

Response ID ANON-URZ4-5FG8-F

Submitted to Fast-track approval applications
Submitted on 2024-05-03 17:44:12

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:
Brett Giddens

3 What is your job title

Job title:
Director

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 2559
Queenstown
9349

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 Gibbston Valley Station, 1976 Gibbston Highway (SH6), Gibbston, Queenstown. The site is contained in Records of Title 1067614, 260095, 348959, 76751, OT213/205 and OT19A/1180.

A site location plan is contained within the masterplan documents provided via email to the MfE.

File upload:

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

Yes

upload file:

Gibbston Village - Records of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Gibbston Valley Station

There is one other land owner - High Definition Development, LLC and they have provided their written approval to the project

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:

The land is owned by Gibbston Valley Station. That parcel of land owned by High Definition Development, LLC, relates to the co-director of GVS and has provided written approval for the proposal to include this land. A copy of this written approval has been provided via email to the MfE.

Section 2: Project details

What is the project name?

Please write your answer here:

Gibbston Village

What is the project summary?

Please write your answer here:

Gibbston Village is a residential development that includes the provision for approximately 900 dwelling units, 5% of which will be dedicated to affordable housing to be delivered through the Queenstown Lakes Community Housing Trust. The development provides for a mix of typologies including standalone homes and multi-unit sites. A commercial area is also included within the development providing for day-to-day amenities for future residents as well as to the wider community, and a school.

Please see the supporting information provided via email to the MfE.

What are the project details?

Please write your answer here:

Please see the supporting information provided via email to the MfE.

Residential: The residential subdivision component of the development includes provision of approximately 900 dwelling units, 5% of which will be dedicated to affordable housing to be delivered through the Queenstown Lakes Community Housing Trust. The development provides for a mix of typologies including standalone homes and multi-unit sites. 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 seven stages, with GVS aiming to bring the first stage to the market in 2025 and titles following in early 2026.

Commercial: A commercial precinct – the “Vintners Village” – is proposed within a 2.4ha site providing for a gross floor area of 8,000m² of commercial activities. The Vintners Village is to be designed to be a key component of the development providing for day-to-day amenities for future residents as well as to the wider community.

Schooling: A 3.0-hectare school site is proposed for a primary school (Year 1 to Year 8) of about 350 students.

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

The unique aspect of the proposal is that it is building on an existing zone under the PDP which provides for comprehensive large scale resort development (principally visitor accommodation, residential and commercial activity). A number of consents and engineering approvals are already in place for key matters such as infrastructure and access, and development in the initial stages 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 Gibbston Village residential subdivision could generate \$140 million of GDP annually. There is no doubt that these are significant regional, if not national, benefits.

Gibbston Village is master planned and guided through a thoughtful design-led directive that will ensure positive urban design and landscape outcomes and the establishment of a community that is both self-sustaining and connected to other centres through an established walking and cycling network. Over time as the Village develops, GVS will work collaboratively with the regional council towards provision of public transportation to further enhance connectivity.

The proposal is generally consistent with the objectives and policies of the Gibbston Valley Resort Zone. Where tension exists, this is primarily relating to the reduction in visitor accommodation activity as part of the proposal and the increase in intensification for residential development. The proposal benefits from strong support from the objectives and policies of the NPS-UD.

The proposal will add significantly to the provision of affordable housing in the district, with a commitment made via a Heads of Agreement between GVS and the Queenstown Lakes Community Housing Trust.

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 infrastructure works already completed under an existing resource consent, and which are suitable to sustain the density anticipated through this proposal.

The development utilises existing approved access points onto State Highway 6, which were established as part of the rezoning of Gibbston Valley Station into a resort. Initial transport assessment shows that a significant majority of the development can be undertaken on the basis of those existing access points without further upgrade. Engagement with the New Zealand Transport Authority (NZTA) will be ongoing.

GVS has consulted thoroughly with interested parties. A Heads of Agreement is in place with Kā Rūnaka which establishes the protocol and ongoing commitment between GVS and Kā Rūnaka to continue engagement throughout the process.

