



Fast Track Referral Application for Homestead Bay

Assessment of Environmental Effects



remarkable
planning

I Summary of Proposal

Referral to the fast-track approval process is sought for the master planned development of Homestead Bay. The development is to comprise:

1. Subdivision of the land to provide up to 2800 residential units through a mix of standalone houses, terraced housing and low rise apartments.
2. Creation of approximately 2 hectares of commercial land, providing for around 11,000m² of retail space.
3. Provision of land for one or more schools (subject to interest by the Ministry of Education).
4. Development of parks, trails, native planting and other urban amenities through the development.
5. Development of supporting infrastructure including roading, improvements to State Highway 6, water intakes, treatment and reservoirs, stormwater treatment infrastructure, wastewater conveyance and (possibly) land treatment infrastructure.

The development is proposed to be staged as shown in **Appendix A**.

Conditions of consent relating to the staging of development will be volunteered including conditions relating to the timing of the provision of commercial development and the state highway transport upgrades.

2 Brief Site Description

The Applicant owns Lot 12 Deposited Plan 364700 (shown outlined in yellow in Figure 1 below) and Lot 8 Deposited Plan 443832 (shown outlined in blue in Figure 1 below). This is the land where the proposed subdivision is to be located.



Figure 1: Location of the Applicant's site

State Highway 6 extends along the eastern boundary of the Applicant's land. Various intersection upgrades to State Highway 6 are anticipated to be undertaken by the Applicant. These works would occur within the state highway and potentially on adjacent land.

Wastewater infrastructure upgrades beyond the Applicant's land may be required. These upgrades may be along the Council wastewater network between the Applicant's land and the Shotover Treatment Plant. Alternatively, treatment of wastewater and disposal to land is being investigated. This may occur within RCL's land but discussions with a neighbour (Remarkables Station National Trust Limited – Part Lot 1 Deposited Plan 26261) about the prospect of disposal of treated wastewater there are underway.



Figure 2: Drone view looking northwest across the northern half of the site

The site is described as having a varied and complex topography however, the majority of the land is flat to slightly undulating with areas of escarpment adjacent to Lake Wakatipu, hummocky land adjacent to the State Highway and three areas of channelled outwash fans. The land has been utilised for pastoral grazing and there is an operational airstrip on the land that is currently utilised by a sky diving business.

The subject site is located within an area identified as a “future urban area” at the southern end of the Te Tapuae / Southern Corridor which is a “priority development area” under the Queenstown Lakes Spatial Plan. It is also identified as an “Indicative Future Expansion Area” in Chapter 4 – Urban Development of the Queenstown Lakes Proposed District Plan.





Figure 3: Drone view looking southwest across the southern half of the site

3 Types of Consents and Designations Required

Resource consents under the Queenstown Lakes District and Otago Regional Plans will be required to allow for the development.

Improvements to State Highway 6 would require possible notices of requirement, alteration to the existing State Highway designation and/or outline plan approvals. Any improvements to the QLDC wastewater network beyond the site may also require notices of requirements, alteration to existing designations and/or outline plans.

A list of the possible consents required for the development is included in **Appendix B**. These are currently an indicative list which will be finalised through the fast track application process if the project is successful in being referred.

All of the approvals required would be under the Resource Management Act. The proposed development does not include any Prohibited activities.

4 Anticipated and Known Adverse Effects on the Environment

Urban Design

Urban designers Urbanshift have been included in the project team for the preparation of the masterplan for the development. The current masterplan is shown in Figure 4 below and includes the proposed density of development, location of a local shopping centre, open space areas as well as key roading and trail linkages.



The Urban Design assessment notes that the site is located within an area identified as a “future urban area” at the southern end of the Te Tapuae / Southern Corridor which is in itself a “priority development area” under the Queenstown Lakes Spatial Plan.

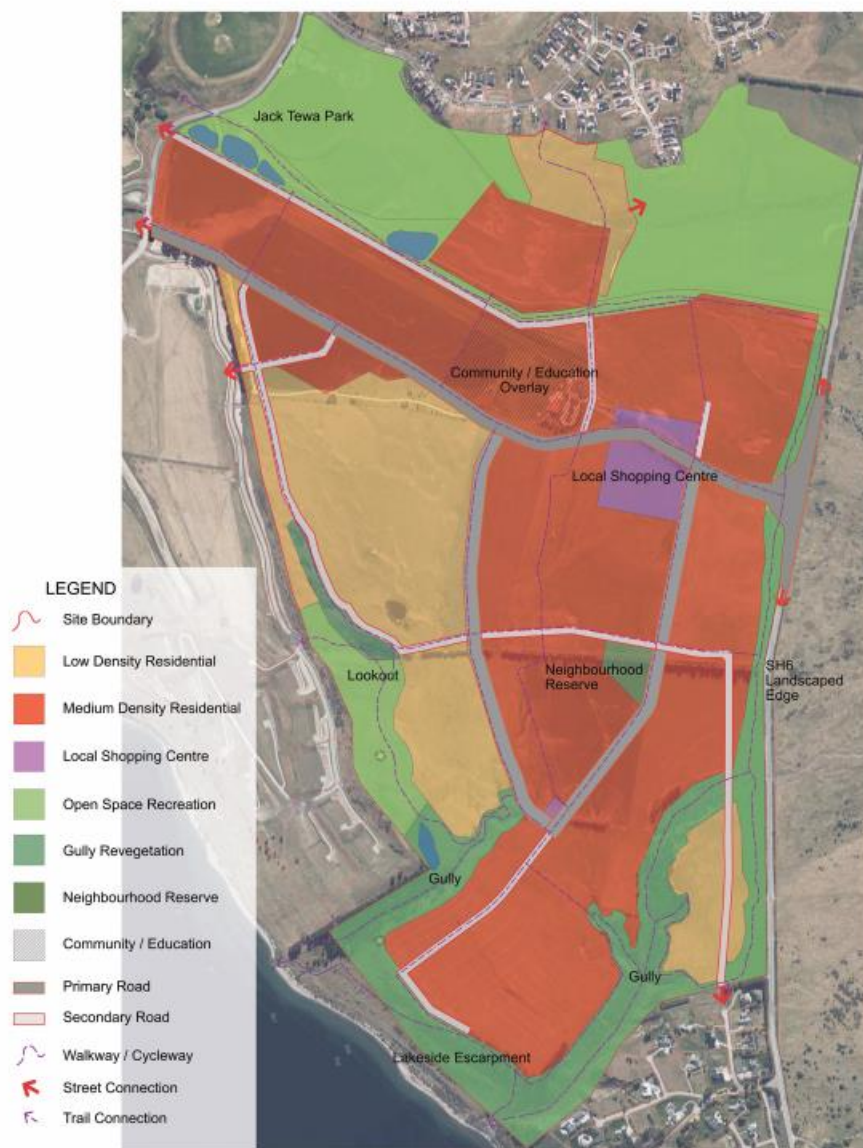


Figure 4: Urbanshift masterplan for the development of Homestead Bay

A mixture of densities of residential development are proposed through the development area. These include lots providing for the construction of medium density townhouses and apartments as well as low density residential lots. Up to 2800 residential units can be provided across the site.

