

Response ID ANON-URZ4-5FYY-2

Submitted to Fast-track approval applications
Submitted on 2024-05-03 16:16:57

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Town Planning Group

2 Contact person

Contact person name:
Samantha Kealey

3 What is your job title

Job title:
Senior Planner

4 What is your contact email address?

Email:

s 9(2)(a)

5 What is your phone number?

Phone number:

s 9(2)(a)

6 What is your postal address?

Postal address:

Town Planning Group, PO Box 35, Central Christchurch, 8100

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

The site is located at 4 Tree Tops Rise, Queenstown. The site is legally described as Lot 2 Deposited Plan 409336 as held in Record of Title 434296 under the ownership of Silver Creek Limited.

Silver Creek is located on the southern side of Queenstown Hill. Silver Creek is accessed off Goldfield Heights, Potters Hill Drive and Middleton Road.

The area sits between the Airport in Frankton and Central Queenstown.

The site is zoned Lower Density Suburban Residential and is located within the Urban Growth Boundary of the Queenstown Lakes District Plan.

File upload:

Location - Silver Creek - Queenstown.docx was uploaded

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Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

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Who are the registered legal land owner(s)?

Please write your answer here:

Silver Creek Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Silver Creek Limited own the land holding of Lot 2 Deposited Plan 409336 as held in Record of Title 434296. The project encompasses this land holding and the entire 34ha of land. There are no other legal interests in the land on which the project will occur.

Section 2: Project details

What is the project name?

Please write your answer here:

Silver Creek

What is the project summary?

Please write your answer here:

To provide for residential development and subdivision enabling approximately 1,050 dwelling units across a 32ha urban land landing zoned for development. The development will be staged with the first stage 'shovel ready' for commencement as soon as consents are granted. Stage 1 coincides with its resource consent which enables serving of up to 580 dwelling units before upgrades are required.

What are the project details?

Please write your answer here:

Residential:

The residential subdivision component of the development includes provision of approximately 1050 dwelling units. The development provides for a mix of typologies including standalone homes and multi-unit sites and apartments. The proposal is primarily the subdivision of land to achieve the desired outcome, with land use consents for future residential and commercial buildings. The subdivision consent would precede the land use consent, in terms of the sequencing of approval, although in practical terms both aspects of the application would be processed and consented simultaneously. The development is to be undertaken in 16 stages, with Silver Creek aiming to bring the first stage to the market in 2025 and titles following in early 2026.

Infrastructure:

A unique aspect of the development is that it has an existing infrastructure foundation approval from previous consent for water supply, stormwater, wastewater treatment and disposal, and network utility services for 580 dwellings. Expert advice confirms that there are a range of feasible solutions for servicing of Silver Creek which can be designed at the more detailed consenting and engineering approval stages.

The further intensification and development of Silver Creek, in the manner proposed will support a Well-Functioning Urban Environment as set out under Policy 1 of the NPS-UD.

Urban development is proposed to be located where it can be absorbed and Silver Creek is conveniently placed relative to the local district centres of Queenstown and Frankton.

Access to Silver Creek is via existing roading networks that link to State Highway 6 (SH6), connecting to a proposed internal roading network within the development.

The unique aspect of the proposal is that it is building on an existing zone under the PDP which provides for comprehensive large scale residential development. An underlying bulk lot subdivision consent approval is already in place for key matters such as infrastructure and access, and development

in the initial stages for roading and access is already well underway.

Conservatively the project will house at least 5.7% of projected population growth in Queenstown Lakes over the next 30 years and 2.3% of Otago's population growth. Labour supplied by residents of the proposed Silver Creek residential subdivision could generate \$140 million of GDP annually. There is no doubt that these are significant regional, if not national, benefits.

The proposal is generally consistent with the objectives and policies of the QLDC PDP. Where tension exists, this is primarily relating to the increase in intensification for residential development. The proposal benefits from strong support from the objectives and policies of the NPS-UD.

The development is "shovel-ready", with Stage 1 of the development ready as soon as consent is granted, with a significant amount of the site and preliminary infrastructure works already well underway under an existing resource consent, and which are suitable to sustain the density anticipated through this proposal.

Silver Creek has consulted thoroughly with various parties.

Silver Creek has engaged with the QLDC, initially through the underlying consent and the engineering approval processes, and more recently, through engagement on this specific fast track proposal.

The proposal meets the purpose and eligibility criteria of the Fast Track Approvals Bill and will greatly benefit from an expedited consenting process, meaning that delivery of Stage 1 titles could be in place as early as 2026, depending on consenting timeframes.

