area.(page 31 of Annex [E]).*

Housing supply:

The project will increase housing supply by approximately 104 single dwellings, and each lot could also contain a secondary unit.

As stated in the Economic Report (Annex [E]) there is an impending shortage of residential lots in Arrowtown.

The report finds at page 22 that:

In summary, based on these figures we consider that there is a shortage in the supply of land for residential development in Arrowtown now, which will become more pronounced unless additional capacity is provided as a matter of urgency. If demand continues at the current rate and no new supply is created this shortage can be expected to reach 150 dwellings in 2025. Even if the QLCHT and BR developments begin immediately the shortage may not be completely alleviated, and would only provide sufficient supply to satisfy demand up until 2026. (page 22)

Contributing to well-functioning urban environments:

The project is located adjacent to Arrowtown residential areas. To the south it is bounded by rural residential properties and the Arrowtown Golf Course. Pedestrian and cycle connections can be provided through the site, connecting McDonnell Road to Centennial Avenue.

The project will contribute to a well functioning urban environment, given its proximity to Arrowtown, and the ability to create a well designed subdivision that connects to the existing settlement.

The location of BR contributes to a well-functioning urban environment by providing dwellings in close proximity to a major centre, which will also have positive effects in reducing greenhouse gas emissions. The proposal would also support efficient use of infrastructure, and more efficient access to infrastructure than in other alternative greenfields locations which require new networks to be constructed.

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

The project will connect to existing infrastructure, and the limited upgrades that are required represent efficiencies.

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

The project proposes to retain over 60% of the site as open space, and these open space areas will be managed via an Open Space Management Plan. The Management Plan will provide a programme of revegetation and weed control, resulting in ecological restoration of both the escarpment face and the wetland areas. This will result in improved environmental outcomes for both freshwater and indigenous biodiversity.

Air quality will be maintained with restrictions imposed on wood burning fires.

With over 60% of the site retained as open space and to be planted in indigenous vegetation, the proposal provides increased housing supply while also improving environmental outcomes. Its location adjacent to the existing settlement, and on the public bus route also contributes to lower carbon emissions when compared to greenfields sites that are physically separated from the centres. This is also the case when considering the construction work involved to connect the development to reticulated services. In this instance, because of the location of the site and therefore the minimal upgrades to infrastructure, its 'footprint' in this regard is much lighter than other developments.

Minimising waste:

It can be argued that providing only 17 lots within the site is a waste of available land. Providing for smaller sites, that will accommodate smaller homes, also reduces the waste involved in large scale houses that accommodate only a small number of people.

Mechanisms to reduce waste can be adopted during the construction phase.

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):

In broad terms, locating increased residential density adjacent to an existing settlement contributes to enabling the community to reduce reliance on private vehicles. House designs will incorporate energy efficiency and their small scale contributes towards a lower emissions economy.

In its recently adopted “Climate Change and Biodiversity Plan[1]” the QLDC has identified the following actions with respect to ‘providing a springboard for district wide climate and biodiversity action:

1.8 Deliver integrated spatial planning decisions on land use, urban development, transport planning and natural corridor networks which help to reduce emissions, restore indigenous biodiversity, and improve climate change resilience across the district. The below is a focus of the joint priority initiatives:

The following addresses each of the QLDC’s priorities, demonstrating how this project achieves them.

1. *a) Higher density dwellings generally require less energy to heat.*

The proposal achieves an increased density from the 17 lots provided for by the Arrowtown South Zone to over 100 dwellings. Each of these lots can contain a primary and secondary dwelling. Given their smaller size (when compared to the 17 lots that provide building platforms of over 500m² in area) the future dwellings will require less energy to heat. A small area can contain 100 homes, while retaining the more sensitive areas as open space. The sites gain good solar access, being able to achieve a generally northerly aspect, located away from the foot of the mountains.

1. *b) Creating live-work-play neighbourhoods reduces the distance people need to travel.*

BR is located in close proximity to Arrowtown, and walkway and cycleway connections will link the neighbourhood to the primary school, recreation areas and the town centre. The location of the site and its design enables the creation of a live-work-play neighbourhood that is well connected to existing services. This effectively reduces the distance that people need to travel.