An area of the site includes an overlay for a future school site if the Ministry of Education seeks this. This is to adjoin existing and proposed recreational spaces.



A local centre is proposed within the development as envisaged in the Spatial Plan. This incorporates a main street and a mid-sized supermarket as well as the provision of shops to provide for the day-to-day needs of the residents within the development and surrounding areas.

The Applicant will prepare design guidelines for the development of the residential lots to ensure that the future built form is consistent with high quality urban design. These would be regulated via covenant registered on the title for each of the lots as they are created.

Significant green space is to be provided through the development which will provide opportunities for ecological and landscape enhancements, recreation spaces and trails.

Transport, pedestrian and cycle connections are able to be provided within the development as well as connections to the adjoining developments.

The proposed development has been master-planned and will be able to contribute to a well-functioning urban environment. No significant adverse anticipated or known adverse urban design related effects will occur as a result of the planned development taking into account the design controls that will be imposed as part of the consent process as well as the design guidelines that will be prepared by the Applicant.

Landscape

A landscape assessment of the subject site and proposed development has been completed by Rough Milne Mitchell (RMM) Landscape Architects and RMM contributed to the development of the masterplan as part of the project team.

The site is noted as being nestled between Outstanding Natural Landscapes (ONLs) with the Remarkables located to the east, Lake Wakatipu to the south and west and the Jacks Point Hill and Peninsula Hill to the west and northwest. While there are some landscape features of value within the site, such as hummocks and gullies, the overwhelming landscape values of the site are from the surrounding ONLs. The site itself is not within an ONL.

The masterplan for the development has been prepared to exclude development from the gullies, lake-side escarpment and hummocks within the site and as part of the development these areas will be enhanced through planting and inclusion of pedestrian and cycling trails.

The development of the land into an urban environment will be in keeping with the existing developments within the adjacent landholdings to the north and south, including Jacks Point and Hanleys Farm to the north and Lakeside Estates to the south. The development will become part of a contiguous corridor of urban development as anticipated by the Queenstown Lakes Spatial Plan.

Design guidelines will be prepared for the development addressing colour and material choices for buildings. Furthermore, native planting will be undertaken within the gullies, along the lake escarpment and within recreational areas.



The proposal will result in a change in the land use from the site's predominantly rural appearance currently, located between established urban development to the north and south, to urban development creating a completion of the southern area of the urban corridor. This is able to be undertaken without compromising the landscape values of the surrounding ONLs as a result of design and location.

Productive Land

The rural zoned portion of the subject site is identified by the Manaaki Whenua / Landcare Research GIS mapping as having a highly productive land rating of LUC-Class 3. However, as the Queenstown Lakes Spatial Plan 2021 identifies the subject land for future urban development (see Figure 5 below), the National Policy Statement (NPS) for Highly Productive Land does not apply under Section 3.5(7) of the NPS.

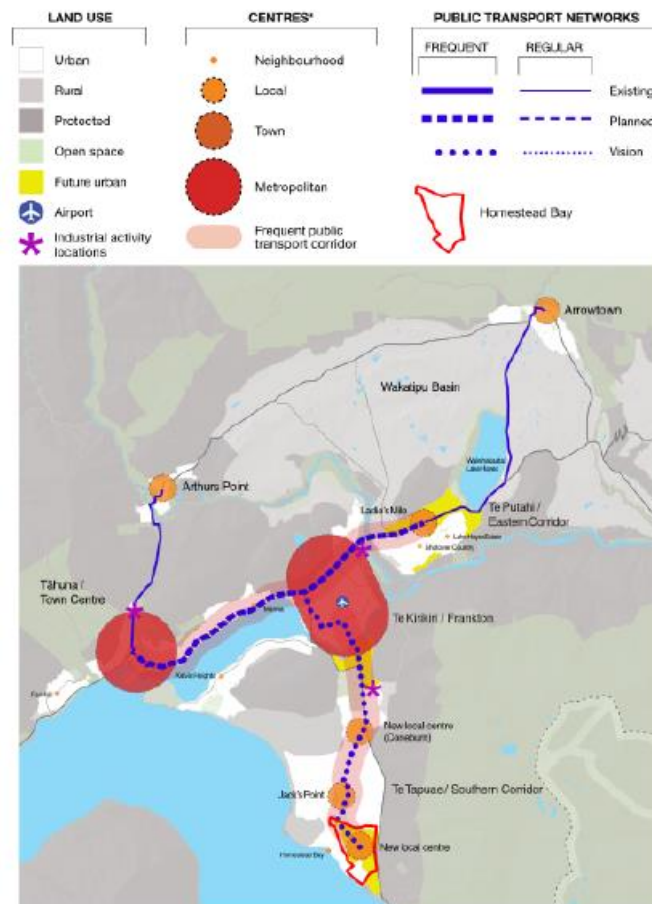


Figure 5: Subject site shown in the Queenstown Lakes Spatial Plan as future urban as signified by the yellow shading

The remainder of the site is already included within the Urban Growth Boundary and is not zoned Rural and therefore the NPS also does not apply to this land.



Servicing

Stantec have completed an Infrastructure Report addressing the feasibility of servicing the development by way of water and wastewater and stormwater disposal. Further feasibility work has been undertaken in relation to potential land disposal for wastewater by Lowe Environmental Impact and stormwater by Stantec.

Water

The subject site is not serviced by potable water supply at present. Stantec have therefore assessed the potential water sources to service the development. This includes consideration of bore supply, surface water supply from Lake Wakatipu or connection to the QLDC's existing water supply scheme or an upgraded Jacks Point (private) scheme.

A standalone water supply scheme from a new borefield adjacent to Lake Wakatipu is the current preferred option and this is currently being investigated further through bore testing. To date groundwater has been observed at around 15m below ground in the northeast end of the site and around 5m below ground in the northwest of the site.

