

PLANNING ASSESSMENT- BRACKENS RIDGE

1. Summary

The following provides an assessment of the proposal against the relevant national, regional and district objectives and policies.

The proposal requires a non complying activity consent under the Operative District Plan (ODP). This is primarily because of the proposed density, whereby the ODP requires only 17 rural lifestyle lots with dwellings located within identified residential building platforms. Any dwelling located outside one of those building platforms, and a density greater than 17 dwellings within the 17.9ha site, requires non complying activity consent.

Section 104D of the Act imposes specific restrictions on non complying activities. It reads:

104D Particular restrictions for non-complying activities

1. *Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—*
 - (a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
 - (b) the application is for an activity that will not be contrary to the objectives and policies of—*
 - (i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

The effects assessment concludes that while the density is greater than that anticipated by the ODP and the proposal provides for urban development that is located outside current extent of the Urban Growth Boundary (UGB), the site has been identified as being within an area that can absorb future urban scale development. This is evidenced by the findings of the Wakatipu Basin Land Use Study (WBLUS), and as expressed in the Landscape and Urban Design Assessments.

It is concluded that, on balance, BR aligns with the policy framework. While the proposal does not retain a rural residential living density as anticipated by the ODP, and is of urban scale outside the confines of the current UGB, it better achieves the national and regional policy framework and the strategic directions of the Proposed District Plan (PDP), by providing a well functioning urban environment that uses land in an efficient manner. The landscape and ecological values of the site will be maintained and enhanced, and the improved connectivity and provision of range of housing typologies ensures that the development will contribute positively to the character of Arrowtown.

Importantly, the proposal locates development within a site that can absorb a higher density of development. At a more fine-grained level, it locates development within the less sensitive areas of the site. The heritage values of the historic buildings (Muter Homestead and Woolshed) are protected, the escarpment face and water course areas will be retained as open space and ecological values will be maintained and enhanced.

The policies that are not implemented relate to the density of the proposed development. On balance, and when considered against the national and regional policy framework and the QLDC's strategic policies, it is considered that while the proposal is contrary to the density and UGB provisions, it better supports the ongoing sustainable management of the site, Arrowtown and the wider District.

Therefore, it is concluded that the proposal passes the threshold tests of Section 104D.

2. Introduction

Brackens Ridge (BR) is a 17.9ha site located at the southern edge of Arrowtown ("the site"). It is zoned Arrowtown South, a special zone that enables the development of 17 rural residential lots within the site in accordance with a structure plan and specific set of provisions. This zoning and the location of the Urban Growth Boundary (UGB) were determined in 2014 via an Environment Court decision on a private plan change that was lodged in 2009.

The District Plan Review commenced in 2015 and has progressed in stages, with Stage 3 notified in 2020 and two further variations notified in 2021. The zoning of the site and the location of the UGB has not been addressed in the District Plan Review, and while it is understood that there is an intention to include its review in stage 5 or 6, there is no clear indication of timing.

Therefore, while the zoning of the residential parts of Arrowtown and the rural areas surrounding it have been reviewed, and the UGB has been extended around a site to the east (Tewa Banks, a council owned site, also adjacent to Arrowtown) there has been no opportunity to review the zoning of the site, or the location of the UGB as it relates to the site.

As discussed in the Landscape Report, attached and marked [B], the District Plan Review has been informed by the Wakatipu Basin Land Use Study (WBLUS). This found that the area within which the site is located should be planned comprehensively, and that it can absorb urban development.

While the resource consent application must be assessed against the ODP and PDP, at this point in time, the zoning of the site is considered to be 'out of step' with the more recent PDP planning reform being undertaken in the Queenstown Lakes District. The PDP strategic directions chapter is effectively operative, however the zoning of the site and the UGB was determined under the ODP. Further, the PDP provisions relating to the strategic direction and the UGB as it relates to the site were determined prior to the NPS-UD coming into effect.

Overarching the District Plan is the Proposed Regional Policy Statement for Otago (RPS) which was notified in 2021. This document, as it relates to urban development, has been updated to incorporate the direction set by the National Policy Statement for Urban Development (NPS-UD).

The following provides an assessment of the proposal against these relevant documents. The attached landscape, urban design, traffic, ecology and infrastructure reports have informed the assessment.

3. The National Policy Statement for Urban Development (NPS-UD)

The introduction to the NPS-UD reads:

This is about ensuring New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities. It removes overly restrictive barriers to

development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure.

As illustrated on Figure 6-1 of the Transport Report (Annex [D]) the site has good access to services. For example, it is in walking distance to the primary school, and is close to the Arrowtown Four Square. Arrowtown provides a range of services and facilities, including a commercial precinct, a medical centre, child care centres, community hall, a number of churches, recreational sports fields and club rooms, tennis courts and a swimming pool. It is connected to the wider environment by existing cycle trails and is in close proximity to three golf courses, the one adjacent to the site being on Council recreation reserve leased to the Arrowtown Golf Club. Arrowtown is also supported by an industrial zone, and a number of small scale hotels and motels.

Given the location of the site adjacent to Arrowtown, the development proposal represents growth in a location that has good access to existing services.

As addressed in the Traffic Report (Annex [D]), the site is well connected to existing public transport routes. It will provide a road link and walkways between McDonnell Road and Centennial Avenue, improving connectivity between Arrowtown and the retirement village located to the south.

The Urban Design Assessment Report (Annex [B]) is supportive of the developments ability to create a well functioning urban environment.

The proposal meets the purpose of the NPS, enabling growth in a location that has good access to existing services, public transport and infrastructure.

The following section addresses the NPS-UD objectives:

2.1 Objectives

Objective 1: New Zealand has 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 into the future.

