



Fast Track Referral Application for Homestead Bay National Policy Statement and Environmental Standard Assessment



National Policy Statement for Freshwater Management

As outlined in the AEE, there has been significant investigation undertaken with regard to securing a potable water supply for the development as well as investigations into the feasible options for wastewater and stormwater disposal.

An investigation bore has recently been consented to investigate the availability of ground water to service the development via an on-site borefield. This is the current preferred option with a surface water take also having been investigated. These further investigations will allow the water supply for the development to be determined on the basis of Te Mana o te Wai.

A number of options are being considered for wastewater disposal including connection to QLDC's reticulated network to the Shotover Treatment Plant and/or disposal to land. If disposal to land is the preferred option, consents will be required under the ORC's Regional Plan: Water for Otago and the design and location of this infrastructure will ensure that the health and well-being of water bodies and freshwater ecosystems are protected and the health needs of people is maintained.

As detailed in the AEE, locations for stormwater discharge from the development has been investigated and flood and stormwater treatment works will be designed to control flows and ensure water quality is maintained. Numerous best practice options are being investigated as part of the design of the stormwater system to ensure that water quality effects are minimised as much as possible as a result of the development. Management of stormwater runoff during construction will also be undertaken.

Overall, the assessments undertaken to date identify that it is feasible to service the development in a way that achieves the objective and policies of the NPS for Freshwater Management.

National Policy Statement for Greenhouse Gas Emissions

Not applicable to this application.

National Policy Statement for Highly Productive Land

The rural zoned portion of the Homestead Bay site is identified LUC-Class 3. However, as the Queenstown Lakes Spatial Plan 2021 identifies the subject land for future urban development, the NPS for Highly Productive Land does not apply.

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.

National Policy Statement for Indigenous Biodiversity

A Terrestrial Ecological Assessment has been undertaken for the subject site. This identified that there are only discrete areas of the site that contain species of indigenous biodiversity significance. These are limited to small remnant patches of matagouri shrubland on the terrace, in addition to a mixed indigenous / native shrubland in the two gullies and across the lakeside face. There are no wetlands or Significant Natural Areas identified within the site.

The Applicant has undertaken extensive native planting in its nearby Hanley's Farm subdivision, particularly along waterbodies and this has given rise to significant ecological benefits. A similar approach will be followed in Homestead Bay. The proposal will result in an increase in indigenous biodiversity across the site and will therefore meet the objective and policies of this NPS.

National Policy Statement for Renewable Electricity Generation

Not applicable to this application.

National Policy Statement on Electricity Transmission

Not applicable. The subject site is not close to the National Grid and will not adversely affect the network.

National Policy Statement on Urban Development

The QLDC is a tier 2 local authority under the NPS and the following assessment is based upon the objectives of this NPS. Objectives 1, 2 and 4 (and their associated policies) are most applicable to the assessment of the proposed Homestead Bay development.

Well-Functioning Urban Environment

The proposal is consistent with meeting Objective 1 and Policy 1 of the NPS-UD as it will provide the following:

- (a) A positive contribution toward meeting the needs of the community, in terms of the type, price and location, of smaller household typologies to complement the existing standalone housing typologies provided at Jacks Point, Drift Bay and Hanley's Farm;
- (b) Given that the subject site itself has been confirmed as not being subject to any sites of value by manawhenua, and the land was within an area identified for urban growth in the Queenstown Lakes Spatial Plan (to which iwi are partners), no change to the ability of Māori to express cultural traditions and norms are anticipated. This site is located adjacent to Kawarau (The Remarkables) wāhi tupuna and Whakātipu-Wai-Māori as a Statutory Acknowledgement Area) however no adverse effects are anticipated upon these;
- (c) Creation of approximately two hectares of commercial land, providing for around 11,000m² of retail space to cater for the daily needs of the future residents of the Homestead Bay development as well as other residents within the Southern Corridor;



- (d) Improved accessibility within the Southern Corridor communities through providing new or additional commercial, education and recreational facilities. This will reduce the need for residents of these areas to travel elsewhere to access facilities for employment, shopping, recreation and the like;
- (e) Accessibility through vehicular, pedestrian and cycling connections within the site and linkages to the adjoining developments will be enhanced by the proposal. Furthermore, numerous State Highway upgrades are being investigated with the Applicant financially contributing to these works. These measures will ensure that there is good accessibility for all people within the site as well as external to the site;
- (f) The development will provide a positive contribution towards limiting possible adverse effects on the competitive operation of land and development markets within the District through the provision of additional urban residential land and residential units to the market;
- (g) A positive contribution to limiting greenhouse gas emissions, through the provision of accessible facilities, such as amenities and employment for both the existing residents and future residents within the Southern Corridor, and the encouragement and support provided for public transportation, walking and cycling, to reduce the need for vehicle trips; and
- (h) The proposed development can be designed to ensure that there is resilience to the likely current and future effects of climate change.