The standalone water supply would be treated to New Zealand Drinking Water Standards and is likely to need UV disinfection and chlorination. On-site storage reservoir(s) would also be needed to maintain the required pressure levels of service, and a preferred site on an elevated part of RCL's land has been identified for this purpose. Subject to further testing, this option is seen as feasible, and this infrastructure can be located entirely within the Applicant's landholding.

Wastewater

The subject site is not currently serviced by reticulated wastewater disposal. The applicant's engineering consultants, Stantec, have undertaken substantial feasibility work on upgrading the existing wastewater network between the site and the Southern Corridor and QLDC's Shotover Treatment Plant. The work looked not only at the anticipated demand from Homestead Bay, but also other landholdings in the Southern Corridor. Stantec's works has shown that such upgrades to the network are feasible.

QLDC are currently upgrading the Shotover Treatment Plant to accommodate anticipated growth. Consultation with QLDC has however drawn attention to current operational challenges at the treatment plant and raised doubts as to whether wastewater from Homestead Bay will be able to go to the Shotover Treatment Plant. As a result, RCL has commissioned additional assessment and reporting from engineering consultant firm Lowe Environmental Impact, which has established the feasibility of treating and disposing wastewater within the Southern Corridor. This on-site disposal would reduce or eliminate the need to connect into the existing QLDC wastewater network.

The work undertaken by Lowe Environmental Impact has set out the general parameters of such an independent scheme and how this can occur on land owned by RCL. Additionally, the Applicant has been in discussion with the Remarkables Station National Trust Limited which administers the land to



the east of the subject site (Part Lot 1 Deposited Plan 26261) about potential wastewater land disposal on their land. Discussions are ongoing.

In summary, there are range of options which individually or in combination can ensure that the development will be serviced without adverse infrastructure effects.

Stormwater

There are three significant drainage channels present on the site as identified in Figure 6 below. All three of these, as well as an additional south-western channel, ultimately discharge into Lake Wakatipu.

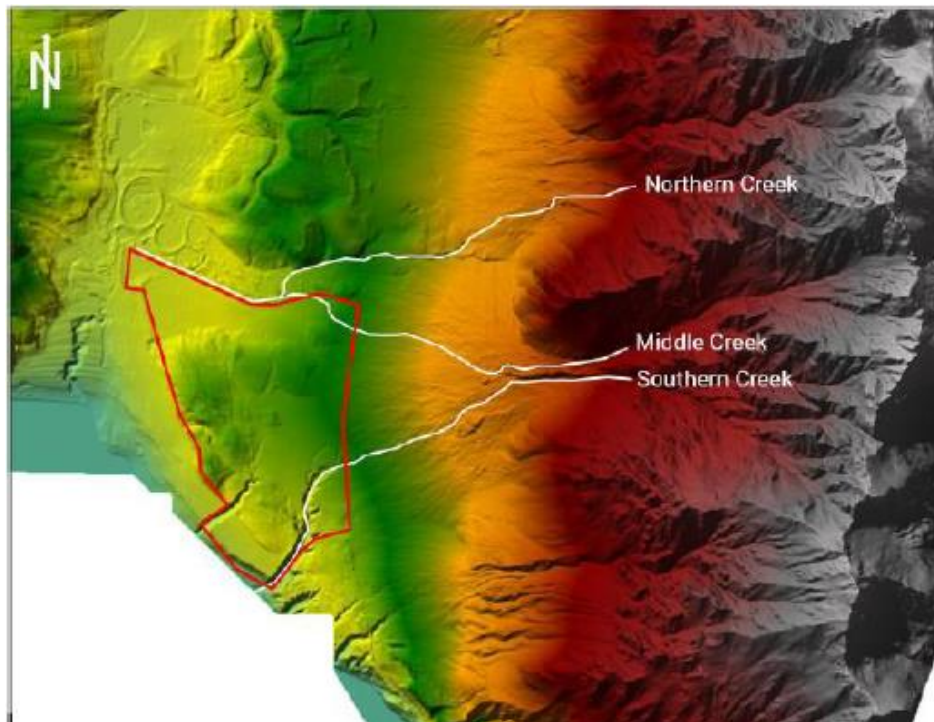


Figure 6: Northern, middle and southern drainage channel that dissect the subject site

The principal routes for stormwater discharge from the development are via these channels into Lake Wakatipu and flood and stormwater treatment works will be designed to control flows and ensure water quality is maintained. On-site soakage trenches / swales, use of bioretention devices or other filters and the creation of wetland areas / attenuation ponds will also be investigated as part of the design of the stormwater system. A preliminary scheme showing the likely preferred approaches to stormwater treatment in different parts of the site has been prepared. With the use of industry best practice approaches, minimal adverse effects from urban stormwater runoff are expected.

Management of stormwater runoff during construction is a risk area that will need to be carefully managed. RCL, its consultants and contractors have developed considerable experience in operating in this environment from working in the nearby subdivision of Hanley's Farm. These learnings and appropriate technical expertise will be employed to minimise sedimentation effects in high rainfall events during construction.



Overall, the servicing of the proposed development will be undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice as well as requirements of the Regional Planning documents.

Ecology

Separate assessments of Aquatic Ecology and Terrestrial Ecology have been undertaken for the subject site undertaken by Water Ways Consulting and Beale Consultants respectively.

The Aquatic Ecology report identifies that there are two water courses and a pond within the subject site. The report concludes that the pond is an artificial waterbody and has only a few winged insect species and very limited aquatic ecological values. The two water courses are ephemeral with no evidence of permanent water or with little wetted habitat. Neither support any fish or stream macroinvertebrates. No wetlands were identified on the site.

The Terrestrial Ecological Assessment identifies that there are small remnant patches of matagouri shrubland on the terrace risers near the western boundary of the property with some supporting tree daisy, mingimingi and porcupine shrubs. Additionally, in the two gullies and across the lakeside face there is a mixed indigenous / native shrubland.

