

TABLE B – NORTHBROOK ARROWTOWN: EFFECTS ASSESSMENT AND RELEVANT OBJECTIVES AND POLICIES

Description of effect	Effects Assessment	Degree to which the effect is adverse	Relevant Objectives and Policies (QLDC & ORC) ¹
Effects on landscape and visual amenity values, when viewed from public locations including roads (Arrowtown-Lake Hayes Road and Speargrass Flat Road) and a public walkway adjacent to the site	<p>A Landscape Assessment has been prepared by Patch Limited (landscape and visual amenity specialists) to assess the effects of the project on landscape character and visual amenity values.</p> <p>In respect to the effects of the development on landscape and visual amenity values, the Report concludes (on the basis that the proposal seeks to retain parts of the site which are more sensitive to development in their existing open pastoral or vegetated character and seeks to protect vegetated areas within VPA 4 and existing trees in VPAs 7 and 10):</p> <ul style="list-style-type: none"> These well considered open and vegetated areas will avoid and mitigate potential visual effects of the proposal; and will maintain the visual amenity of the landscape, particularly from public places. <p>:</p>	<p>Less than minor adverse effects on landscape character and less than minor adverse effects on visual amenity values due to the retention of large open space areas, retention of existing vegetation, and new landscaping.</p>	<p>Queenstown Lakes District Council – Operative District Plan – Chapter 4</p> <p>Objective 4.2: Landscape and Visual Amenity (page 5)</p> <p>Policies 1, 4, 6, 7, 8 and 17</p> <p>Objective 4.9: Urban Growth (page 15)</p> <p>Policy 1.1</p> <p>Chapter 5</p> <p>Objective 1: Character and Landscape Value (page 21)</p> <p>Policies 1.1, 1.4, 1.6, 1.7, 1.8</p> <p>Objective 3: Rural Amenity (page 23)</p> <p>Policy 3.3</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Objectives</p> <p>Objective 3.2.5 (page 43)</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 6 – Landscape and Rural Character</p> <p>Objective 6.3.1 Rural landscape Categorisation (page 55)</p> <p>Policies 6.3.1.4, 6.3.4.9</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 24 –Wakatipu Basin</p> <p>Objective 24.2.1: Landscape Character (page 56)</p> <p>Policies 24.2.1.2, 24.2.1.3, 24.2.1.4, 24.2.1.9, 24.2.1.11,</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version – Chapter 4 – Communities in Otago are resilient, safe and healthy</p> <p>Objective 4.5: Urban growth and development is well designed (page 82)</p> <p>Policy 4.5.1</p> <p>The proposal meets or is consistent with the objectives and policies relating to landscape and visual amenity values.</p>
Effects on the rural and rural-residential amenity values of nearby properties	<p>A Landscape Assessment has been prepared by Patch Limited (landscape and visual amenity specialists) to assess the effects of the project on landscape character and visual amenity values.</p> <p>In respect to the effects of the development on the rural and rural-residential amenity values of nearby properties, the Assessment concludes (on the basis that the proposal seeks to establish a pocket of urban character within a discrete landscape unit featuring a diverse set of landscape characters)</p>	<p>No more than minor adverse effects; generous setbacks (50m) and landscaping are provided between the development and neighbouring properties.</p>	<p>Queenstown Lakes District Council – Operative District Plan - Chapter 5</p> <p>Objective 3: Rural Amenity (page 23)</p> <p>Policy 3.3</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 4 – Urban Development</p> <p>Objective 4.2.2 B</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 24 –Wakatipu Basin</p> <p>Objective 24.2.1: Visual Amenity Values (page 56)</p>

¹ Page number references relate to full objective and policy analysis, available on request.