Enabling an increased density within the site (from 17 rural residential units to approximately 100 residential units) contributes to maintaining a well functioning urban environment. The improved connectivity and provision of an increased housing supply contributes to enabling the community to achieve social, economic and cultural wellbeing. As discussed in the Economic Report (Annex [E]), while Arrowtown has seen a small increase in dwellings over recent years, its population is decreasing, and the school roll is dropping. Median house prices are extremely high, and Arrowtown is considered to be at capacity. Increasing this site's capacity from 17 units to 100 will better meet the economic, social and cultural wellbeing of the community.

Health and safety will be maintained. The site is not subject to, nor will it exacerbate, natural hazards. The design of the subdivision will ensure ongoing safety for those accessing and travelling through the site. Safety of the wider road network will not be adversely affected.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

Increasing development capacity within the site will contribute to improving housing affordability, as explained in the following sections of the Economic Assessment (Annex [E])

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. (Page 21)

The development of Brackens Ridge would produce positive benefits for the local community, both in terms of providing additional and much-needed housing supply and the generation of employment and economic benefits for the local community. (page 25)

Under the existing planning framework, even with the additional supply enabled in the District Plan review, there is potential for a shortage of residential lots in the coming year in Arrowtown. To avoid the risk of a shortage, there is a case for more residential land to be zoned to meet demands in the coming decade.

Therefore, a planning decision to enable the development of the site to accommodate 100 units would improve housing affordability.

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- *the area is in or near a centre zone or other area with many employment opportunities*
- *the area is well-serviced by existing or planned public transport*
- *there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

As discussed above, the zoning of the site has not been reviewed as part of the greater District Plan review process. As identified in the Landscape Report, (Annex [C]) the WBLUS found that the site is part of an area that can absorb urban development. Care has been taken in the design of the proposal to ensure it will connect into a comprehensive rezoning of the wider area when that eventually occurs. That rezoning would effectively enable more people to live in Arrowtown.

Because it contains a commercial centre, industrial zone, education and community facilities and supports a range of tourism activities, Arrowtown provides employment opportunities.

The area is well serviced by public transport (which can easily be extended into the site).

As discussed in the Economic Report, there is a high demand for housing in the area, and that demand is higher than in other urban areas. As stated on page 20 of the Economic Report:

We consider that there is a shortage in the supply of land for residential development, which will eventuate in Arrowtown in the short term (2022 and onwards) unless additional capacity is provided as a matter of urgency. If demand continues at the current rate, then this shortage can be expected to reach 150 dwellings in 2025. Even if the QLCHT and Brackens Ridge developments begin immediately the shortage may not be completely alleviated.

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

It is recognised that Arrowtown provides a high level of amenity linked to its heritage and landscape values. The Urban Design Assessment acknowledges the importance of Arrowtown's amenity and states:

The development proposal includes a range of dwelling typologies and densities, configured in response to the underlying topography and the character of the wider context. This will contribute to housing diversity and choice within the Arrowtown settlement. (paragraph 4.10, page 10)

It concludes at paragraph 4.25:

Overall, I consider the development concept will create an 'urban parkland' environment, as suggested as suitable in the Basin study, and will make a positive contribution to the overall character of Arrowtown as it expands to meet the contemporary living requirements of local residents.

If additional capacity is not provided then Arrowtown will struggle to grow and diversify in response to the community's needs. If the site were developed in accordance with the current zoning, then 17 high-end, high priced residential units would be provided. This would not provide for the changing needs of people, the community and future generations.

This proposal can provide a greater capacity of residential development without adversely affecting the character and amenity of Arrowtown.

Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

In the preparation of the plan change application in 2009 consultation was undertaken with Kai Tahu ki Otago, and it was identified that the site does not contain any features of cultural significance. (please see attached letter, Annex [G]). Further consultation has commenced, and feedback will be sought.

Te Tiriti o Waitangi will be taken into account in the planning decisions for this site. Care will be needed during construction to ensure that the water course is protected and its values maintained and enhanced, and an accidental discovery protocol will be also be in place. The development will connect to reticulated wastewater and water supply. Stormwater will be managed on-site, and this can be achieved effectively given the areas of open space available.

Objective 6: Local authority decisions on urban development that affect urban environments are:

- *integrated with infrastructure planning and funding decisions; and*
- *strategic over the medium term and long term; and*
- *responsive, particularly in relation to proposals that would supply significant development capacity.*

The development can be connected to existing infrastructure, and the cost of the required upgrades will be met by the developer. As identified in the Economics Report, one of the key benefits of this site is its location and the minor upgrades required to infrastructure and the associated efficiencies. The Economics Report concludes at page 32:

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. These benefits should also be considered when assessing whether the development will achieve the purpose of the FTCA 2020.

If the existing zone were implemented (i.e. 17 lots) then the potential to enable an integrated development that achieves increased housing supply would be lost. The proposal is responsive to the need for increased housing capacity. Increasing the development capacity of this site represents a strategic decision in response to the shortage of supply within Arrowtown.

Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

The Economic Report (Annex [E]) has relied on information available from QLDC. This information can be used to inform planning decisions.

Objective 8: New Zealand's urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change

Increasing the development capacity in this location, adjacent to an existing settlement that contains a range of services and facilities, and is connected to public transport, supports reduction in greenhouse gases. The site is located where it will not be subject to nor exacerbate the effects of climate change. House designs will achieve energy efficiency.

Policies

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) have or enable a variety of homes that:*
 - (i) meet the needs, in terms of type, price, and location, of different households; and*
 - (ii) enable Māori to express their cultural traditions and norms; and*
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) support reductions in greenhouse gas emissions; and*
- (f) are resilient to the likely current and future effects of climate change.*

The Urban Design Report (Annex [B]) concludes that the proposal will contribute positively to the creation of a well functioning urban environment.

This is particularly so when compared to the 17 rural residential units enabled by the existing zoning. This proposal achieves a much greater variety of homes by providing smaller sites and a range of housing typologies. The proposal achieves good access between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport.

Arrowtown supports both commercial and industrial zones, and provides a range of tourist activities, and the site will be connected to those zones and activities. The site is close to community services (school, halls, sports facilities and churches etc) and the hills around the township provide extensive walking and cycling opportunities. The public transport services link Arrowtown to Frankton and Queenstown.