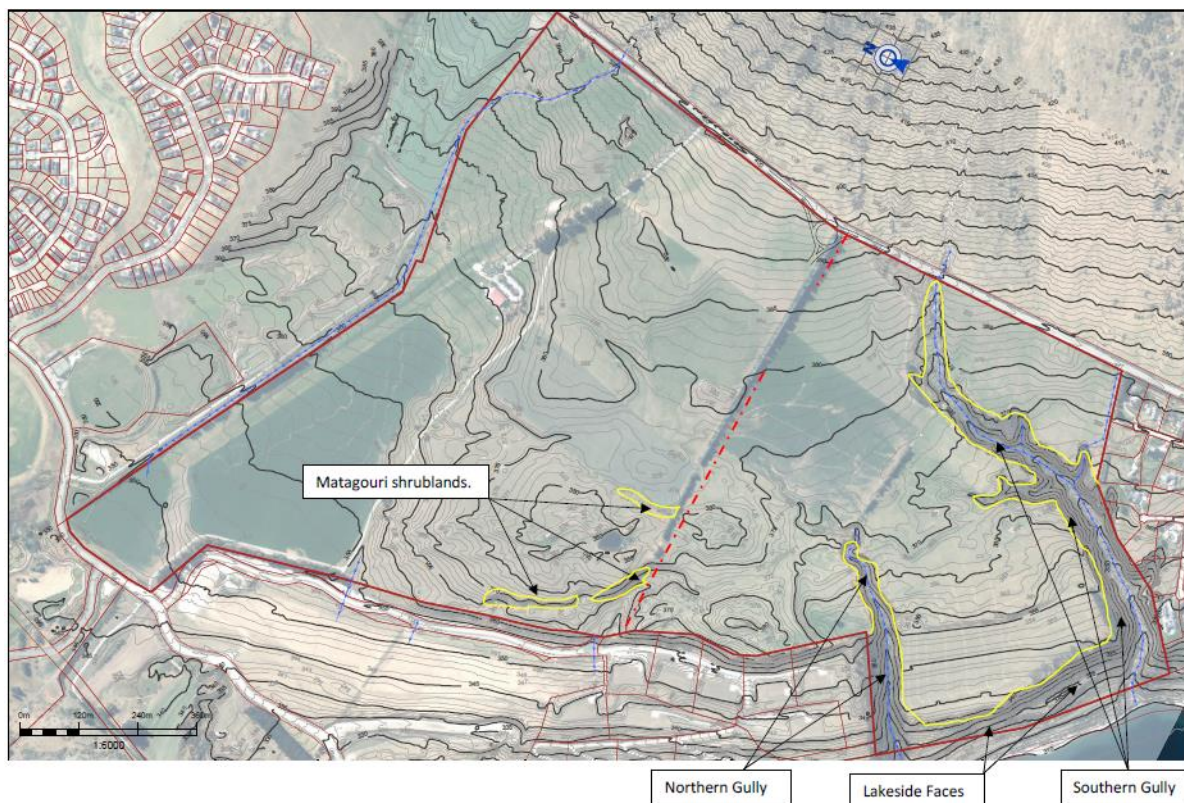


Figure 7: Location of the matagouri shrublands, gullies and lakeside face referred to in the Terrestrial Ecological Assessment



RCL has undertaken extensive native planting in its nearby Hanley's Farm subdivision which have given rise to significant ecological benefits. A similar approach will be followed in Homestead Bay.

Heritage and Archaeology

Origin Consultants have undertaken a Heritage and Archaeological Assessment of the subject site.

The assessment identifies the earliest human occupation of the Otago region by Polynesian settlers around 1280AD and the importance of Lake Wakatipu and the wider area as places to gather food and other resources is recorded in the Ngāi Tahu Claims Settlement Act 1998. Homestead Bay however is understood to not have been used intensively by Māori due to its distance from the lakes edge and the lack of natural shelter nearby. There are no archeologically recorded Māori sites in the area. Furthermore, the Kā Huru Manu Atlas has no identified points of interest within or near the site.

From the mid 1800s the area has been farmed as part of a large sheep station and this continued until the relatively recent construction of urban development in the area in the form of Jacks Point, Lakeside Estates and Hanleys Farm. There have been a number of archaeological assessments undertaken for those developments and no historical or archaeological sites have been identified through those assessments for the subject site.

Overall, the assessment concludes that the site has some intangible values associated with its connection to the Ree's Homestead at Woolshed Bay and some contextual value associated with the construction of the state highway but these are not considered to be significant.

Transport

The development will increase traffic generation within the surrounding road network, especially the state highway network between the site to Frankton and beyond to Queenstown. This is a network that is already showing increased congestion in places and is attracting large scale public investment (for example the recently commenced NZUP SH6/SH6A works).

RCL commissioned engineering and planning consultancy WSP to assess how Homestead Bay and other developments within the Southern Corridor will integrate within the wider future transport network. Modelling has looked at how the provision of non-residential uses such as retail, schools and recreation can be incorporated within the Homestead Bay development to reduce trips on the state highway network between the Southern Corridor, Frankton and Queenstown.

Feasibility work on public transport options has also been undertaken. This included commissioning investigations into ferry and gondola networks.

An Integrated Transport Assessment has been prepared to ensure that the development layout is conducive to an efficient and safe transport network (considering public transport, walking, cycling and private vehicles).



RCL's work has identified future constraints on the state highway network and these findings have been shared with QLDC, Otago Regional Council and NZTA / Waka Kotahi. As may be expected, there is a need for transport infrastructure investment in the network to accommodate a fast-growing region. RCL plans to offer as conditions of consent, a commitment to undertake a number of transport upgrades to increase the capacity of the existing highway network. In addition to a new roundabout to service Homestead Bay, this investment programme is anticipated to include a new Jacks Point / SH6 roundabout, a new Hanley's Farm / SH6 roundabout and other bus lane and / or SH6 upgrades between Frankton and the Southern Corridor. The details of these investments will be discussed with NZTA / Waka Kotahi and the Councils before a consent application is lodged.

The investments will address capacity and safety shortcomings that are arising regardless of whether the development of Homestead Bay is undertaken or not. Furthermore, the works will mitigate broader network congestion over the short to medium term.

It is RCL's intention that it continues to contribute to the technical understanding of future transport infrastructure needs in the area, while providing land uses that reduce the need to travel from the Southern Corridor and making significant investments in the state highway network. This will significantly mitigate any transport effects arising from the development.

Roading internal to the development will be designed to meet the QLDC Land Development and Subdivision Code of Practice and District Plan requirements.

Natural Hazards

Geosolve has undertaken a natural hazards assessment of the proposed development. The assessment of the risk and tolerability of the hazards have been assessed in accordance with the Otago Regional Council (ORC) Proposed Regional Policy Statement (RPS) process.

Slope Instability and Inundation

The report states that there is no evidence of shallow or deep-seated slope instability, except for in the southern creek channel of which setback recommendations are included in the report.

Slope instability inundation from landslides from the Remarkables mountains is assessed as being unlikely.

Alluvial Fan Hazard

Geosolve state that no features indicating alluvial fan activity have been observed on the site.

Flooding

Flood modelling has been undertaken by Geosolve. This has included the simulation of a 1% AEP storm event (QLDC required level of assessment). The majority of the development has been assessed as having an Acceptable to Tolerable Risk of an alluvial fan hazard with Significant Risk only being



identified within the incised channels. It is noted that the channels are excluded from the development areas.