The development will have significant regional benefits and meets all relevant criteria to be accepted under Schedule 2A of the Fast Track Approvals Bill, however if not successful for 2A we wish to be considered for Schedule 2B.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The development is to be undertaken in 16 stages, with Stage 1 commencing within 2 months of gaining fast track approval to allow for design work and Council approvals with the subdivision expected to be completed within 1 to 2 years.

Notably, the first stage of development is located in an area that is already connected to roading connections with infrastructure capacity available; this enables the applicant to be shovel-ready and bring the project to the market quickly.

The underlying approved resource consent for the development potential of 580 dwellings, after discussions with QLDC they are supportive of development of up to 1050 dwellings with the infrastructure in place to facilitate the extra demand.

What are the details of the regime under which approval is being sought?

Please write your answer here:

The Resource Management Act 1991 is the regime in which approval is requested, by way of resource consent.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Queenstown Lakes District Council and the Otago Regional Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Resource consent was granted to Silver Creek Limited under RM210908 for subdivision to create 16 bulk title allotments ('bulk Lots' for potential future further staged subdivision and development of an estimated 580 residential units), 4 allotments for roading and services, and 2 allotments for future water reservoirs at 4 Tree Tops Rise, Queenstown.

Specific residential built form was not part of this application, but further subdivision and development of each of the proposed bulk Lots was anticipated in the future, which was to be staged and would require subsequent subdivision and potentially land use resource consents (noting that residential activity is permitted in the zone).

In accordance with the QLDC Land Development & Subdivision Code of Practice (Code of Practice), the bulk Lot application demonstrated the ability to service the possible ultimate future development capacity of all of the allotments.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

As Silver Creek Ltd are the sole owners of the land there are no other approvals required for the project by someone other than the applicant.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Stage 1 can commence within 2 months of gaining fast track approval as the project is shovel ready with stage 1 detailed design almost complete. Funding has been approved and site works within permitted and previously consented parameters have begun.

Planning and design is anticipated to be a 3 to 6 month process per stage of development. Infrastructure development is to be a 12 to 24 month process per stage of development. Sales and Marketing is to be concurrent with the planning and design process. Completion and Handover is anticipated to be a 3 to 6 month process per stage of development. All stages will be able to overlap to assist with speed of delivery.

It is anticipated that all stages will be completed by the end of 2026.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

New Zealand Transport Authority
Queenstown Lakes District Council
Ka Runaka
Otago Regional Council
Queenstown Trails Trust
Lauren and Steven Middleton - adjacent Land Owner
'Potters Hill' - adjacent Land Owners
Goldfield Heights - adjacent Land Owners

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

New Zealand Transport Agency
Silver Creek and NZTA have engaged extensively, focusing mainly on infrastructure improvements to support the traffic expected from the new residential development. Discussions have initially revolved around the future upgrade of the key intersection at Goldfield Heights and the connection to Middleton Road. The Middleton Road connection was particularly crucial as it offered an alternative higher route to town, significantly easing traffic flow and improving access to Silver Creek.
The recent announcement of a \$250 million government funding package to upgrade Frankton Road, including the Goldfields intersection, marks a significant development. This funding clarifies the timeline and alleviates previous uncertainties, allowing for a more defined planning framework for Silver Creek. The improvements at this intersection and the Middleton connection are vital not only for better traffic management but also for integrating Silver Creek more effectively into Queenstown's broader transportation network.

Queenstown Lakes District Council
The involvement of QLDC, especially through its Property & Infrastructure department, has been crucial in shaping infrastructure planning for Silver Creek. Collaboration with Brandon Ducharme and Richard Powell has focused on developing comprehensive infrastructure strategies that include essential services like water, wastewater, and stormwater management, along with enhancements in roading, public transportation, and active travel initiatives. This collaboration ensures the infrastructure supports both current and future development phases.
Additionally, strategic discussions have included potential projects like a high-level road between Silver Creek and Windsor Place to alleviate congestion on Frankton Road and possibly a gondola over Queenstown Hill. Discussions have also been had with the strategic planning department who have verbally stated they are supportive of intensification providing the infrastructure cap was met and a solution for additional servicing was in place for anything else. These discussions aim to support the region's growing needs and enhance its appeal as a tourist destination. Notably, QLDC has been actively involved in monitoring ongoing wilding pine clearing and track formation works at Silver Creek to ensure environmental and planning standards are met.