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	<ul style="list-style-type: none"> the urban effects of the proposal will be well contained within a foil of vegetation and landform such that the visual and character effects of the urban area will not spread beyond the boundaries of the site. the proposal will result in no more than low adverse effect the landscape character values of the Speargrass Flat LCU8 and will result in very low adverse effects on visual amenity. 		<p>Policy 24.2.1.12</p> <p>Policies 24.2.2.1, 24.2.2.2, 24.2.2.3,</p> <p>Objective 24.2.3 Reverse Sensitivity (page 29)</p> <p>Policies 24.2.3.2, 24.2.3.4</p> <p>The proposal is consistent with the objectives and policies relating to rural and rural residential amenity values form neighbouring sites.</p>
Traffic effects	<p>A Transportation Assessment has been prepared by Carriageway Consulting (traffic engineering and transport planning specialists) to assess the transportation and traffic related effects arising from the project. The Assessment considers traffic generation and distribution, effects on the wider roading network, access to the site, effects on the existing (recently constructed) road access within the site, non-car modes of travel, road safety, provision for connection to public transport, and matters of detail such as sight distances, road widths, parking and loading.</p> <p>In respect to the traffic effects of the development, the Assessment concludes:</p> <ul style="list-style-type: none"> The traffic generated by the development can be accommodated on the adjacent roading network without capacity or efficiency issues arising. Changes in queuing and delay at the closest intersection are negligible. The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal. The proposed site layout has non-compliances with several transportation Rules of the Proposed District Plan, and there are also non-compliances in the same technical areas when the Site Standards of the operative District Plan are considered. However in each case it is not considered that these will give rise to adverse effects that are more than minor. Overall, the proposed development can be supported from a traffic and transportation perspective and it is considered that there are no traffic and transportation reasons why consent could not be granted. 	<p>No more than minor adverse effects; access roading already exists and the adjacent roading network has capacity to accommodate the additional vehicle movements proposed by the development.</p>	<p>Queenstown Lakes District Council – Operative District Plan – Chapter 14 – Transport</p> <p>Objective 1: Efficiency (page 26)</p> <p>Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.8, 1.9, 1.10</p> <p>Objective 2: Safety and Accessibility (page 28)</p> <p>Policies 2.1, 2.2, 2.3, 2.6, 2.7</p> <p>Objective 3: Environmental Effects (page 29)</p> <p>Policies 3.1, 3.2, 3.3, 3.4, 3.6, 3.7</p> <p>Objective 5: Parking and Loading – General (page 30)</p> <p>Policies 5.1, 5.2, 5.3, 5.4, 5.5, 5.6</p> <p>Objective 6: Pedestrian and Cycle Transport (page 31)</p> <p>Policies 6.1, 6.2, 6.3</p> <p>Objective 7: Public and Visitor Transport (page 31)</p> <p>Policy 7.1</p> <p>Queenstown Lakes District Council – Operative District Plan – Chapter 15 – Subdivision, Development and Financial Contributions</p> <p>Objective 5: Amenity Protection (page 34)</p> <p>Policy 5.5</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 4 – Urban Development</p> <p>Objective 4.2.2.B Urban Development (page 49)</p> <p>Policies 4.2.2.3, 4.2.2.4</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 24 –Wakatipu Basin</p> <p>Objective 24.2.4 (Subdivision and Development) (page 59)</p> <p>Policy 24.2.4.7</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 29 – Transport</p> <p>Objective 29.2.1: Integrated, safe and efficient transport network (page 66)</p> <p>Policies, 29.2.1.1, 29.2.1.5,</p> <p>Objective 29.2.2: Parking, loading, onsite manoeuvring (page 68)</p> <p>Policies 29.2.2.1, 29.2.2.8, 29.2.2.11</p> <p>Objective 29.2.3 Roads that facilitate growth (page 72)</p>

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			<p>Policies 29.2.3.1, 29.2.3.2, 29.2.3.3, 29.2.3.7</p> <p>Objective 29.2.4 Integrated approach to managing the transport network (page 73)</p> <p>Policies 29.2.4.3, 29.2.4.4, 29.2.4.6</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version – Chapter 4 – Communities in Otago are resilient, safe and healthy</p> <p>Objective 4.3: Infrastructure is managed and developed in a sustainable way (page 81)</p> <p>Policy 4.3.1</p> <p>The proposal is consistent with the objectives and policies relating to transportation</p>