The report concludes that engineering solutions are available for the Tolerable Risk areas to be incorporated into the development as defences to convey floodwater away from the proposed development areas and towards outfalls to the lake. Furthermore, engineers defences can be designed to match pre-development discharges to the lake.

Debris Flow Hazard

Debris flow risk has been assessed by Geosolve as being Tolerable to Significant within the Southern Creek channel and Tolerable within the areas surrounding the entrance to the channel. Debris flows are likely to be contained within the incised channel during high rainfall events. This area is not proposed to include any developable area.

The remainder of the site is not expected to be affected by the hazard given the topography of the land east of SH6.

Liquefaction

Risk of liquefaction has been assessed as being low due to the groundwater depth combined with the granular, very dense alluvial fan and glacial till soils.

Rockfall

The likelihood of rockfall has been assessed as Acceptable under the ORC Proposed RPS assessment matrix. An empirical analysis of the site shows that rock falls from the Remarkables are likely to terminate 250m upslope of the development.

Contamination

A Preliminary Site Investigation (PSI) has been completed by WSP for the Applicant's land.

The PSI confirms that the site has possibly been subject to HAIL activities associated with the existing airstrip and past agricultural activities. Areas where the HAIL activity has been noted are assessed to have a moderate to high risk to human health. The remainder of the site has been assessed as low risk.

Accordingly, a discretionary activity consent under the Resource Management (National Environmental Standard) for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 would be required. The PSI states that the likely conditions of consent would include the requirement for a Detailed Site Investigation for the identified HAIL areas.



Reverse Sensitivity

The existing operation of the airstrip within the Homestead Bay land is undertaken under a lease arrangement. This activity will cease when the lease expires in 2031 (if not sooner). Development of the site is proposed in the interim and acoustic reporting has been undertaken by Acoustic Engineering Services, which outlines the location of the noise contours from the activity that may adversely affect residential development and amenity. The staging plan for the development has been prepared taking this into account. This will ensure that potential reverse sensitivity effects are able to be avoided or mitigated.

Attachments

Appendix A **Current development and staging plan**
Appendix B **Likely consents required**

Due to the file size restrictions, the abovementioned referenced reports have not been appended. However, they are all available upon request. Many of the reports are written to support a plan change request however since this time the Fast Track Bill has been introduced and this is seen as an opportunity to significantly speed up the consenting process to enable quicker delivery of housing. The conclusions of the reports are still considered to be applicable as they relate to site assessments and feasibility studies.



Yields within Lot 8 (excl. School Site):
 Low Density Lots **1409 lots (70.56ha)**
 Medium Density Lots **471 lots (9.42ha)**
 Medium Density Superlots **30 lots (1.73ha)**
 High Density Superlots **44 lots (6.03ha)**
 Commercial **2 lots (2.12ha)**

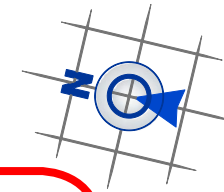
Yields Within School Site (5.38ha on Lot 8):
 Low Density Lots **22 lots (0.94ha)**
 Medium Density Lots **140 lots (2.35ha)**
 Medium Density Superlots **5 lots (0.29ha)**

Yields Within Lot 12:
 Low Density Lots **36 lots (3.20ha)**

Total Yields:
 Low and Medium Density Lots: **2076 lots (86.47ha)**
 Medium Density Superlots **35 lots (2.02ha)**

0m 120m 240m 360m

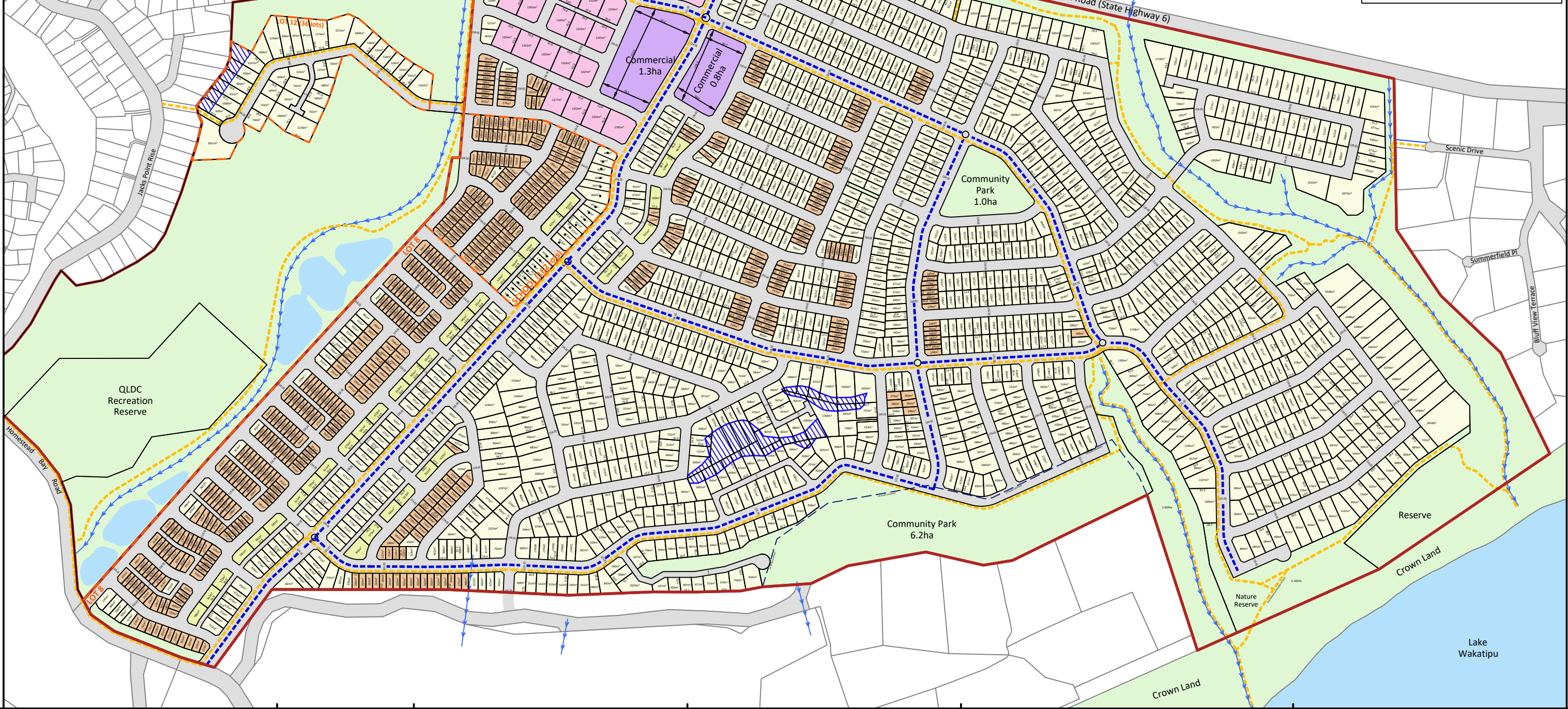
1:6000



DRAFT

Legend

	Development boundary
	Proposed lot boundary
	Adjoining boundary
	Primary road
	Pedestrian / cycle network
	Flow path
	Low Density
	Medium Density
	Medium Density Superlots
	High Density Superlots
	Commercial Area
	Building Restriction Area
	Reserve