GVS has engaged with the QLDC, initially through a request for its land to be included within the Future Development Strategy being prepared under the direction of the NPS-UD, 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.

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

Please write your answer here:

A full staging Plan is provided in the Planning Assessment provided in the email to MfE of supporting documentation.

The Vines - AA2 - Stage 1:

1. Commence design work and obtain Council engineering approvals immediately after consent approval (expected to take 6 – 8 months)
2. Site works (bulk earthworks, servicing, landscaping) to commence immediately after obtaining Council engineering approval.
3. Anticipate 12 – 14 months for site works to complete and then commence Council approval process for engineering and other agencies.
4. Titles obtained within 18 months of commencement (Release sections to market end of 2025 and aim to obtain titles by start of 2026)

The Orchard - Open Space and Recreation - Stage 2A

5. Commenced while Stage 1 site works are completing. This allows the machinery and contractors from Stage 1 to move immediately into Stage 2a.

Vintner's Village - AA4 and Open Space and Recreation - Stage 2b AA4 (commercial) and school:

6. Commenced at same time as works on Stage 2a
7. include access to AA4 school site works
8. intention is to ensure AA4 underway as these underpin saleability and community hub / village intent
9. completion of access from State Highway within 18 months of commencement of this stage and to be completed prior to commencement of stage 3
10. stages 1, 2a and 2b aimed to be completed within 2 years of commencement of consent

Gibbston Commons - AA3, AA6, AA7, AA8 and Open Space and Recreation

Stage 3 AA3:

11. Works will start when works are finishing on Stage 2a

Stage 4 AA7:

12. Works start when works are completing on Stage 3

Stage 5 – AA6:

13. Works start when works are completing on AA7

Stage 6 – AA8:

14. Works start when works are completing on AA6.

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

Please write your answer here:

Resource Management Act 1991 (via 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 Otago Regional Council

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

Please write your answer here:

Gibbston Valley Station is zoned Gibbston Valley Resort, an enabling special zone in the Queenstown Lakes District Plan. A full list of consents is contained in the infrastructure report sent via email to the MfE.

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

Yes

Please explain your answer here:

One of the land parcels is not owned by GVS and is owned by High Definition Development, LLC. They have provided their written approval to the project. A letter of approval is provided within the documentation emailed to the MfE.

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

Please write your answer here:

Please see the developer statement provided by way of email to MfE.

The GVS land is a significant area of landholding under one entity ownership with approval from the only party that is not GVS. This means we have the ability to commence development under extremely quick timeframes without the constraints of fractured landholdings. The GVS land has very limited surrounding neighbours that would be affected by the proposal due to topographical constraints, and the interface with the Gibbston Valley Winery. For this reason, it is one of the few projects which requires limited neighbour approval / input.

The lack of infrastructure constraints, and the nature of the GVS land already having commenced development, makes it one of the few (if only) large scale housing developments in the District that is effectively ready to commence development as soon as consent is granted. Depending on when consent is obtained, GVS would be aiming to take sections to market end of 2025 and obtain titles by early 2026.

The applicant is in a strong financial position. The enabling and infrastructure works for Stage 1 are largely complete and in place already for the Site. As confirmed in expert reports submitted with this application, relatively little upgrades to these established works are required for the first stages of development. Presales from initial stages, and GVS revenue streams, will be used to procure any additional development funding required as the project progresses beyond the initial stages.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Ka Runaka
Queenstown Trails Trust
Queenstown Lakes Community Housing Trust
New Zealand Transport Authority
Queenstown Lakes District Council
Adjoining Landowners

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:

A full assessment and letters of consultation and engagement is provided with the email provided to MfE.

Kā Rūnaka

A memorandum of understanding has been in place since the 1st of November 2022 between Kā Rūnaka (representing Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga) ("Kā Rūnaka") and Gibbston Station Limited ("GVS").