Arrowtown's housing has been subject to fierce competition and providing increased housing supply will help to provide a balance between supply and demand. Increasing this site's capacity, to enable increased residential capacity where it is connected to existing services and infrastructure, supports a reduction in greenhouse gas emissions, particularly when compared to the alternative development of greenfields sites. The site, and the proposed dwellings, will be resilient to the likely current and future effects of climate change.

Policy 2:

Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

The Economic Report (Annex [E]) finds that:

there is a shortage in the supply of land for residential development, which will eventuate in Arrowtown in the short term (2022 and onwards) unless additional capacity is provided as a matter of urgency.

This is the case even with the Tewa Banks development (Council owned land in Jopp Street) and the intensification provided by the rezoning of some of Arrowtown's urban areas to Medium Density.

Policies 3 and 4 relate to Tier 1 urban environments and is therefore not relevant.

Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:

- (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*
- (b) relative demand for housing and business use in that location.*

Stage 3 of the PDP Review addressed Arrowtown's density, rezoning some of the existing residential area Medium Density. This recognised the level of accessibility and demand for housing. However, that PDP review did not consider Arrowtown comprehensively, in that the location of the UGB was not reconsidered, and nor was the development capacity of the site.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*

- (i) *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
- (ii) *are not, of themselves, an adverse effect*
- (c) *the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- (d) *any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- (e) *the likely current and future effects of climate change.*

The zoning of the site and the location of the UGB has not been part of the District Plan Review, and the zoning was confirmed prior to the NPS-UD coming into effect. Therefore, the District Plan (as it relates to the site) has not had regard to and cannot be said to give effect to the NPS-UD.

The landscape and urban design reports address these potential effects. The Landscape Report relies on the Council's assessments (WBLUS) as well as a visual assessment, to conclude that the site has a high absorption capacity. Effects on visual amenity will not be significant. The proposal will relocate the township's entrance, and by using tree planting, setbacks and house designs that reflect Arrowtown's existing character, the effects on amenity can be appropriately managed. Importantly, the proposal locates development within the areas of the site where it can be best absorbed from both a landscape and ecological perspective.

The site/surrounding area will not change significantly as a result of the proposal. The site already provides for 17 units. The change is one from a rural residential density and associated character to one that provides 100 residential units. The proposal will not necessitate significant upgrades to infrastructure or road connections. This development will sit comfortably adjacent to the existing settlement.

The proposal enables urban development that is consistent with achieving a well functioning urban environment. It contributes to increasing development capacity. As addressed in the Economic Report, Arrowtown has reached its capacity and the proposal is a logical means of increasing development capacity in a way that maintains amenity and achieves a well functioning urban environment.

Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.

The QLDC has prepared a Housing Capacity Assessment, which finds that there is a housing shortage in Arrowtown in all of the time periods, (short, medium and long term).¹ While the PDP review upzoned some residential areas of Arrowtown from Low Density to Medium, and extended the UGB to incorporate the Tewa Banks site, it has not provided a comprehensive review of Arrowtown's zoning and capacity.

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

¹ Bullet point 4 page 7 of Economic Assessment

- (a) unanticipated by RMA planning documents; or*
- (b) out-of-sequence with planned land release.*

The proposal adds approximately 100 residential units, and thus would add significantly to Arrowtown's development capacity, and would contribute to a well functioning urban environment.

Arrowtown has been excluded from the Council's Spatial Plan, and the site has not been included in the PDP review. It could therefore be said that the density proposed is not anticipated by the relevant RMA documents. However, the development is in accordance with the recommendations of the WBLUS, which identifies only two areas within the Wakatipu Basin where consideration should be given to comprehensive planning and development (the other being on the Ladies Mile and in respect of which a recent fast track application has been accepted for Flints Park).

The proposal is 'out of step' with the current zoning; zoning that was established by way of plan change request in 2009. Much has changed since then, including the national planning framework but also the environmental context.

The design of this proposal provides flexibility for a comprehensive rezoning of both the site and its surrounds, including the provision of a road access that links McDonnell Road to Centennial Avenue.

As discussed in the Landscape Report the WBLUS recommended comprehensive planning for the LUC south of Arrowtown. While that work has not yet commenced, this proposal recognises the importance of a comprehensive review of the site and wider area and retains the ability to tie into that bigger picture when that work is done. Development in accordance with the Operative zoning would foreclose the ability to provide increased development capacity. It would therefore foreclose the opportunity to achieve the recommendations of the WBLUS, and the NPS.

Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

- (a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and*
- (b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and*
- (c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*
- (d) operate in a way that is consistent with iwi participation legislation.*

Consultation was undertaken with KTKO when the plan change was first initiated. Further consultation will be undertaken with Aukaha and TAMI.

Policy 10: Tier 1, 2, and 3 local authorities:

that share jurisdiction over urban environments work together when implementing this National Policy Statement; and

engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and

engage with the development sector to identify significant opportunities for urban development

This is an opportunity for urban development that does not require significant upgrades to infrastructure and will not cause significant impacts on the road network. It will be important to work with the Otago Regional Council in regards to improving the public transport connections. Because of the site's location the changes to the bus routes are minimal.

The subdivision is designed to incorporate connections to public transport. Being adjacent to the existing settlement ensures that there is the ability for local trips to employment, education and other services. The proposal improves connectivity, providing vehicle, walking and cycling connections from McDonnell Road to Centennial Avenue.

4. Regional policy statement for Otago

The Proposed RPS 21 (RPS) was notified in 2021 and provides high-level guidance by way of policies and objectives and establishes the framework for Otago's regional and district plans in which more specific resource management policies, objectives and rules will sit. The following assessment focuses on the RPS provisions relating to urban development.