Effects during construction of the project	<p>A draft Construction Management Plan (“CMP”) has been prepared to address the potential effects which may arise from the construction of the proposed development. The CMP provides the framework and parameters within which the construction activities associated with the development of the proposed retirement village can be managed in order to mitigate the actual and potential construction effects.</p> <p>All works will be carried out by experienced Tier 1 contractors who are proficient in carrying out bulk earthworks in compliance with all necessary environmental and regulatory requirements.</p> <p>The construction effects of the development will be less than minor if carried out in accordance with the Construction Management Plan (and corresponding conditions of consent).</p>	<p>Less than minor adverse effects; will be managed through a CMP (approved and implemented through conditions of consent).</p>	<p>Queenstown Lakes District Council – Operative District Plan – Chapter 22 – Earthworks</p> <p>Objective 1: Enabling Earthworks (page 35)</p> <p>Policies 1.1, 1.2, 1.3, 1.4, 1.5</p> <p>Objective 2: Avoid, Remedy or Mitigate adverse effects on landscapes (page 36)</p> <p>Policies 2.2, 2.3, 2.4</p> <p>Objective 3 – Ensure earthworks do not adversely affect stability of land, flooding (page 36)</p> <p>Policies 3.1, 3.2, 3.3</p> <p>Objective 6: Maintain and improving waterways (page 37)</p> <p>Policies 6.1, 6.2</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 24 –Wakatipu Basin</p> <p>Objective 24.2.1: Landscape Character (page 56)</p> <p>Policies 24.2.1.9</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 25 – Earthworks</p> <p>Objective 25.2.1 Earthworks minimising adverse effects (page 61)</p> <p>Policies 25.2.1.1, 25.2.1.2, 25.2.1.3, 25.2.1.4, 25.2.1.5, 25.2.1.6, 25.2.1.7, 25.2.1.8, 25.2.1.9, 25.2.1.10, 25.2.1.11</p> <p>Objective 25.2.2 (page 63)</p> <p>Policy 25.2.2.1</p> <p>Otago Regional Council – Otago Regional Plan: Water</p> <p>7C Policies for stormwater (page 97),</p> <p>7.C.7, 7.C.8, 7.C.9,.</p> <p>The proposal and the proposed construction management of the site will ensure that the objectives and policies for the earthworks are met.</p>
Geotechnical hazards	<p>A Geotechnical Assessment has been prepared by GeoSolve Limited (geotechnical specialists) to assess all aspects of surface, subsurface and groundwater conditions, and addresses any potential liquefaction hazard, potential settlement issues and foundation</p>	<p>Less than minor adverse effects; building foundations to be reviewed by geotechnical engineer during detailed design phase</p>	<p>Queenstown Lakes District Council – Proposed District Plan – Chapter 28 – Natural Hazards</p> <p>Objective 28.3.1 Risk to people and built environment (page 64)</p> <p>Policies 28.3.1.1, 28.3.1.2</p>

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	<p>requirements, and considers matters of detail such as excavations and retentions, engineered fill slopes, slope stability considerations, earthworks and groundwater considerations, flooding risk and alluvial fan hazard risks.</p> <p>In respect to the geotechnical effects of the development, the Report concludes:</p> <ul style="list-style-type: none"> The stratigraphy is relatively consistent across the proposed development area, this enables efficient development of the Site. The results of the liquefaction analyses indicate that in general the subject Site is expected to suffer negligible effects under Serviceability Limit State (SLS) events and ground deformations within typical structural limits under the Ultimate Limit State (ULS) event. The risk of liquefaction is low. The preliminary assessment indicates that standard engineering solutions are available to ensure construction can be completed adjacent to crest areas. <p>An alluvial fan risk is identified on the QLDC hazard mapping. The risk to the development from debris flow or flooding associated with the alluvial fan hazard is assessed to be very low. Surface run-off directly from the hills to the north is expected and a small diversion of the run-off to address this issue has been recommended and incorporated into the landscape design.</p>		<p>Objective 28.3.2: Development on land subject to hazards (page 65)</p> <p>Policies 28.3.2.1, 28.3.2.2, 28.3.2.3</p> <p>Objective 28.3.3: Community Awareness (page 66)</p> <p>Policies 28.3.3.2, 28.3.3.3</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version – Chapter 4 – Communities in Otago are resilient, safe and healthy</p> <p>Objective 4.1 Risks that natural hazards posed are minimised (page 81)</p> <p>Objective 4.5: Urban growth and development is well designed (Page 82)</p> <p>Policy 4.5.3</p> <p>The proposal is consistent with the objectives and policies relating to geotechnical hazards.</p>