Kā Rūnaka have been consulted with and will continue to be consulted with throughout the process of the project in order to ensure that the vision for the project has the utmost respect for wāhi tūpuna and the preservation of the mauri of these areas. GVS acknowledges the significance of ensuring that the project protects Mana whenua values and manages potential threats within these areas. GVS is committed to working closely with Kā Rūnaka through the memorandum of understanding to ensure this project reflects Mana whenua values.

Queenstown Trails Trust

The Applicant has a long standing and strong relationship with the Queenstown Trails Trust, being one of the first landowners in the area to enable right of passage of the public through its land and enabling the expansion of the active transport network in the district.

The Trails Trust have been engaged with on a number of occasions and have been supportive of the development that GVS have undertaken. GVS have put in place a public easement over their land for the trail and have a strong and committed relationship to the Trails Trust. This proposal has also seen engagement with the Trails Trust and it is envisioned that engagement will continue to be had with them in order to maintain the relationship that has been ongoing.

Queenstown Lakes Community Housing Trust

An agreement has been provided between the Queenstown Housing Trust and Gibbston Valley Station. This is provided with the application package. As way of summary the agreement is for GVS to commit transferring 5% of the new serviced residential lots created under this project to the Queenstown Housing Trust at nil consideration should this project be included in the fast-track approvals bill, with the return being that the Queenstown Housing Trust make all reasonable effort to support the project. The agreement also includes that both parties will continue to engage throughout the fast-track process with respective mutual benefits.

New Zealand Transport Authority

New Zealand Transport Authority (NZTA) have been involved in various aspects of the GVS consenting and rezoning processes since c. 2007. This has culminated in the station having designated access locations on State Highway 6 to provide for development within the station land.

They have approved two accesses from the state highway as well as two underpasses connecting the north and south sides of development. There is also an agreement from NZTA for another access in the northeast corner of the site for service vehicles including delivery, rubbish etc. to utilise and go through the north side of the site. NZTA have also been involved in ongoing communications for GVS redevelopment.

It is expected that when it comes to detailed design and further development NZTA will be involved in ongoing consultation and discussions as well as potential authorisations that GVS may be required to obtain in the future.

Adjoining Landowners

The adjacent landowners are limited due to the fact that GVS holds the majority of the surrounding land. The only direct neighbour to the proposed development land is Mr. Hunter, situated to the south. On the west side, the Winery is the neighbouring property, with a vineyard acting as a buffer between it and Bungy and The Winehouse to the north. Across the highway to the east and north, there are no nearby neighbours. To the south, Peregrine is present, but they are located beyond the vineyard, which is part of GVS's property on the east side.

There was significant consultation with adjoining neighbours and further with the community in obtaining the consent order for the resort, the areas that GVS are proposing development to occur in are the same as the resort. It is anticipated that further consultation will take place with the adjoining landowners and further within the community.

Queenstown Lakes District Council

GVS are committed to collaborating closely with the Queenstown Lakes District Council ("QLDC") to ensure that the proposal aligns with their priorities and addresses any concerns or considerations they may have regarding zoning, infrastructure, environmental impact, and community development. QLDC have been involved with various consenting and rezoning of GVS for a significant number of years. Most recently GVS have engaged with Anita Vanstone, the Strategic Growth Manager at QLDC to discuss the proposal and align with the vision that both QLDC and GVS have.

From the conversations had with QLDC the following statements have been made:

Future Growth Strategy and updated Spatial Plan for the district are currently been worked upon. Gibbston Village made an early submission to the FDS process to be included within the growth strategy. We are hopeful that the work we are preparing will help the Council with its forward decision making towards long term planning in the district.

Council saw the positive benefits associated with the agreement that GVS has in place, to provide 5% of its land as affordable housing to the Queenstown Lakes Housing Trust. Given the quantum of 900 residential units within the Village, 5% will go a significant way towards supplying more affordable housing within the district, and the Housing Trust's waitlist, which Council were aware was and is a critical issue.