RPS provides the following discussion at page 72:

Otago's total population under a medium scenario is projected to increase by 20% between 2018 and 2048, with Queenstown-Lakes population projected to grow by 60%,

Well-functioning urban places need to be dynamic and efficient, enable human social interactions and provide a wide variety of housing, employment, service and recreational opportunities that meet changing needs and preferences, in a way that maximises the well-being of all its present and future inhabitants, and respects its history and historic heritage, its setting and the environment. This requires well located development, supported by the necessary infrastructure

While potentially providing short term commercial returns, poorly managed urban growth and development may result in long term impacts including:

- the loss of productive land (either directly through building on it, or indirectly through reverse sensitivity effects);*
- the consequences of previous decisions (low density development, including rural residential, in the short term can preclude higher density development in the medium to longer term);*
- increased capital and operational costs for infrastructure which can foreclose other more suitable investments or spending, increased costs from less efficient spatial arrangements (such as increased transportation and infrastructure costs to both users and operators), and loss of valued natural capital and future opportunities; and*

- *housing affordability can be negatively affected by urban growth where demand outpaces supply*

The following addresses the relevant Urban Development Policies:

UFD–02 – Development of urban areas

The development and change of Otago’s urban areas:

- (1) *improves housing choice, quality, and affordability,*

Providing a range of section sizes and housing typologies improves choice, and the proposed dwellings will be designed to a high quality. Increasing supply of smaller sections will assist with affordability.

- (2) *allows business and other non-residential activities to meet the needs of communities in appropriate locations,*

The proposal is for residential development connected to the existing businesses within Arrowtown.

- (3) *respects and wherever possible enhances the area’s history, setting, and natural and built environment,*

The proposal builds on and respects Arrowtown’s history, its setting and natural and built environment. The Urban Design report states at paragraph 4.25:

I consider the development concept will create an ‘urban parkland’ environment, as suggested as suitable in the Basin study, and will make a positive contribution to the overall character of Arrowtown as it expands to meet the contemporary living requirements of local residents

- (4) *delivers good urban design outcomes, and improves liveability,*

- (5) *improves connectivity within urban areas, particularly by active transport and public transport,*

The proposal will deliver good urban design outcomes, improving liveability within Arrowtown by providing more housing supply and a greater range of housing options. Connectivity will be improved as a result of the connections from McDonnell Road to Centennial Avenue. The proposal will incorporate connections for pedestrian and cyclists and will accommodate the public bus service.

- (6) *minimises conflict between incompatible activities,*

The site is adjacent to the existing residential area of Arrowtown, rural residential development and golf courses. These uses are compatible with the proposed residential development.

- (7) *manages the exposure of risk from natural hazards in accordance with the HAZ–NH – Natural hazards section of this RPS,*

The exposure to natural hazards will be effectively managed; the site is not prone to significant hazards, and the development will not exacerbate hazard risk. Stormwater will be managed to avoid adverse effects as a result of heavy rain events. The steeper areas of the site will not be

developed and will be planted, and future construction and building work will be undertaken in accordance with Geotechnical advice.

- (8) results in sustainable and efficient use of water, energy, land, and infrastructure,*
- (9) achieves integration of land use with existing and planned development infrastructure and additional infrastructure and facilitates the safe and efficient ongoing use of regionally significant infrastructure,*
- (10) achieves consolidated, well designed and located, and sustainable development in and around existing urban areas as the primary focus for accommodating the region's urban growth and change, and*

The site is adjacent to an existing settlement and can connect into existing infrastructure. The proposal, by enabling an increased density over the 17 lots currently allowed, represents a more sustainable use of the land and associated infrastructure.

The proposal represents consolidation and is well designed and appropriately located. It is appropriate that it accommodates growth and change; in accordance with the recommendations of the WBLUS adopted by the Council.

- (11) is guided by the input and involvement of mana whenua.*

Consultation was undertaken with Kai Tahu Ki Otago in 2009 in the preparation of the original plan change. Input from Aukaha and Te Ao Marama will be sought.

UFD–03 – Strategic planning

Strategic planning is undertaken in advance of significant development, expansion or redevelopment of urban areas to ensure that

- (1) there is sufficient development capacity supported by integrated infrastructure provision for Otago's housing and business needs in the short, medium and long term,*
- (2) development is located, designed and delivered in a way and at a rate that recognises and provides for locationally relevant regionally significant features and values identified by this RPS, and*
- (3) the involvement of mana whenua is facilitated, and their values and aspirations are provided for.*

The WBLUS provides a strategic analysis of the development capability of the Wakatipu Basin. As identified in the Economic Report (Annex [E]) there is not sufficient development capacity within Arrowtown in the short term, and this proposal assists in providing a greater capacity. The development is located and designed in a way that it will not adversely affect regionally significant features or values.

Correspondence from KTKO that was provided as part of the original plan change application has been obtained, and mana whenua will be involved and their values and aspirations provided for. Principally, care will be needed to ensure that potential effects on the water body are avoided, and that an accidental discovery protocol is in place. These are matters that can be resolved at the more detailed design phase of the development. Importantly, at this stage the values associated with the watercourse have been identified, and the proposal ensures that

development is set back from the natural wetland areas. The ecological values of the site will be enhanced.

UFD–05 – Urban development and climate change

The impacts of climate change are responded to in the development and change of Otago's urban areas so that:

- (1) the contributions of current communities and future generations to climate change impacts are reduced,*
- (2) community resilience increases,*
- (3) adaptation to the effects of climate change is facilitated,*
- (4) energy use is minimised, and energy efficiency improves, and*
- (5) establishment and use of small and community-scale distributed electricity generation is enabled.*

Consolidating development within and around Arrowtown will contribute to the township's resilience. Improved connectivity to existing services, and the connection to public transport assist in reducing the need for significant infrastructure upgrades and reduce travel requirements. The site has good solar access, and house designs will incorporate energy efficiency.