Effects on the Council's reticulated services	<p>A 'Water, Wastewater, and Stormwater Infrastructure and Flood Assessment' has been prepared by Fluent Infrastructure Solutions Limited which addresses the infrastructure requirements of the development including the available capacity in Council's reticulated potable water supply and wastewater network and the ability for the development to connect to those reticulated services.</p> <p>The Report concludes the Council's services have sufficient capacity to accommodate the development and notes:</p> <ul style="list-style-type: none"> All wastewater generated on Site will be delivered to the reticulation within the Arrowtown - Lake Hayes Road by the newly installed wastewater reticulation alongside Ayr Avenue (within the Site). The water supply will be from the existing water main in the Arrowtown - Lake Hayes Road and the water main which has been installed alongside Ayr Avenue to service the consented Waterfall Park Hotel development. The systems have adequate capacity to service the combined demands of the consented Waterfall Park Hotel and proposed Northbrook Retirement Village developments, and there will be no adverse effects on the systems, or any other environmental effects, in relation to the water supply to and wastewater disposal from the development. 	No adverse effects as the Council's services have sufficient capacity for the development	<p>Queenstown Lakes District Council – Operative District Plan – Chapter 15 – Subdivision, Development, and Financial Contributions</p> <p>Objective 1: Servicing (page 32)</p> <p>Policies 1.5, 1.6, 1.8, 1.9, 1.10</p> <p>Cost of Services to be met by developers (page 33) Policies 2.1 and 2.2</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Objectives</p> <p>Objective 3.2.1: The development of a prosperous, resilient, and equitable economy (page 39)</p> <p>Policy 3.2.1.9</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 4 – Urban Development</p> <p>Objective 4.2.2.A Compact and well designed urban form (page 49)</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 24 – Wakatipu Basin</p> <p>Objective 24.2.4 (Subdivision and Development) (page 59)</p> <p>Policies 24.2.4.5</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version – Chapter 4 – Communities in Otago are resilient, safe and healthy</p> <p>Objective 4.3: Infrastructure is managed and developed in a sustainable way (page 81)</p>

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			<p>Policy 4.3.1</p> <p>The proposal is consistent with the objectives and policies relating to infrastructure servicing.</p>
Stormwater and flood management effects	<p>A Water, Wastewater, and Stormwater Infrastructure and Flood Assessment has been prepared by Fluent Infrastructure Solutions Limited which addresses the infrastructure requirements of the development, including stormwater (treatment and attenuation) and the management of flooding.</p> <p>The report concludes</p> <ul style="list-style-type: none"> Mitigation measures proposed are adequate to ensure that stormwater discharge from the road will be in compliance with rule 12.B.1.8 of the RPW and the effects on Mill Creek will be less than minor. Implementation of the Earthworks Management Plan and Erosion and Sediment Management Plan will ensure compliance with rule 12.C.1.1 of the Regional Plan: Water during the earthworks period. Minimum floor levels are proposed to ensure buildings have sufficient freeboard. Post-development flows at the downstream boundary of the Site are relatively unchanged in the 20yr and 100yr ARI events and there is a decrease in peak discharge flows. In the 2yr ARI event there is a small increase in peak flow (from local stormwater) which is considered to have minimal practical effect in Mill Creek downstream of the Site compared to the peak Mill Creek flood flow that would occur hours after regardless of the Retirement Village. 	<p>No adverse effects as sufficient capacity within the site to manage storm and flood waters with no downstream effects</p>	<p>Queenstown Lakes District Council – Proposed District Plan – Chapter 28 – Natural Hazards</p> <p>Objective 28.3.2: Development on land subject to hazards (page 65)</p> <p>Policies 28.3.2.1, 28.3.2.2, 28.3.2.3, 28.3.2.4,</p> <p>Otago Regional Council – Otago Regional Plan: Water</p> <p>Objective 7.A.3 (page 93)</p> <p>7B Policies General (page 93)</p> <p>Policies 7.B.1, 7.B.2, 7.B.3, 7.B.4, 7.B.5, 7.B.6, 7.B.7, 7.B.8</p> <p>7C Policies for stormwater (page 97),</p> <p>Policies 7.C.1, 7.C.2, 7.C.3, 7.C.4, 7.C.5,</p> <p>The proposal is consistent with the objectives and policies relating stormwater.</p>