In terms of infrastructure, Gibson Village is uniquely placed to build upon an existing infrastructure system that was developed for the resort. The intention is to further expand the system so that the Village is self-sufficient and does not rely on existing Council infrastructure. Council queried as to whether this infrastructure would remain private or be vested in the ownership of the Council. GVS are amenable to a mutually beneficial outcome that suits both parties.

Gibbston Village is unique compared to other development areas in the Queenstown Lakes District insofar that it is building on an existing zone in the District Plan that enables a significant amount of development. This provides a strong catalyst for the Gibson Village proposal to increase the density already consented for the Site, and provide a stronger focus on residential and affordable living. In terms of this approach being able to be replicated by other parties, in particular other landowners in Gibbston Valley, this is nil because they do not have this underlying planning framework / Resort Zone. Council have stated that they would like to see the benefits of outcomes for the community from this process. This is very much aligned with what GVS wants to achieve itself, and it is currently preparing for active engagement with the community as the Fast Track process moves forward. GVS considers multiple community benefits will flow in terms of available and affordable housing supply, the provision of education, active transport links, community and open spaces, and commercial / retail access to these areas which is currently under-served by these amenities.

Otago Regional Council

GVS is dedicated to closely collaborating with the Otago Regional Council (ORC) to ensure that the proposal is in line with their priorities and effectively addresses any concerns or considerations they may have regarding zoning, infrastructure, environmental impact, and community development.

ORC has been actively engaged in various consenting and rezoning processes with GVS for a substantial period. GVS intends to be in ongoing discussions

with various arms of the ORC to explore the proposal and ensure alignment with the shared vision of both ORC and GVS.

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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:

There are no treaty settlements that apply to the geographical location of the project. The Kowarau River is a statutory acknowledgement but will not be impacted on by the proposal.

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:

The following is a list of anticipated effects that have been discussed at length within the assessment provided via email to the MfE:

Infrastructure

Urban Design

Landscape

Cultural

Heritage

Geotechnical and Hazards

Soils
Acoustic / Reverse Sensitivity
Transport
Economic

In conclusion, it is considered that there are no persons on adjacent sites that will be adversely affected by the proposed development. Any potential for adverse effects can be appropriately avoided, remedied or mitigated, and will be less than minor in the context of the receiving environment.

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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:

A full assessment has been undertaken and provided in the planning assessment document via email to the MfE.

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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:

A legal assessment of eligibility has been provided with the documentation provided via email to MfE.

This involves an analysis of whether the fast-track process will enable the project to be 'processed in a more timely and cost-efficient way than under normal processes'. Clearly, the increased complexity and time constraints would also lead to a greatly increased consenting cost. Reducing the time that would be spent in normal consent processes would therefore reduce the cost, and help to meet cl 17(2)(b) of the Bill.

The length of time and cost it would likely take for the GVS project to get consent, being in large part due to how significant the proposal is, in itself is another factor in deeming the proposal to be regionally or nationally significant.

Therefore, the GVS project is considered to meet the purpose of the Bill under cl 17(2)(a), with this dovetailing to support the related analysis of cl 17(2)(b). Therefore, these criteria are likely to be viewed positively for the GVS project.

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

Please write your answer here:

A legal assessment of eligibility has been provided with the documentation provided via email to MfE.

There is not anticipated to be any adverse effect of the application on the efficient operation of the fast-track process, as per cl 17(2)(d) of the Bill.

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.

The economic report significantly passes the 'test' of regional significance, and the supporting reports are conclusive as to minor adverse effects, no traffic or infrastructure and servicing constraints, and that the proposal achieves a well-function urban environment. As above, this is a unique housing proposal in that it is within land zoned, and partly consented, for significant development already.

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

Not Answered

Please explain your answer here:

No, However Future Growth Strategy and updated Spatial Plan for the district are currently being worked upon. Gibbston Village made an early submission to the FDS process to be included within the growth strategy. We are hopeful that the work we are preparing will help the Council with its forward decision making towards long term planning in the district.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

Not applicable.