Otago Regional Council
ORC has been actively engaged with the Silver Creek development, focusing on various environmental and infrastructural aspects for the project's advancement. This includes several pre-application discussions related to future development, addressing the need for consents for new and existing culverts, works within waterways, and large-scale earthworks.
Additionally, ORC has been involved in discussions and has given approval in principle for a proposed future high-level bus route as part of the wider transportation strategy for Silver Creek. Silver Creek has also submitted on the Queenstown Public Transport Business Case, aiming to enhance public transportation options across the region. Their involvement also extends to on-site monitoring of current clearing and earthworks to ensure compliance with environmental safeguards and consent conditions.

Queenstown Trails Trust
Silver Creek has initiated discussions with the Queenstown Trails Trust to assist in creating an active travel link, focusing on developing a bike trail between Silver Creek and Windsor Place through Queenstown Hill Recreation Reserve. This collaboration ensures the trail enhances connectivity for cyclists and pedestrians and integrates well with the existing network of trails, aligning with broader community and environmental goals to promote active travel.

Ka Runuka

The applicant has avoided the wahi tupuna cultural layer as part of the proposal and therefore expects that cultural considerations will be minimal. Notwithstanding that they have reached out to Ka Runuka and are awaiting feedback on the proposal.

Neighbours

The Middletons

The relationship between Silver Creek and the Middletons, from whom the land was purchased, has been notably cooperative. This partnership includes not only the land acquisition but also the selling back of a small portion of the land where one of the Middleton sons resides. This aspect of the relationship demonstrates the respect of the historical ties to local families by Silver Creek.

Moreover, the collaboration extends to practical and infrastructural developments such as providing access through the site to Middleton's farm located behind Silver Creek. This ensures uninterrupted access to their property. Additionally, both parties have worked together on environmental conservation efforts, specifically in working towards removing the wilding pine from the hill.

The Middletons are also involved in the development of Middleton Road, which intersects with Silver Creek's planning for road connections and the extension of services. This involvement is strategic, ensuring cohesive infrastructure expansion that benefits both parties and the larger community. This ongoing engagement reflects a deepened partnership, highlighting a shared commitment to thoughtful development and community integration.

Potters Hill

Silver Creek has been actively assisting neighboring land developments at Potters Hill by facilitating access. Specifically, Will Taylor, who is developing 'The Tiers', has been given access through Silver Creek to undertake earthworks necessary for his project.

Another example of collaboration is with Quintin Donald, another landowner, who has been granted permission to cross the Silver Creek site to conduct excavation work, including affected party approval for cuts on the boundary and height breaches.

Goldfield Heights

Silver Creek is working with the Goldfields Heights body corporate on several critical infrastructure aspects. This focuses on the realignment of Miners Line to improve traffic flow and safety around the access to Silver Creek, alongside providing stormwater infrastructure which is currently lacking.

Additionally, Silver Creek has addressed parking challenges for the residents of Miners Lane, by establishing a designated parking area within the Silver Creek site to help alleviate parking congestion.

Furthermore, due to challenges with water pressure in the upper areas of Goldfields Heights, there are ongoing discussions about integrating these areas into the Silver Creek water scheme to ensure reliable water supply and pressure. Finally, plans are underway to incorporate the upper portions of Goldfield Heights into the proposed high-level bus route, aimed at improving public transportation options, promoting sustainable travel, and potentially reducing traffic congestion.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

No processes have been undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur.

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

No treaty settlements apply to the geographical location of the project. No statutory acknowledgement areas apply to the project.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Infrastructure - the various consultants are well underway with detailed design, specifically the stormwater; wastewater; potable water; power; and telecommunications (fibre), and we have not encountered any significant constraints that would inhibit the development from proceeding. The QLDC has advised that 580 units is the known capacity for servicing and after that quantum, further solutions will be required.

Urban design / Landscape - The proposal is for a new neighbourhood as a logical extension to the low-density suburbs at Goldfield Heights, Queenstown. The masterplan provides a range of lot sizes and resulting building typographies built around a centralized open space network. With vehicle and pedestrian linkages to the surrounding existing neighbourhoods, the proposal will enable a resilient network and provide transportation choices for future residents to carry out healthy and active lifestyles.

In sustainable neighbourhoods, streets are considered equally as pedestrian spaces rather than solely for the purpose of transportation. This encourages walking and cycling and perception of the street as a space to spend time and play in. The landscape framework will provide ecology and biodiversity enhancements along the creek / open space corridor and form a green context to balance the surrounding built environment.