Policies UFD–P1 – Strategic planning

Strategic planning processes, undertaken at an appropriate scale and detail, precede urban growth and development and:

- (1) ensure integration of land use and infrastructure, including how, where and when necessary development infrastructure and additional infrastructure will be provided, and by whom,*

The proposal necessitates only small upgrades to the local infrastructure, and these will be provided/funded by the developer.

- (2) demonstrate at least sufficient development capacity supported by integrated infrastructure provision for Otago's housing and business needs in the short, medium and long term,*

As identified in the Economic Report, (Annex [E]) there is a shortage of supply of land for residential development unless additional capacity is provided.

- (3) maximise current and future opportunities for increasing resilience, and facilitating adaptation to changing demand, needs, preferences and climate change*
- (4) minimise risks from and improve resilience to natural hazards, including those exacerbated by climate change, while not increasing risk for other development,*

The proposal provides an opportunity to increase resilience. The site is not subject to natural hazards and the development will not exacerbate hazard risk.

- (5) *indicate how connectivity will be improved and connections will be provided within urban areas,*

Connectivity will be improved by providing pedestrian, cycle and vehicle access through the site, providing linkage between McDonnell Road and Centennial Avenue. This will improve the connection between the nearby retirement village and Arrowtown, and also for the residents on McDonnell Road.

- (6) *provide opportunities for iwi, hapū and whānau involvement in planning processes, including in decision making, to ensure provision is made for their needs and aspirations, and cultural practices and values,*

Opportunities for iwi involvement will be provided.

- (7) *facilitate involvement of the current community and respond to the reasonably foreseeable needs of future communities, and*

This proposal responds to the reasonably foreseeable needs of the future community, by ensuring that the land is developed efficiently to provide additional residential capacity.

- (8) *identify, maintain and where possible, enhance important features and values identified by this RPS*

There are no important or significant features within the site. The values associated with the natural wetland area will be maintained and enhanced.

UFD-P2 – Sufficiency of development capacity

Sufficient urban area housing and business development capacity in urban areas, including any required competitiveness margin, is provided in the short, medium and long term by:

- (1) *undertaking strategic planning in accordance with UFD-P1*
- (2) *identifying areas for urban intensification in accordance with UFD-P3,*
- (3) *identifying areas for urban expansion in accordance with UFD-P4,*
- (4) *providing for commercial and industrial activities in accordance with UFD-P5 and UFD-P6*
- (5) *responding to any demonstrated insufficiency in housing or business development capacity by increasing development capacity or providing more development infrastructure as required, as soon as practicable, and*
- (6) *requiring Tier 2 urban environments to meet, at least, the relevant housing bottom lines in APP10*

This policy directs the District Council to provide sufficient capacity. As identified in the Economic Report, there is insufficient capacity in Arrowtown, and therefore this proposal would assist QLDC in responding to this policy.

UFD-P4 – Urban expansion

Expansion of existing urban areas is facilitated where the expansion:

(1) contributes to establishing or maintaining the qualities of a well-functioning urban environment

Yes; as identified in the Urban Design Report the proposal contributes to a well-functioning urban environment.

(2) will not result in inefficient or sporadic patterns of settlement and residential growth,

This proposal does not represent an inefficient pattern of settlement and residential growth, given that it locates growth within a site that is adjacent to an existing settlement.

In comparison, without this proposal the development of the site in accordance with the operative zoning would represent an inefficient settlement pattern, by accommodating only 17 dwellings and foregoing the ability to provide increased capacity.

(3) is integrated efficiently and effectively with development infrastructure and additional infrastructure in a strategic, timely and co-ordinated way,

The proposal can integrate efficiently and effectively with infrastructure.

(4) addresses issues of concern to iwi and hapū, including those identified in any relevant iwi planning documents,

The proposal can address any potential concerns of iwi and hapu. The relevant Natural Resource Management plan identifies key objectives and policies and this has been addressed.

(5) manages adverse effects on other values or resources identified by this RPS that require specific management or protection

The other values or resources identified by the RPS that may require specific management are air and water quality. Effects on these resources can be effectively managed.

(6) avoids, as the first priority, highly productive land identified in accordance with LF–LS–P19,

The site does not contain highly productive land.

(7) locates the new urban/rural zone boundary interface by considering:

(a) adverse effects, particularly reverse sensitivity, on rural areas and existing or potential productive rural activities beyond the new boundary, and

The site is not surrounded by rural activities.

(b) key natural or built barriers or physical features, significant values or features identified in this RPS, or cadastral boundaries that will result in a permanent, logical and defensible longterm limit beyond which further urban expansion is demonstrably inappropriate and unlikely, such that provision for future development infrastructure expansion and connectivity beyond the new boundary does not need to be provided for, or

(c) reflects a short or medium term, intermediate or temporary zoning or infrastructure servicing boundary where provision for future development infrastructure expansion and connectivity should not be foreclosed, even if further expansion is not currently anticipated.

The site is bounded to the south by the Arrowtown Golf Course, which is within the Community Purpose- Golf Course Zone. As discussed in the Urban Design and Landscape reports, the site has a defensible and logical boundary and further expansion (of urban development) beyond that boundary is unlikely given the zoning and land uses.

The proposal has been designed to recognise and provide for the recommendations of the WBLUS, in that it provides for the comprehensive planning of the site and its surrounds. The Landscape report states at paragraph 3.4:

we consider that the current proposal has been designed in a way that can appropriately tie in to a bigger picture, being an appropriate master-planned / structure planned layout for the Arrowtown South area (i.e. LCU 24).

Overall, having considered the relevant objectives and policies of the RPS as they relate to provision for growth, the proposal achieves the relevant provisions. It represents sustainable and integrated development.

5. Proposed district plan (PDP)

Chapter 3 provides the Strategic Direction for the District. It was developed via the District Plan Review and therefore while it applies to the site, the site has not been subject to that review, and therefore 'lags' behind the PDP provisions. The following addresses the key objectives and policies contained within Chapter 3 of the PDP.