Effects on groundwater resources of the site and wider environs	<p>A Groundwater Assessment has been prepared by J K Rekker Consulting Limited (hydrogeological specialist) which addresses climate, soils, geology, hydrology, groundwater conditions, land use distribution, water quality, nutrient mass loads, and the extent to which all of those factors affect the geometry, replenishment, hydraulic properties, water balance and nutrient mass balance of the relevant groundwater aquifer.</p> <p>The Assessment concludes that the construction of the proposal will not affect any aquifer and on balance the groundwater effects are positive from the change of landuse from farming to residential.</p>	<p>No adverse effects as construction will not affect any aquifer. On balance, groundwater effects are positive from the change of landuse from farming to residential.</p>	<p>Otago Regional Council – Otago Regional Plan: Water</p> <p>Objective 7.A.1, 7.A.2, 7.A.3 (page 93)</p> <p>7B Policies General (page 93)</p> <p>Policies 7.B.1, 7.B.3, 7.B.7, 7.B.8</p> <p>The proposal is consistent with the objectives and policies relating to groundwater resources.</p>
Effects on ecological values within the site and the wider environs including aquatic values of tributaries to Lake Hayes and Lake Hayes itself	<p>An Ecological Assessment has been prepared by Ryder Environmental Limited (ecological specialists) and assess the potential effects of the project on those existing aquatic values and bird species and the extent to which they may change as a result of the project.</p> <p>The report concludes that the effects on aquatic ecological values within the site and wider environs are positive due to the proposed riparian revegetation and protection and change of land use from farming to residential.</p>	<p>No more than minor adverse effects. On balance, effects on aquatic ecological values within the site and wider environs are positive due to the proposed riparian revegetation and protection and change of land use from farming to residential.</p>	<p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Objectives</p> <p>Objective 3.2.4 Distinctive natural environments (page 41)</p> <p>Policies 3.2.4.1, 3.2.4.3, 3.2.4.4.</p> <p>Policy 3.3.26</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 24 –Wakatipu Basin</p> <p>Objective 24.2.4 (Subdivision and Development) (page 59)</p> <p>Policies 24.2.4.1, 24.2.4.2, 24.2.4.9</p>

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			<p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version -- Chapter 1 – Resource Management in Otago is Integrated</p> <p>Objective 1.2 Integrated management (Page 80)</p> <p>Policy 1.2.1</p> <p>Otago Regional Council – Otago Policy Statement – Proposed Version following mediation/consent order dated 15 March 2019</p> <p>Objective 3.1 Values of ecosystems (page 87)</p> <p>Policies 3.1.1, 3.1.2, 3.1.7, 3.1.9,</p> <p>Objective 3.2 Highly valued natural resources are identified and protected (page 89)</p> <p>Policy 3.2.14, 3.2.16,</p> <p>Otago Regional Council – Otago Regional Plan: Water</p> <p>Objective 7.A.1 , 7.A.2</p> <p>The proposal is consistent with and supports the objectives and policies relating to freshwater ecology.</p>
Soil contamination risks	<p>A Soil Contamination Assessment has been prepared by Environmental Consultants Otago Limited (contaminated site specialists) to assess all soil contamination related effects arising from the project. That Assessment summarises the Preliminary Site Investigation and Detailed Site Investigation previously prepared and the subsequent remediation earthworks which have been carried out, in addition to providing some additional sampling results undertaken in May 2020.</p> <p>The assessment concludes it is highly unlikely that use of the land as a retirement village will present a risk to human health as a result of soil contamination.</p>	No adverse effects as potential contamination sources have been remediated.	No relevant objectives and policies as no rules are triggered.