For a successful outcome, the proposal will ideally be continued as a multi-disciplinary collaborative process between architect, engineer, and landscape architect to ensure a balanced and sustainable residential environment. As it stands, the masterplan is designed as a well-connected diverse neighbourhood that will be consistent with the intentions of the Low-density Suburban Residential Zone of the QLDC PDP.

Cultural - the wāhi tupuna layer extends across the whole of Queenstown Hill and is not specific to the site. Urban development is considered appropriate in relation to the site due to the existing zoning. No significant adverse effects are anticipated and the proposal is considered consistent with the objective and policies of the Queenstown Lakes District Council District Plan.

Heritage - There are no known heritage values associated with the site, the proposal does not comprise any work that will undermine the cultural significance of the site nor will it change the form or character of the site which is zoned for residential development, and any potential adverse effects from this proposal on the cultural, heritage, and archaeological values of the site will be less than minor.

Geotechnical and Hazards - Following review of available geotechnical information prepared for the Silver Creek Subdivision, Kirk Roberts consider that the development is suitable for residential development. During the earthworks phase of each stage of development, geotechnical hazards identified will be appropriately identified with mitigation measures adopted.

Transport - The transport infrastructure proposed for the subdivision represents an appropriate design response to the site location and topography and will not adversely affect road safety or efficiency.

Upload file:

Assessment of effects - Silver Creek.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

National Policy Statement Urban Development 2022

The Site is urban zoned and urban development is an anticipated outcome from development. The Proposal will contribute to a well-functioning urban environment, as assessed against the criteria in Policy 1 as follows:

The development provides a high level of housing choice, lot size and locations. With up to 1,050 dwellings, being a mix of typologies on varying lot sizes, the proposal is focused on providing a high level of housing choice as well as a substantial retained affordable housing component, ensuring consistency

with part (a)(i) and (b) of Policy 1. Further (a)(ii) will be achieved as the development will not infringe on tangata whenua's ability to express their cultural traditions and norms.

In accordance with Policy 1(c), the proposal is consistent with good accessibility for people, given its proximity to the State Highway and central to Downtown Queenstown, active transport infrastructure is and can be readily provided. The project achieves consistency with 1(d), as by its very nature it will support the competitive operation of land and development markets, whilst undertaking climate friendly initiatives and future-proofing against hazards, where possible, to ensure the development is resilient to the likely current and future effects of climate change, in accordance with 1(e) and 1(f).

The Proposal aims to enhance competitive land markets by introducing diverse development options, contributing to the housing capacity in the Queenstown District, and meeting the Council and government's anticipated demands. It is strategically positioned on resilient land with no climate change vulnerabilities, ensuring stability and suitability for future growth. The density requirements of Policy 3's subclauses are not relevant, as the proposal does not need to achieve the density requirements as the site is not in a city centre, a metropolitan centre or within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent).

This initiative not only aligns with Policy 1 for a functional urban environment but also prepares for climate change impacts through careful site selection and promoting sustainable transportation for accessing the development. The Proposal is set to fulfil the residential land development needs projected for the area whilst representing a balanced approach to urban growth, grounded in practical solutions and a commitment to community welfare, and aims to respect the natural environment, adhering to national urban development guidelines.

Overall, the proposal presents an opportunity to significantly increase the supply of housing in Queenstown over the long term and aligns with the directives set out under the objectives and policies of the NPS-UD.

The National Policy Statement on Electricity Transmission is not considered relevant with the Aurora Distribution Lines not considered part of the national transmission network managed by Transpower.

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Reducing the time that would be spent in normal consent processes would also significantly reduce the cost and bring the delivery timeframes forward significantly.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

There is not anticipated to be any adverse effect of the application on the efficient operation of the fast-track process.

The application is well-detailed, with extensive supporting information that has been prepared by highly qualified professionals. Importantly, the extent of the project, its qualification as a project of national or regional significance, and any perceived adverse effects, are thoroughly set out, to enable the Ministers to fully assess the application on its merits.

Has the project been identified as a priority project in a:

Not Answered

Please explain your answer here:

None of the above, not identified as a priority project.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

The proposal is not regionally significant infrastructure.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

The proposal will increase the supply of housing by supplying up to 1,050 new dwellings to the housing market.

The proposed 1050 dwelling residential subdivision within the Silver Creek project would be conservatively anticipated to house at least 1,867 people, which would be sufficient to house 5.7% of projected population growth across Queenstown Lakes over the next 30 years and 2.3% of Otago's population growth over the same period.

The Silver Creek project could be developed at pace and so could significantly lift Queenstown Lakes' feasible development capacity. Only 38% of plan-enabled additional housing capacity is practical to develop in the long-term because the remainder is not commercially feasible or infrastructure serviced.