Will the project:

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

Please explain your answer here:

See information sent via email.

The proposal will increase the supply of housing by supplying 900 new dwellings to the housing market. The 900 dwelling units could conservatively 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. The provision of commercial spaces and a school also contribute to the alignment with the NPS-UD and in particular policy 1 contributing to a well-functioning urban environment.

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.

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.

Policy 1 of the NPS-UD is provided below and assessed following to provide in particular assessment and demonstrate alignment with this policy.

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

The proposal provides for 900 new residential dwellings in varying forms including standalone dwellings, duplexes, and terraced housing. This will assist the development providing for different households.

The proposal includes 5% of residential allotments to be a nil contribution to the housing trust and will result in a significant contribution of affordable housing in the district.

The proposal also maintains the Wāhi Tūpuna area by ensuring that no proposed site intersects this area and the proposal has the respect for wāhi tūpuna and the preservation of the mauri of these areas.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

An economic assessment has been provided with the documentation provided via email to MfE.

The project constitutes a major project for the region. In the short term, this will bolster the amount of jobs in the region, and stimulate economic growth. Collectively the labour supplied by residents of the proposed Gibbston Village residential subdivision could generate \$140 million of GDP annually to the local economy.

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. This has consequential effects on economic and social stability.

In the long term, however, the general sustainability of the Otago and Queenstown Lakes District economy will be supported. This is through a large increase in the supply of worker housing, addressing the extreme shortage in housing for the Region, especially the Queenstown Lakes District. The amenities available at the project development also make relocation for skilled workers, which the surrounding economy desperately needs, more likely. Relocation with families is supported by the planned primary school, with a wide variety of housing available, ranging from standalone houses to multiplex buildings.

The above factors support the conclusion that the GVS Project meets the criteria of delivering significant economic benefits, and this will assist in determining that the project is significant on a national or regional level.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Not applicable.

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

No

Please explain your answer here:

The project is not for the development of natural resources, including minerals and petroleum.

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

Yes

Please explain your answer here:

By consolidating development that includes housing, commercial, education, open spaces, and community facilities the need for car reliance is reduced. The proposal offers all the necessities whilst providing for an area that people will appreciate living. The proposal is walkable and offers routes for pedestrians or cyclists as well as being within the cycle trail route thus connecting it to other businesses in Gibbston, as well as Arrowtown, Frankton, and Queenstown.

The Village is connected to an existing active transport network that is conveniently located and draws links to all key centres nearby. The continued use and promotion of this active transport network will reduce vehicle dependency and overall assist with reducing greenhouse gas emissions from vehicles.

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

Yes

Please explain your answer here:

Through proactive measures such as sustainable drainage systems, green infrastructure integration, the development will demonstrate a commitment to mitigating climate risks. Infrastructure plans prioritize resilience, while community-focused initiatives promote social cohesion and safety during climate-related emergencies. The architectural and building style to be included within the proposal will require building methods and materials that are eco-friendly and efficient to run. Economic diversification strategies and environmental sustainability efforts further underscore the project's commitment to long-term resilience.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The lack of housing supply within the Queenstown Lakes District is an issue which creates an unaffordability issue and therefore related an environmental issue and social effects. The proposal addresses this issue by increasing the supply of housing within the District. The proposal has provision for three waters infrastructure to ensure that those living and working within the development will have potable water to drink and will have the necessary facilities for waste removal whilst also having stormwater provided for to ensure flooding is not an issue. Climate change is to be addressed through building design, sustainable drainage systems, green infrastructure integration and other leading improvements that can ensure the proposal is completed with climate change top of mind and addressed through innovation.

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

Yes

Please explain your answer here:

Please see policy assessment included with email to MfE.

Anything else?

Please write your answer here:

Email has been sent to MfE - this needs to be read please.

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:

GVS have not been involved in any compliance or enforcement actions taken 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:

Brett Giddens

Important notes