PATERSONPITTSGROUP
 Surveying • Planning • Engineering
 Your Land Professionals
 www.ppgroup.co.nz
 0800 PPGROUP

QUEENSTOWN
 Terrace Junction,
 1092 Frankton Road
 PO Box 2645,
 Queenstown 9349.
 T +64 (3) 441 4715
 E queenstown@ppgroup.co.nz

Client & Location:
 RCL Henley Downs Limited
 Queenstown

Purpose & Drawing Title:
 Preliminary Subdivision Plan

DRAFT

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Limited Partnership and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Limited Partnership. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Limited Partnership for its unauthorised use.

Designed by:	PPG, RCL	Original Size:	Scale:
Drawn by:	MA, ETT		
Checked by:		A3	1:6,000
Approved by:		DO NOT SCALE	
Job No:	Q6205	Sheet No:	Revision No: Date:
Drawing No:	01	1	DRAFT 23/04/2024

Yields within Lot 8 (excl. School Site):
 Low Density Lots **1409 lots (70.56ha)**
 Medium Density Lots **471 lots (9.42ha)**
 Medium Density Superlots **30 lots (1.73ha)**
 High Density Superlots **44 lots (6.03ha)**
 Commercial **2 lots (2.12ha)**

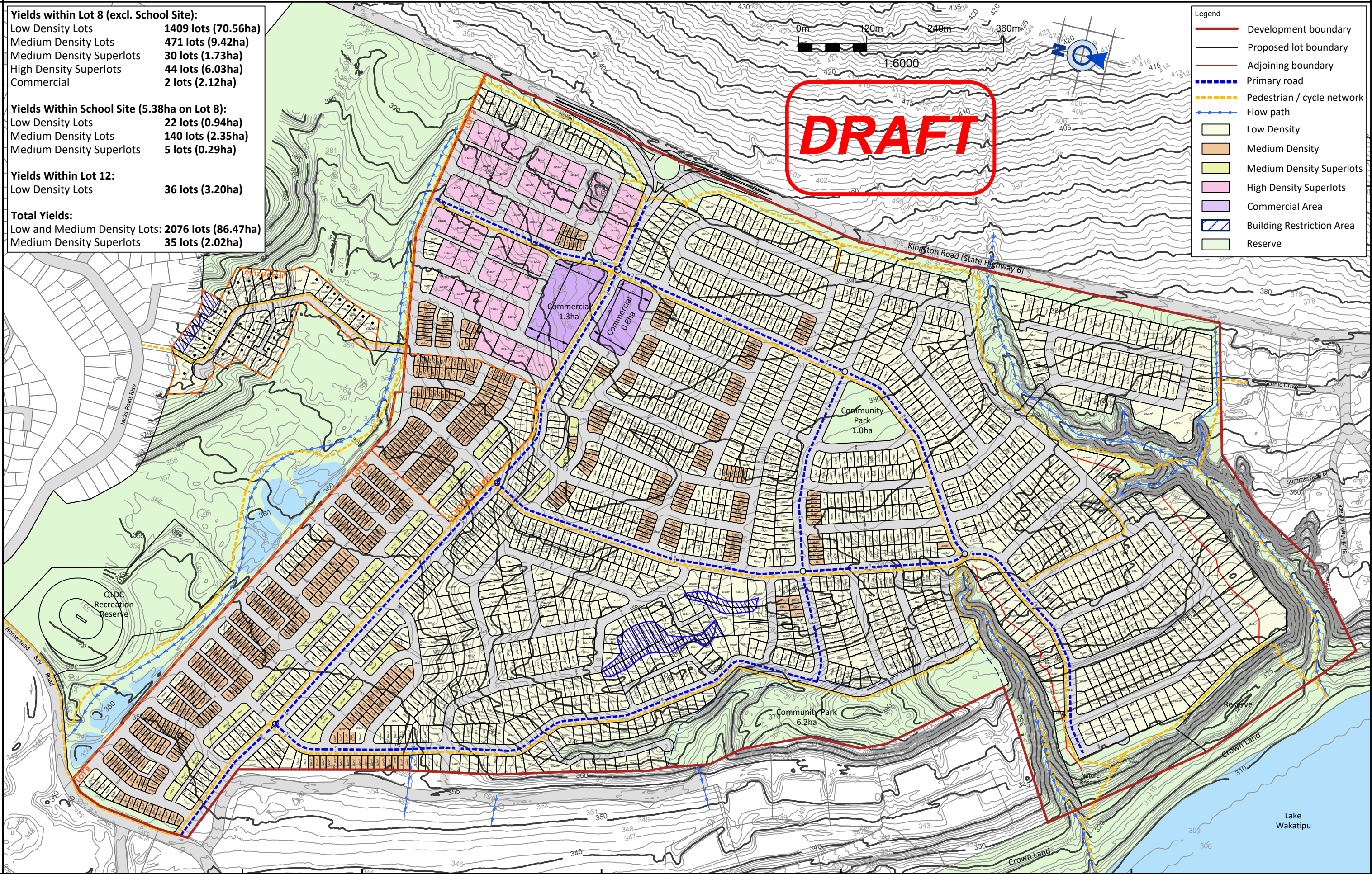
Yields Within School Site (5.38ha on Lot 8):
 Low Density Lots **22 lots (0.94ha)**
 Medium Density Lots **140 lots (2.35ha)**
 Medium Density Superlots **5 lots (0.29ha)**

Yields Within Lot 12:
 Low Density Lots **36 lots (3.20ha)**

Total Yields:
 Low and Medium Density Lots: **2076 lots (86.47ha)**
 Medium Density Superlots **35 lots (2.02ha)**