The project aligns with the NPS-UD 2020, aiming to enhance the housing supply and contribute to a well-functioning urban environment. The project proposes the creation of up to 1050 residential allotments, offering a diverse range of housing typologies to meet the varying needs of the community. This development is set to address the urgent housing demand in Queenstown Lakes District, providing homes for a significant portion of the projected population growth.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

As above, economically, the project is poised to generate substantial regional GDP through the development of the wider site.

Collectively the labour supplied by residents of the proposed Silver Creek residential subdivision could generate \$140 million of GDP annually to the local economy.

Environmentally, the plan includes public amenities like roads, pedestrian pathways, and open spaces, all designed to have minimal impact on the natural surroundings. The development's design emphasizes community engagement, with the government's investment in local infrastructure and the absence of significant construction hindrances, the project is ready for prompt commencement, promising to deliver both housing solutions and a boost to the urban environment.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

The proposal is not anticipated nor is its primary function to support primary industries or aquaculture and therefore this point is not applicable to the application put forward.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

The proposal is not anticipated nor is its primary function to develop natural resources apart from providing land for residential and commercial development that is required within the District. It is not anticipated that minerals and petroleum will be extracted from the area of development therefore this point is not applicable to the application put forward.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The proposal is walkable and offers routes for pedestrians or cyclists as well as being within the cycle trail route. Through further development of the proposal sustainable drainage systems, green infrastructure integration, and flood-resistant building designs can support the climate change mitigation needs and assist with the reduction in greenhouse gas emissions.

Will the project support adaptation, resilience, and recovery from natural hazards?

No

Please explain your answer here:

The proposal is not anticipated nor is its primary function to support adaptation, resilience and recovery from natural hazards and therefore this point is not applicable to the application put forward.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

A severe lack of housing in the Queenstown Lakes is a significant environmental issue that this project will assist in addressing. The Queenstown Lakes Homes Strategy (2021-2031) identified housing as one of the biggest challenges facing the district, with housing supply being a factor at the centre of this challenge with the 2021 Queenstown Lakes District Housing Development Capacity Assessment (HDCA) showed that only 38% of plan-enabled additional housing capacity is practical to develop in the long-term because the remainder is not commercially feasible or infrastructure serviced.

The HDCA also highlighted increasing demand for higher density housing, with half (49%) of long-term dwelling demand growth anticipated to be for attached dwellings, while attached housing only currently makes up 16% of Queenstown Lakes' housing stock. Queenstown-Lakes is New Zealand's fastest growing district, with the District's population having grown by 8.0%pa in the June 2023 year – which equated to an additional 3,900 residents in one year. To give some perspective to this population growth, it is the equivalent to a town the size of Arrowtown turning up to live in the District in just one year.

This type of population growth would generate demand for at least 1,368 homes for new residents in the June 2023 year, given that Census 2018 showed the average Queenstown Lakes household has about 2.85 residents. In comparison, building consents data shows there were 1,273 homes consented in Queenstown Lakes District over the June 2023 year, which is insufficient to keep up with population growth. Note that not all building consents translate into occupied dwellings as some consented homes do not end up being constructed, while the 2018 Census showed that 27% of Queenstown Lakes homes ultimately end up unoccupied due to a high prevalence of holiday homes and private visitor accommodation.

Over the next 30 years, there is expected to be significant population growth within Queenstown Lakes and more generally across Otago Region that will drive up demand for housing. The Queenstown Lakes population is expected to conservatively expand by 11,620 over the next 10 years and 32,730 people over the next 30 years. The population growth in the past 12 months alone was 3,900 people. Otago's population is expected to expand by 29,900 over the next 10 years and 82,717 people over the next 30 years.

A large amount of additional housing supply will be required to accommodate this population growth. This project proposes to provide up to 1,050 domestic dwelling which supports approximately 5% of projected population growth across Queenstown Lakes over the next 30 years and 2% of Otago's population growth over the same period. This is a significant portion of the required housing supply in the region.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The proposal is consistent with all the relevant provisions of local and regional planning documents - please see the enclosed assessment.

Silver Creek is part of the urban environment and therefore included within the Queenstown Lakes District Council Spatial Plan of 2021. Silver Creek is identified as being located along the main transport network of the state highway with key opportunities to provide for housing supply in the District.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

To be best of the writers knowledge, no known compliance or enforcement action has been taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill.

Load your file here:

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

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.

Please write your name here:

Samantha Kealey

Important notes