Housing Affordability

Objective 2 of the NPS requires that planning decisions improve housing affordability to support competitive land and development markets. There are no policies that directly relate to housing affordability, although the theme of the NPS is to encourage affordability through the provision of new urban environments, the intensification of existing urban environments and encouragement of greater competitiveness in the market.

The proposal is generally consistent with the intent of the NPS in that it supports housing affordability through housing supply as the primary means of meeting this objective, and places the obligation on local authorities to monitor housing affordability, supply and diversity to meet demand.

The QLDC's Housing Capacity Assessment 2021 (HCA) modelling indicated that housing demand is likely to change over time as follows:

- (a) Increases in the number of older households, with those in the 60+ and above categories more than doubling over the medium to long term. Younger age groups (including children) start to make up only a relatively small proportion of the future population;
- (b) Increases in one person and couple householders, with one person and couple households accounting for around three-quarters of the total household growth in the medium term, and in the long term; and



- (c) Lower and lower-middle income households are expected to account for a greater share of future housing demand (20% currently increasing to 25% long term).

This analysis indicates that affordability issues are going to become progressively more important for non-owner households in the middle and later years, as lifetime earning potential reduces, and ability to access housing finance often reduces. This indicates that these changes should translate into market supply, in theory, over the medium to long term, of dwelling types decreasing in both size and cost.

Whilst the proposed development by itself cannot solve these issues as they are wider issues than that of only land supply, the proposed development does provide for additional housing supply and enables a significant number of medium density housing on smaller lots, as well as for townhouse and apartment construction. These more affordable housing typology types and will cater for a larger proportion of first home buyers, down-sizers and smaller households.

The Queenstown Lakes Spatial Plan (Grow Well Whaiora) was prepared to be consistent with the direction of the NPS to provide sufficient development capacity and achieve well-functioning urban environments. Homestead Bay is identified in the Spatial Plan as a “future urban area” within the Southern Corridor which is identified as a “priority development area”.

Amenity Values of Urban Environments

Objective 4 and its associated Policy 6, recognises that amenity values in urban environments develop and change over time and are not in and of themselves an adverse effect. These provisions are relevant to the proposal, as the proposal will result in the urbanisation of rural land. Consequently, the rural character associated with the site, that is likely to be enjoyed by a number of the adjacent landowners (including those living within urban environments), will change so that the outlook and amenity is no longer rural and is rather an extension of the urban environment.

Policy 6 notes that planned urban built form in RMA planning documents may result in significant changes to an area which may detract from the amenity values appreciated by some people, but that this development may improve the amenity values appreciated by others, communities and future generations. Furthermore, Policy 6 states that this change is not necessarily in itself an adverse effect. Consequently, although the views across the Homestead Bay site and the amenity of some of the adjacent landowners will change, the proposed development will improve the amenity of others in the community through provision of housing, employment and amenities.

As noted above, Homestead Bay is identified in the Queenstown Lakes Spatial Plan as a “future urban area” and therefore Objective 4 and Policy 6 are applicable. The planning that has occurred through the master planning of the Homestead Bay land will provide a high level of amenity through the provision of open spaces, high quality design of sites and buildings and maintenance of important public views. The development will provide high quality amenity values for the future residents and visitors to the development as well as to the wider community and future generations through housing supply and amenities.

The proposal is therefore assessed as being consistent with this NPS.



New Zealand Coastal Policy Statement

Not applicable.

National Environmental Standard for Plantation Forestry

Not applicable.

National Environmental Standards for Air Quality

Not applicable.

National Environmental Standards for Sources of Drinking Water

As detailed above, the potable water supply for the proposed development is still being investigated, however a number of options have been assessed. Any water supply will have to meet the requirements of this NES to ensure that the drinking water meets health criteria.

Furthermore, wastewater and stormwater discharge will also be located and designed to ensure that drinking water supplies are not adversely affected to meet the requirements of this NES.

National Environmental Standards for Telecommunications Facilities

Not applicable.

National Environmental Standards for Electricity Transmission Activities

Not applicable.

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

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 this NES will be sought for the proposal. The PSI identifies that there are likely to be suitable conditions of consent that will address the potential effects upon human health.

National Environmental Standards for Freshwater

As detailed in the AEE, a discretionary activity consent under this NES is anticipated to be required for the proposed development for the installation of culverts across the southern and northern streams. The Aquatic Ecology assessment that has been undertaken for the subject site has identified that there are no fish within these two streams currently due to their ephemeral nature. Consequently, subject to suitable design, location and construction methodology for the installation of the culverts, it is anticipated that consent would be granted under the NES.

As there are no identified wetlands within the site, no other consents in this regard are anticipated.

National Environmental Standard for Marine Aquaculture

Not applicable.

National Environmental Standard for Storing Tyres Outdoors

Not applicable.