1. *c) Locating more houses near quality public transport and active transport, providing an attractive alternative to travelling by car.*

As identified in the Traffic Report (Annex [D]), by ensuring that the road design can accommodate the local bus, the bus route can be altered slightly (and easily) to link the project into the existing bus network. Walkway and cycleway connections are provided throughout the site, and this improves connectivity not only for the site, but for the wider area, given that it provides greater connection between development on McDonnell Road and the services and connections on Centennial Avenue.

Importantly, this neighbourhood will be in walking distance to the local primary school. Given its location and design this proposal provides attractive alternatives to travelling by car.

1. *d) Enabling active travel through provision of active travel networks and associated infrastructure.*

The proposal provides for active travel, with connections provided through the site, linking McDonnell Road to Centennial Avenue, and an efficient means of connecting with the public bus route. Because of its location and design the proposal enables active travel with little investment required to upgrade infrastructure.

1. *e) Designing compact settlements that reduce the requirement for new infrastructure, and the associated embodied carbon in construction. Encouraging mode shift to public transport to reduce emissions.*

BR represents a compact settlement, particularly when compared to the anticipated density. Because of its density and location adjacent to Arrowtown the requirement for new infrastructure is reduced. This is because it can easily connect into the existing services, reducing the embodied carbon in construction of new infrastructure services. Its provision for connections to the public transport helps to encourage mode shift and the consequent reduction in emissions.

1. *Develop an interconnected network of open spaces, reserves, and natural corridors to support improved biodiversity outcomes that honour the mauri of our district.*

BR contributes to the development of an interconnected network of open spaces, reserves and natural corridors. The proposal, which will retain 62% of the land area as open space to be replanted, will support improved biodiversity outcomes. The escarpment and wetland areas will improve natural corridors, supporting biodiversity outcomes. This will be achieved while also increasing housing supply in a location adjacent to the existing settlement.

Overall, the proposal, given its location and design, will contribute to achieving the QLDC’s Climate Change and Biodiversity Plan, and in turn, will contribute to New Zealand’s efforts to mitigate climate change and transition more quickly to a low-emissions economy.

[1] 2022-2025 Climate and Biodiversity Plan for the Queenstown Lakes District adopted by the full Council on 30 June 2022

Promoting the protection of historic heritage:

The site contains two listed heritage buildings, being the Muter Homestead and the woolshed, which is currently under restoration via the recently approved resource consent RM200620. These sites have been recognised and provided for in the Master Plan, and will not be affected by this proposal. This is achieved through retaining generous setbacks from the buildings, retaining large sites around them and retaining separate accesses.

Arrowtown's heritage is associated with small scale cottage-like dwellings. This proposal will contribute to the retention of that character, given that it provides a range of smaller sections, and the dwellings will be subject to design controls that reflect and build upon the Arrowtown Design Guidelines.

It is considered that providing a range of section sizes and smaller dwellings (than a lower density development) better contributes to retaining the character of Arrowtown. Large rural living dwellings set on landscaped grounds are not characteristic of Arrowtown and do not contribute effectively to a well functioning urban form. The smaller scale dwellings are more consistent with Arrowtown's historic character.

The heritage values associated with Arrowtown will be respected and historic heritage will be protected.

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

The site is appropriately located in terms of natural hazards. Environmental resilience is improved through the replanting of the water course and the escarpment, improving biodiversity values and maintaining and enhancing water flows. This will reduce the risks associated with flooding.

Economic resilience would be strengthened through the creation of additional jobs and the contribution to the local economy. Arrowtown's property prices have increased significantly and the population is declining. Providing a supply of housing will help strengthen the settlement's social resilience, providing greater opportunity for local families to reside in Arrowtown.

Retaining the areas of open space and their planting and ongoing management will help to reduce the effects of natural hazards and effects of climate change.

Other public benefit:

The project will have positive effects on the social and cultural wellbeing of current and future generations through the provision of housing supply in close proximity to an existing settlement. The site can connect to reticulated services and it is adjacent to the existing residential area of Arrowtown. The project will contribute to a well functioning urban environment in a location where development can be absorbed without adversely affecting amenity or landscape values.

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

There is not potential for the project to have significant adverse effects

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 significant natural hazards, in particular, the site is not subject to flood hazards which could be exacerbated by climate change. Built form will be setback from the water course. The most significant natural hazard risk is earthquake and this risk will be accounted for in the building design, and development will be undertaken in accordance with geotechnical recommendations

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.

Jenny Carter

25/08/2022

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.

No	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.