3.2.2 Urban growth is managed in a strategic and integrated manner. (addresses Issue 2) (SO 3.2.1.9 also elaborates on SO 3.2.2).

3.2.2.1 Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;*
- b. build on historical urban settlement patterns;*
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;*
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;*
- e. protect the District's rural landscapes from sporadic and sprawling urban development;*
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;*
- g. contain a high quality network of open spaces and community facilities; and*
- h. be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure*

The proposal represents urban development occurring in a logical manner. It is adjacent to the existing Arrowtown residential zone, and will create a compact, well designed and well integrated urban form. It will build on the historic settlement patterns of Arrowtown, and will be a desirable and healthy, safe place to live, work and play. The site is not the subject of natural hazard risks and the proposal will not exacerbate hazards. The proposal does not adversely

impact on the rural landscapes and this is not a sprawling development. This is especially the case when this proposal is considered against the alternative (17 residential units).

The proposal links to the network of community facilities and open space and will be integrated with existing infrastructure. Effects on infrastructure can be appropriately managed.

3.2.3 A quality built environment taking into account the character of individual communities. (addresses Issues 3 and 5) (SO 3.2.2.1 also elaborates on SO 3.2.3).

3.2.3.1 The District's important historic heritage values are protected by ensuring development is sympathetic to those values.

3.2.3.2 Built form integrates well with its surrounding urban environment.

3.2.4 The distinctive natural environments and ecosystems of the District are protected. (addresses Issue 4)

As addressed in the Landscape Report, this site does not comprise a distinctive landscape. The WBLUS has identified that this site can absorb urban development. The proposal has been designed to take into account Arrowtown's special character and historic values. The built form will integrate well with the surrounding urban environment. Distinctive natural environments and ecosystems will not be adversely affected, and instead the values associated with the wetland areas and escarpment will be enhanced.

3.2.6 The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety. (addresses Issues 1 and 6) (SO 3.2.1.1 – 3.2.1.8, 3.2.2.1, 3.2.3.1, and 3.2.3.2 also elaborate on SO 3.2.6)

3.2.6.1 The accessibility needs of the District's residents and communities to places, services and facilities are met.

3.2.6.2 A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.

3.2.6.3 The contribution that community social, recreational and cultural facilities and activities make to identity and sense of place for residents of the District is recognised and provided for through appropriate location and sound design.

The site achieves accessibility and improves connectivity. Providing a diversity of housing typologies in a well-connected, well-functioning urban environment contributes to the community's wellbeing.

3.3 Strategic policies

3.3.14 Development

Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wānaka and where required around other settlements. (relevant to SO 3.2.2, 3.2.2.1)

*3.3.15 Apply provisions that enable urban development within the UGBs **and avoid urban development outside of the UGBs.** (relevant to SO 3.2.1, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.3.2, 3.2.5, 3.2.5.1 - 3.2.5.7)*

3.3.16 Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose. (relevant to SO 3.2.1, 3.2.1.8, 3.2.2, 3.2.2.1, 3.2.3.2, 3.2.5, 3.2.5.1 - 3.2.5.7)

The UGB was finalised in 2013 and while it was relocated to accommodate the Tewa Banks development in 2018, it has not been reviewed in relation to this site. The Arrowtown South Zone was established under the ODP, and it has not been reviewed. Therefore, it does not 'apply provisions' in accordance with Policy 3.3.15.

The Special Zone enables 17 residential units on the site, which does not represent urban development. The proposal is to provide for urban development within the site, which is located outside the UGB. However, as discussed in this assessment, the zoning of the site, and the location of the UGB as it relates to the site, is out of step with the current review of the planning framework for the district.

In the absence of a review of the zoning to align with the national and regional direction, the proposal to increase capacity within the site in a way that respects the special character of Arrowtown, improves connectivity and achieves an increased capacity in an appropriate location, is consistent with the direction of the NPS UD and the RPS.

While development of the site in accordance with the existing zone would better meet the above policy, because it represents rural residential development outside the UGB, when considered in light of the national direction and the importance of providing adequate development capacity the proposal better achieves the NPS UD and the RPS.

3.3.17 Heritage

Identify heritage items and ensure they are protected from inappropriate development.

The heritage items within the site will be protected.

6. Operative District Plan – Arrowtown South Zone

The following addresses the proposal against the Special Zone provisions that apply to the site:

Objective 1: To provide for a range of residential and rural living activities in a way and at a rate that ensures a comprehensive and sustainable pattern of development is achieved.

The proposal will provide a range of residential activities, and these will be provided in such a way that a comprehensive and sustainable pattern of development will be achieved.

Policies: 1.1

To provide for development within the Arrowtown South Special Zone that is based upon a Structure Plan that:

- *identifies a number of different Activity Areas, enabling a varied residential density across the zone, and ensuring development occurs in accordance with that Structure Plan;*
- *integrates with the existing character and sense of place in Arrowtown;*
- *creates a network of private open spaces that contribute to the amenity and distinctiveness of neighbourhoods and identify areas for ecological restoration;*
- *demonstrates high quality urban and rural residential design;*

- *implements the Urban Growth Boundary of Arrowtown.*

The proposal largely respects the Structure Plan, by ensuring integration with Arrowtown's character, creation of a network of open spaces that contribute to distinctive neighbourhoods, providing areas of ecological restoration, and demonstrating a high quality urban and residential design.

Over 60% of the site will be retained as open space, and there is a range of section sizes proposed. However, the proposal increases the density of proposed development within the areas of the Structure Plan identified for 'rural residential density'. Therefore, while it can be argued that there is varied density proposed, it is residential density, not the large lots anticipated in the Structure Plan. The UGB is located adjacent to the existing Arrowtown LDR and therefore it can be said that providing residential density within the site does not implement that UGB.

Therefore, while the Structure Plan has been applied, by ensuring development only occurs in those areas of the site where it can be absorbed, the density proposed is greater than what is anticipated.