DRAFT

- Legend**
- Development boundary
 - Proposed lot boundary
 - Adjoining boundary
 - - - Primary road
 - - - Pedestrian / cycle network
 - Flow path
 - Low Density
 - Medium Density
 - Medium Density Superlots
 - High Density Superlots
 - Commercial Area
 - Building Restriction Area
 - Reserve



PATERSONPITTSGROUP
 Surveying • Planning • Engineering
 Your Land Professionals
 www.ppgroup.co.nz
 0800 PPGROUP

QUEENSTOWN
 Terrace Junction,
 1092 Frankton Road
 PO Box 2645,
 Queenstown 9349.
 T +64 (3) 441 4715
 E queenstown@ppgroup.co.nz

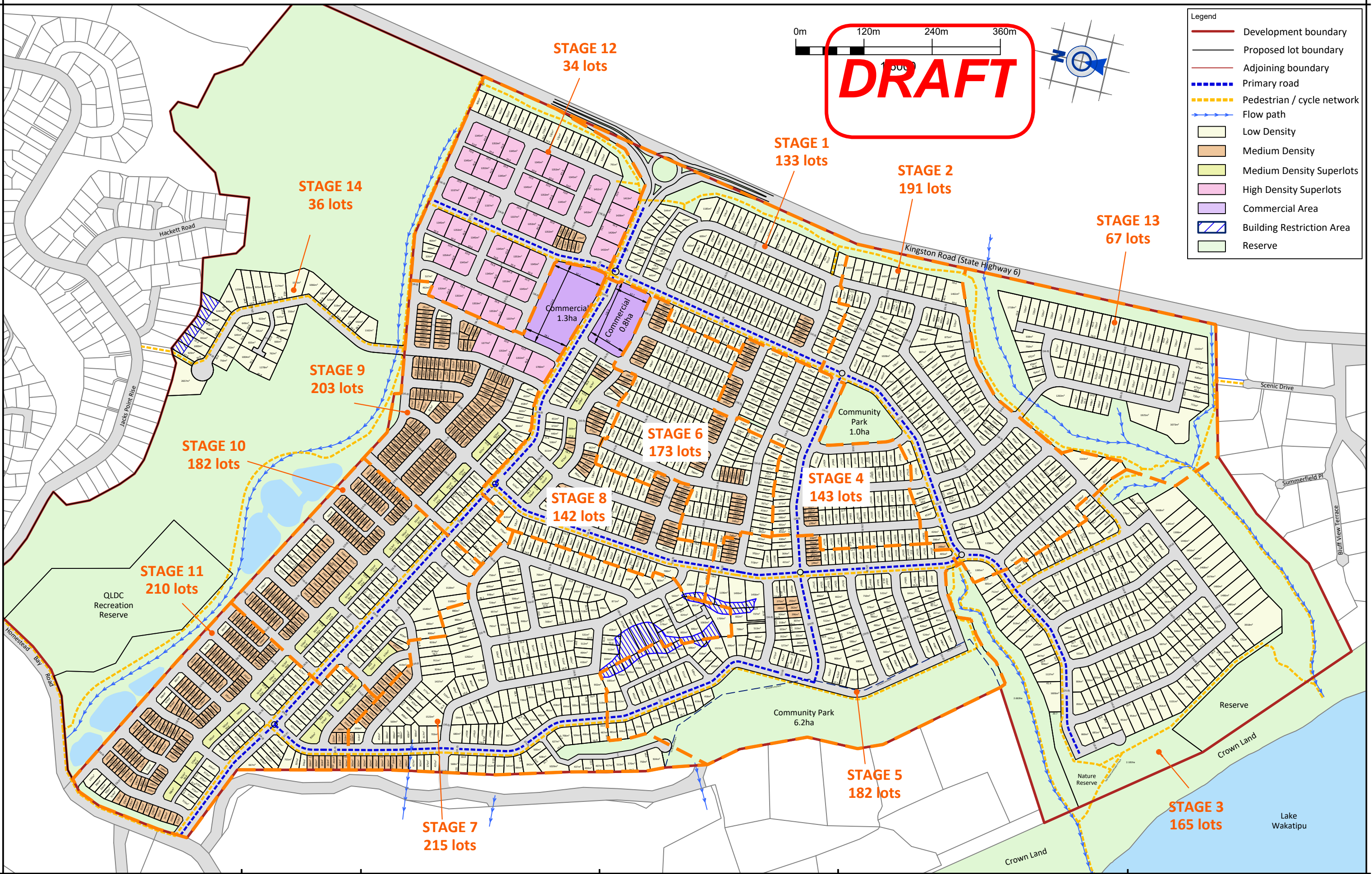
Client & Location:
 RCL Henley Downs Limited
 Queenstown

Purpose & Drawing Title:
 Preliminary Subdivision Plan
 Contour Overlay

DRAFT

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Limited Partnership and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Limited Partnership. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Limited Partnership for its unauthorised use.

Designed by:	PPG, RCL	Original Size:	Scale:
Drawn by:	MA, ETT	A3	1:6,000
Checked by:			DO NOT SCALE
Approved by:			Revision No. Date:
Job No:	Drawing No:	Sheet No:	Revision No. Date:
Q6205	01	3	F 20/09/2023



DRAFT

Legend	
	Development boundary
	Proposed lot boundary
	Adjoining boundary
	Primary road
	Pedestrian / cycle network
	Flow path
	Low Density
	Medium Density
	Medium Density Superlots
	High Density Superlots
	Commercial Area
	Building Restriction Area
	Reserve

PATERSONPITTSGROUP
 Surveying • Planning • Engineering
 Your Land Professionals
 www.ppgroup.co.nz
 0800 PPGROUP

QUEENSTOWN
 Terrace Junction,
 1092 Frankton Road
 PO Box 2645,
 Queenstown 9349.
 T +64 (3) 441 4715
 E queenstown@ppgroup.co.nz

Client & Location:
 RCL Henley Downs Limited
 Queenstown

Purpose & Drawing Title:
 Preliminary Subdivision Plan

DRAFT

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Limited Partnership and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Limited Partnership. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Limited Partnership for its unauthorised use.

Designed by:	PPG, RCL	Original Size:	Scale:
Drawn by:	MA, ETT		
Checked by:		A3	1:6,000
Approved by:		DO NOT SCALE	
Job No:	Q6205	Sheet No:	Revision No: Date:
		01	803 DRAFT 23/04/2024

DRAFT

Appendix B - Likely Consents Required

Queenstown Lakes Proposed District Plan

Subdivision

- Discretionary activity consent under Rule 27.5.12 for subdivision and identification of building platforms within the Rural Zone.
- Discretionary activity consent under Rule 27.5.18 for subdivision in the Jacks Point Zone that does not comply with the zone standards in 27.7.
- Discretionary activity consent under Rule 27.7.5 for subdivision in the Jacks Point Zone that is not in accordance with the Structure Plan.