Effects on heritage values	<p>A Heritage Assessment has been prepared by Origin Consultants which addresses the impacts of the proposal on the listed heritage features on the site. The report concludes:</p> <ul style="list-style-type: none"> The proposed retirement village complex is some distance from the Category 2 Listed Heritage Features of the Ayrburn Homestead and Stone Farm Buildings and therefore the development is not within the extent of place of these listed buildings. Therefore, the proposed development should not trigger the PDF rule in 26.5.9. The proposal to create Vegetation Protection Area 7.b and Open Pastoral Areas 2.4 (East Paddocks), will have a very positive effect on retention of the historic landscape views of Ayrburn Homestead and its tree-lined avenue from the Arrowtown-Lake Hayes road. <p>An Archaeological Authority was approved by Heritage New Zealand for earthworks for residential and commercial development at Ayrburn Farm, Lake Hayes Road, Arrowtown. The Authority allows earthworks which may affect subsurface features relating to the pastoral history of the Site.</p>	No adverse effects as no known heritage items or cultural or archaeological values within the site; accidental discovery protocols will be adopted.	<p>Queenstown Lakes District Council – Operative District Plan – Chapter 13</p> <p>Objective 1: Heritage Values (Page 25)</p> <p>Policies, 1.1, 1.2, 1.5</p> <p>Objective 2: Heritage Trees (Page 26)</p> <p>Policies 2.1, 2.2</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Objectives</p> <p>Objective 3.2.3 A quality built environment (page 41)</p> <p>Policy 3.2.3.1</p> <p>Policy 3.3.16</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 26 – Historic Heritage</p> <p>Objective 26.3.1 Historic Heritage is recognised (page 63)</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version – Chapter 5 – People are able to use and enjoy Otago’s natural and built environment</p> <p>Objective 5.2 Historic heritage resources are recognised (page 85)</p>

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			The proposal is consistent with supports the objectives and policies relating to heritage. The heritage items are not compromised by the development.
Effects from lighting	<p>A Lighting Assessment has prepared by XYST Limited (lighting specialists) to assess all lighting related effects arising from the project.</p> <p>The assessment concludes that the effects of lighting on the night sky, and when viewed from beyond the site will be less than minor.</p>	Less than minor adverse effects of lighting on night sky, and when viewed from beyond the site.	<p>Queenstown Lakes District Council – Proposed District Plan – Chapter 4 – Urban Development</p> <p>Objective 4.2.2.B Urban Development (page 49)</p> <p>Policies 4.2.2.10</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 24 –Wakatipu Basin</p> <p>Objective 24.2.1: Landscape Character (page 56)</p> <p>Policies 24.2.1.12</p> <p>The proposal is consistent with supports the objectives and policies relating to lighting.</p>
Effects from noise	<p>A Noise Assessment has been prepared by Marshall Day Acoustics Limited (noise specialists) to assess all noise related effects arising from the project.</p> <p>The Assessment concludes that due to distance from any potential noise receivers in the surrounding area, there are no adverse noise effects associated with the proposal.</p>	No adverse effects due to distance from any potential noise receivers in the surrounding area	<p>Queenstown Lakes District Council – Proposed District Plan – Chapter 36 –Noise</p> <p>Objective 36.2.1: Adverse effects of Noise (page 78)</p> <p>Policies 36.2.1.1, 36.2.1.2</p> <p>The proposal is consistent with supports the objectives and policies relating to noise.</p>
Economic effects	<p>An Economic Assessment has been prepared by Market Economics Limited (economic specialists) which contains a detailed consideration of three different potential development scenarios for the site (farming, rural lifestyle development or retirement village development) and analyses all relevant economic outcomes, with a particular focus on GDP and employment.</p> <p>The Assessment concludes that the proposal results in positive effects for the district and region through the provision of quality retirement units for the increasing elderly population and the creation of employment (during both construction and in the operation of the village, medical and childcare facilities).</p>	No adverse effects. The effects of the development are positive for the community through the increase in dwelling units for the increasing elderly population and through the employment created during both construction and in the operation of the village and associated medical and childcare facilities.	<p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Objectives</p> <p>Objective 3.2.1 the development of a prosperous, resilient, and equitable economy (page 39)</p> <p>Polices 3.2.1.5, 3.2.1.6</p> <p>Queenstown Lakes District Council – Proposed District Plan – Chapter 3 – Strategic Polices</p> <p>Policies 3.3.3, 3.3.6, 3.3.9, 3.3.10 (page 44)</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version – – Chapter 1 – Resource Management in Otago is Integrated</p> <p>Objective 1.1: Resources are used sustainably (page 79)</p> <p>Policy 1.1</p> <p>Otago Regional Council – Otago Policy Statement – Partially Operative 2019 Version – – Chapter 5 – People are able to use and enjoy Otago’s natural and built environment</p> <p>Objective 5.3: Sufficient land is managed and protected for economic production (page 85)</p> <p>Policies 5.3.1, 5.3.2</p> <p>The proposal is consistent with supports the objectives and policies relating to supporting the economy.</p>