1.2 To minimise the number of road crossings directly accessing Centennial Avenue and McDonnell Road.

This is achieved; it is proposed that there are two road crossings onto Centennial Avenue, and two from McDonnell Road.

1.3 To ensure that the rural amenity of the Rural Living Activity Areas is maintained and enhanced through managing the location and height of buildings, their colour and the materials used.

The location and height of buildings, colours and materials used will be managed. However, while the overall character of the site will provide rural character, given the extensive areas retained as open space, the increased density within the areas to be developed will create a high quality residential environment, as opposed to a rural amenity.

Objective 2: To manage and enhance the biodiversity values, physical features, landscape and amenity values of the Zone.

This objective is achieved through the retention and ecological restoration of the open space areas. While an increased density is achieved within the development areas, the site's biodiversity values, physical features (namely the escarpment and wetlands) and landscape and amenity values will be managed and enhanced.

Policies:

2.1 To ensure that development within the Arrowtown South Special Zone:

- *recognises and responds to the landscape features of the Zone including avoiding development on the escarpment face;*
- *protects and enhances biodiversity and natural values;*
- *harmonises with the shape of the underlying landform;*

- *promotes sustainable stormwater design to ensure maximum discharge to ground through the use of swales edges and soak pits;*
- *avoids over-domestication of the Rural Living Activity Areas.*

The proposal avoids development on the escarpment face, and also within close proximity of the wetland areas. The biodiversity and natural values of the site will be enhanced, and the development is designed to harmonise with the shape of the underlying landform. For instance, the road connection curves around the more gently sloping landform. Given the size of the open space areas, sustainable stormwater design can be achieved.

Given that the structure plan identifies 17 residential platforms, and this proposal is to enable 100 residential units, it could be argued that it will result in ‘over domestication’.

2.2 To ensure that public trails are established and formed:

- *To and along the stream, on its eastern side;*
- *Connecting the stream trail with Advance Terrace, and with Centennial Avenue around the toe of the ridge; and to the Arrowtown golf course to the south; and*
- *Where possible, using existing formed trails on the steeper faces.*

This policy will be achieved through the provision of public trails throughout the site, providing improved connections.

2.3 To require that land development and associated revegetation and enhancement of open space occur cohesively and in coordinated stages

This policy will be achieved with the preparation and implementation of a Management Plan for the restoration of the open space areas. This will be undertaken cohesively and in coordinated stages.

2.4 To ensure the pattern of subdivision does not result in development at residential densities within the Rural Living Activity areas.

This policy will not be achieved, given that the areas identified for rural living will be developed at residential densities.

2.5 To ensure new subdivision and development within the Residential Activity Area and Rural Living Activity Areas includes tree planting to mitigate the visual effects resulting from domestication of the landscape.

The subdivision and development will include tree planting to mitigate visual effects that may result from domestication of the landscape.

2.6 To protect, restore and enhance the natural and ecological values associated with the escarpment and watercourses that traverse the Zone.

The natural and ecological values associated with the escarpment and the watercourse will be protected, restored and enhanced.

2.7 To ensure that an appropriate body corporate is established to provide for ongoing revegetation, enhancement and maintenance of the Private Open Space Areas as a condition precedent of any certificate being granted under section 224(c) of the Act

Future ongoing management of the open space areas will be ensured; a decision on the mechanism for that ongoing management requirement will be determined.

7. Assessment of the project's affect on te ao Maori cultural wellbeing

Iwi management plans are the primary tool to assist in identifying and addressing the issues of Resource management significance to Ngai Tahu. Ngai Tahu recognises the following iwi management plans that relate to the Queenstown Lakes District:

Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005. (KTKO 2005)

Te Tangi a Tauira: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008.

The site is located within the Clutha/Mata-au catchment, and it is considered that the Kai Tahu Ki Otago Natural Resource Management Plan 2005 (KTKO NRMP) is the most relevant when assessing effects on te ao cultural wellbeing. The Queenstown Lakes Proposed District Plan (PDP) has been guided by the NRMP in formulating Chapter 5: Tangata Whenua. These documents are addressed as follows:

7.1 Kai Tahu ki Otago Natural Resource Management Plan (NRMP)

The NRMP is the principle document for Kai Tahu ki Otago. It represents the view of the Treaty partner and has been developed to:

- *Provide the principal planning document for Kāi Tahu ki Otago.*
- *Provide information, direction and a framework to achieve a greater understanding of the natural resource values, concerns and issues of Kāi Tahu ki Otago.*
- *Provide a basis from which Kāi Tahu ki Otago participation in the management of the natural, physical and historic resources of Otago is further developed.*
- *The KTKO NRMP 2005 shall provide the basis, but not substitute, for consultation and outline the consultation expectations of Kāi Tahu ki Otago.*

Importantly, and as provided in the correspondence from 2009, the site is not within an area of known cultural significance. It is not within or near a Statutory Acknowledgment Area.

Chapter 10 of the NRMP provides issues, objectives and policies for the Clutha Mata-au catchment.

10.2 provides for Wai Maori. Key issues are dams, land use including lack of reticulated sewage schemes, land use intensification, increase in lifestyle farm units and their increasing demand for water, and sedimentation of waterways from urban development.

Because the site is adjacent to Arrowtown it can connect to reticulated services for water supply and wastewater. Stormwater will be managed on site via attenuation. The stormwater management system will be designed to ensure that adverse effects on watercourse that links to the Arrow River are avoided. This proposal does represent intensification, but this is considered an appropriate location given the proximity to Arrowtown and the ability of the site to absorb development.

During construction the adoption of an Environmental Management Plan will ensure that the water course will not be affected by stormwater runoff.

10.3 Wahi tapu states:

There are a range of wāhi tapu of particular significance within the Clutha/Mata-au Catchments. Urupā are the best modern day example of wāhi tapu, but physical resources such as mountaintops, springs and vegetation remnants are other examples. Urupā and some significant sites of conflict are located all along the Clutha/Mata-au River.