Rural Zone – land use

- Discretionary activity consent under Rule 21.4.11 for the construction of buildings including associated roading, access, lighting, landscaping and earthworks in the Rural Zone. Consent is sought for:
 - a) The construction of one residential unit on each low density and medium density lot being created by the subdivision;
 - b) The construction of multiple residential units on each medium density super lot and high density super lot created by the subdivision subject to compliance with design guidelines; and
 - c) The construction of commercial buildings within the commercial lots created by the subdivision subject to compliance with design guidelines.
- Non-complying activity consent under Rule 21.4.37 which provides for any other activity not specifically provided for in the Rural Zone chapter. Consent is sought to undertake commercial activities within the commercial lots created by the subdivision. These will include one large format retail (supermarket) and other small format retail and food and beverage tenancies.
- Restricted discretionary activity consent under Rule 21.5.1 to allow a lesser setback from internal boundaries than 15m for buildings constructed within the lots created by the subdivision in the Rural Zone.
- Restricted discretionary activity consent under Rule 21.5.2 to allow a lesser setback from road boundaries than 20m for buildings constructed within the lots created by the subdivision in the Rural Zone.
- Restricted discretionary activity consent under Rule 21.7.1 to allow structures to be located closer than 10m to a road boundary in the Rural Zone.
- Restricted discretionary activity consent under Rule 21.7.3 to allow the ground floor area of buildings to exceed 500m². The multi-unit buildings within the medium density lots, medium density superlots, high density superlots and commercial lots are likely to exceed this rule.
- Restricted discretionary activity consent under Rule 21.7.4 to allow buildings to exceed a maximum building height of 8m. This is proposed within the medium density lots, medium density superlots, high density superlots and commercial lots.

- Restricted discretionary activity consent under Rule 21.7.2 to allow the exterior materials on buildings to exceed the permitted light reflectance values for the Rural Zone.

Jacks Point Zone – land use

- Discretionary activity under Rule 41.4.4.13 for the construction of greater than 39 residential units within the OSR South activity area of the Jacks Point Zone.
- Discretionary activity under Rule 41.4.4.3 for the construction of residential buildings, water reservoirs, stormwater detention, wastewater disposal and to undertake recreation activities within the OSG activity area of the Jacks Point Zone.
- Discretionary activity consent under Rule 41.5.4.1 to amend the boundaries of the Open Space Activities Areas by more than 20m. It is proposed to construct residential buildings within the OSG and OSR activity areas.
- Discretionary activity consent under Rule 41.5.4.2 for construction of buildings within the Open Space areas created previously through subdivision.
- Non-complying activity under Rule 41.5.4.9 for the maximum height of buildings located within the OSG and OSR South to exceed 4m.
- Non-complying activity under Rule 41.5.1.10 for the construction of residential units within the OSR activity area prior to 80% of the freehold land within the Open Space Foreshore Activity Area being planted with native endemic species. The Open Space Foreshore land within the Applicant's land holding will be planted in accordance with this rule however the remainder of the foreshore freehold land is in other ownership and planting of this area may not be possible by the Applicant. Additional native planting will be proposed by the Applicant through the subdivision.
- Restricted discretionary activity under Rule 41.5.4.17 as less than 50% of the residential lots will be planted in native vegetation prior to building. Planting is expected to be focused on public areas rather than urban lots.
- Discretionary activity consent under Rule 41.5.5 for development that is not consistent with the Jacks Point Structure Plan, namely residential development within the OSG activity area and access to the development within the Jacks Point Zone via a new State Highway access point.
- Restricted discretionary activity consent under Rule 41.5.5.2 for buildings and structures being setback less than 20m from the Jacks Point Zone boundary. As the site is split zoned, this setback is unlikely to be met within the Applicant's site.
- Restricted discretionary activity consent under Rule 41.5.5.3 for access to the development via a new State Highway access not listed in the rule.

Earthworks – land use

- Restricted discretionary activity consent under Rule 25.5.11 to exceed the permitted area of earthworks.

- Restricted discretionary activity consent under Rule 25.5.19 for earthworks within 10m of the bed of a waterbody.

Transport

- Restricted discretionary activity consent under Rule 29.4.11 for a high traffic generating activity.

Energy and Utilities

- Controlled activity consent under Rule 30.5.1.10 for stormwater detention / ponds.
- Controlled activity consent under Rule 30.5.1.11 for the construction of buildings (water reservoirs) and buildings associated with water, wastewater and stormwater reticulation and treatment.
- Discretionary activity consent under Rule 30.5.1.18 for water and wastewater treatment facilities.
- Discretionary activity consent under Rule 30.5.2.1 for the setback of the water reservoirs less than 20m from the zone boundary.
- Discretionary activity consent under Rule 30.5.2.3 for the height of the reservoirs to exceed 4m.

Indigenous vegetation clearance in the Rural Zone – land use

- Restricted discretionary activity consent under Rule 33.5.2 for the clearance of indigenous vegetation greater than 500m² in a 5 year period in the land environment with less than 20% remaining indigenous vegetation cover under the Threatened Environment Classification. There is less than 2.7% in Level IV Environment 5.1c.

Noise

- Non-complying activity consent under Rule 36.5.12 to allow an exceedance of the noise standard associated with the existing airport (NZone) activity at the notional boundary of the proposed residential units. This will be temporary as the lease is due to expire in 2031 and indications are they are likely to move sooner.

Water Plan for Otago

Potential consents required:

- Discretionary activity consent under Rule 12.2.4.1(i) for the taking of groundwater through the creation of a borefield that will exceed the permitted activity volume and may be within 100m of Lake Wakatipu and a watercourse that extends through the site.
- Discretionary activity consent under Rule 12.3.4.1 for the diversion of flood flows through the site.
- Discretionary activity consent under Rule 13.2.3 for the erection of a bridge over the southern creek.
- Discretionary activity consent under Rule 13.5.3 for the disturbance of the bed of a river.
- Restricted discretionary activity consent under Rule 14.5.2 for earthworks associated with residential development.

If land disposal for wastewater is preferred by QLDC then additional consents would be required for disposal of wastewater to land.

National Environmental Standard for Freshwater

- Discretionary activity consent under Regulation 71 is likely to be required for the installation of culverts across the southern and northern streams.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

- Discretionary activity consent under Regulation 11 to disturb or subdivide land that has been identified as a HAIL site.