

Policy Assessment

This assessment is addressed under the following headings and in no particular order:

- National Policy Statement on Urban Development (NPS-UD)
- National Policy Statement for Highly Productive Land 2022 (NPS-HPL)
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)
- Otago Regional Policy Statement 2019 (RPS)
- Proposed Otago Regional Policy Statement 2021 (PRPS)
- Queenstown Lakes Proposed District Plan (PDP)

NPS-UD

Silver Creek is considered to achieve Objective 1 and Policy 1 of the NPS: UD providing approximately 640 - 1040 dwellings / units on a variety of lot sizes. The intention is for the development to provide housing to a wide range of family types and social economic groups where they have access to jobs, schools, community services and open spaces. The development is well-connected internally and externally with the State Highway running along the base of the development. The development also ties into cycle tracks which then provides further connection to Frankton, Queenstown and the wider district.

The mix of housing typologies will enable a wide range of housing choice. The current design proposes 238 detached housing typologies with a variety of lot sizes, and between 400 – 800 apartment unit / terrace housing typologies including 1 – 200 terrace units, 1 – 200 apartment units and between 2 – 400 managed apartments. The position of the apartments and terraces have been strategically located throughout the masterplan where future residents will directly benefit from the amenity provided by the adjacent open space and landscaping.

The proposed development will contribute to competitive development market by providing a significant contribution to local housing, and support reductions in greenhouse gas emissions by locating development in an existing urban area with good transport connections. Overall, the proposal will contribute to a well-functioning urban environment.

NPS-HPL

The site has not been identified or classified in any Regional Policy Statement (RPS) or District Plan as Highly Productive Land (HPL). Section 3.5(7) sets out criteria for identifying HPL, prior to maps of HPL being included in an operative RPS. The site is zoned low density suburban residential. As the site has an urban zoning, the NPS-HPL is not relevant.

NES-CS

There is no known HAIL activity on the application site, nor any other reason to consider that the site may be contaminated. Notwithstanding this, appropriate investigation will be undertaken at detailed design to confirm soils are suitable for residential land use.

ORPS 2019

The proposal is consistent with the ORPS 2019. The site is located in an area where detailed geotechnical design solutions are feasible to implement housing on the hillside, appropriately managing risks of natural hazards to people and communities. The master planning approach to the site enables the creation of a well-connected diverse neighbourhood, appropriately serviced by necessary infrastructure. Located adjacent to an existing urban area and with a residential zoning, the development ensures that growth is effectively integrated with the adjoining urban environment.

PRPS 2021

The proposal is consistent with the PRPS 2021 for similar reason as noted above in regard to the ORPS 2019. The development will occur in a strategic and coordinated way through master planning of this site, ensuring integration with the surrounding urban environment. The proposal contributes to the development capacity and supply of housing in Queenstown, one of the fastest growing areas in the country.

QLDC PDP

Chapter 4 of the PDP relates to urban development, requiring new urban development to be located within the existing urban growth boundary. This proposal falls within existing residential zoning, consistent with these provisions. The site is able to be appropriately serviced by infrastructure of sufficient capacity. Located close to existing Frankton and Queenstown town centres, arterial roads, public transport routes and community facilities, the site is appropriately positioned for an appropriately dense urban development.

A wāhi tupuna layer extends across the whole of Queenstown Hill, relevant to the site, though not specific to the site. The Applicant is committed to engaging with tangata whenua in relation to cultural values and incorporating feedback into the detailed project design. Urban development is considered generally appropriate in relation to the site due to the existing residential zoning.

The proposed development provides for a mix of compatible residential densities and a high amenity living environment for residents as well as users of public spaces, consistent with District Plan outcomes for the zone. The PDP encourages higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values. To this end, the proposed development has been designed with higher amenity public spaces combined with denser residential living offerings.

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.