The proposal is located on the Wakatipu basin floor, and therefore does not affect the mountaintops, springs or vegetation remnants. Map 13 of the NRMP provides statutory acknowledgments, none of which are in close proximity to the site.

It is recommended that any development approvals would include conditions requiring accidental discovery protocols are adopted. This ensures that, in the event that any artefacts are uncovered during earthworks, the correct procedures are followed. It is understood that while the site or its surrounds was not the site of a permanent settlement, it was potentially a trail connection into the interior. It is accepted that conditions would be imposed on the development that require an accidental discovery protocol is in place.

10.4 relates to Mahika Kai and biodiversity. The Ecological Report originally prepared for the site identifies that there is limited ecological value. These values can be improved through the planting on the terrace face, and also wetland planting in and around the water course. The adoption of setbacks from the water course, enhancement planting and adoption of an Environmental Management Plan during construction will all contribute to ensuring that the proposal will not adversely affect mahika kai or biodiversity values.

Section 10.5 provides for 'Cultural Landscapes'. It includes:

Ara Tawhito The Clutha/Mata-au River was used as a highway into the interior, and provided many resources to sustain travellers on that journey. Thus there was numerous tauraka waka along it. Most of today's access routes and roads follow trails established by Kā Papatipu Rūnaka. Trails are an indicator of how Kāi Tahu ki Otago used this river. Linkages include:

- *Access for the South Coast was either up via the Mata-aura River to the bottom end of Lake Wakatipu, or up the Nevis River to the Kawarau Gorge.*

The letter provided in 2009 identifies the following issues for Nga Runanga. Having reviewed the NRMP it is understood that these issues remain relevant, and should continue to be responded to in the development proposal:

- *Management and mitigation measures to be taken on sediment run-off during any earthworks.*
- *Management and mitigation measures to be taken on effects to any waterway ie. water quality and quantity.*
- *Management of excess excavated material.*
- *Sewage disposal for the proposed subdivision.*
- *Water supply for the proposed subdivision.*

Sediment runoff during earthworks will require careful management. This can be achieved through the preparation and adoption of an Environmental Management Plan. These plans are used to ensure that the works are undertaken in such a way as to avoid or mitigate sediment

run off. The subdivision can be designed to reduce excess material. For instance, the steep escarpment face will remain as open space and will be planted. The access roads have been located to reduce the earthworks cut required.

The proposal can connect to the reticulated wastewater system, and water supply will also be obtained from the reticulated system.

The requested conditions are accepted, being the accidental discovery protocol, and that further consultation will be undertaken during the resource consent preparation. It is recognised that further work could be undertaken in terms of place names and stories, so that an improved understanding of the cultural landscape values is achieved.

7.2 Queenstown Lakes District Proposed District Plan

Chapter 5 of the Proposed District Plan recognizes and provides for tangata whenua values and has built on the NRMP.

The outcomes sought by Ngāi Tahu are provided at section 5.3 as:

Outcomes Sought

- *Recognition and implementation of the cultural redress components of the Ngāi Tahu Claims Settlement Act 1998, especially around Statutory Acknowledgements, place names and nohoanga.*
- *Protection of wāhi tūpuna and all their components including wāhi tapu and mahinga kai.*
- *Provision for a strong Ngāi Tahu presence in the built environment.*

The areas of cultural significance are provided at Map 40 of the District Plan. This is attached; the Arrowtown area is not identified on that map.

The relevant objective and associated policies are provided as follows

5.3.2 Objective - Ngāi Tahu have a presence in the built environment

Policies 5.3.2.1

Collaborate with Ngāi Tahu in the design of the built environment including planting, public spaces, use of Ngāi Tahu place names and interpretive material. Enable the sustainable use of Māori land

As identified above, the site is not located within or near a site of cultural significance. Consultation will be undertaken with Aukaha and Te Ao Marama to ensure input into the proposal.

7.3.3 Objective- Ngāi Tahu taonga species and related habitats are protected

5.3.3.1 Where adverse effects on taonga species and habitats of significance to Ngāi Tahu cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative

There will be no adverse effects on taonga species and habitats of significance. Based on the Ecological Report there is limited ecological value within the site. However, care will be taken to ensure that the quality of the water course will not be affected either during construction works or through stormwater discharge.

Objective 5.3.4 relates to Maori land, and Objective 5.3.5 to wahi tupuna. Therefore they do not apply to this site.

Conclusion

It is considered that given the location and nature and scale of this project, the proposal will not adversely affect cultural wellbeing.

This proposal is not within an area of interest to Kāi Tahu (it is not identified within the NRMP or the PDP). The issues identified by KTKO will be addressed during the design and implementation of the development.

Further consultation will be undertaken with Ngāi Tahu through Aukaha and Te Ao Marama around any cultural protocols, or to invite feedback on final design, and any cultural practices that might be observed prior to construction commencing. This would assist in gaining a better understanding of how the place names and stories could be interwoven into the proposal's design and operation. Further, this could invite feedback on the built form, consistent with the QLDC PDP policy 5.3.2.1.

It is also recommended that an accidental discovery protocol is imposed as a condition of any consent.

In summary, the proposal is located appropriately and will not adversely impact on cultural wellbeing. It is important that an accidental discovery protocol condition is imposed, and that works are undertaken in such a way that potential adverse effects on the water course are avoided or mitigated. There is an opportunity to engage with mana whenua as the design progresses.

8. Conclusion – Assessment against relevant policy

The above assessment has addressed the relevant national, regional and district policy documents.

Because the proposed density is urban, the development does not achieve the ODP and PDP provisions as they relate to maintenance of the UGB and retention of a rural living density. However, it does achieve ecological enhancement, protection of landscape and heritage values, and provides housing supply adjacent to an existing settlement.

Therefore, on balance, it is considered that the proposal achieves the sustainable management of the site and its surrounds, and is supported by the relevant objectives and policies of the national and regional policy documents.