



**QUEENSTOWN LAKES DISTRICT COUNCIL
PLAN CHANGE HEARING COMMITTEE**

**PLANNERS' REPORT FOR
PLAN CHANGE 39: ARROWTOWN SOUTH PRIVATE PLAN CHANGE**

FOR HEARING COMMENCING: 10 MAY 2010

REPORT DATED: 16 April 2010

SUBMITTED BY:

Karen Page

Senior Policy Analyst, Queenstown Lakes District Council

FOR AND ON BEHALF OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

CONTENTS

| | |
|--|----|
| INTRODUCTION..... | 3 |
| EXECUTIVE SUMMARY/ BACKGROUND..... | 3 |
| Relationship to other documents and Plan Changes | 5 |
| Submissions received and the issues raised | 5 |
| Late submissions..... | 5 |
| Report Format | 6 |
| DISCUSSION OF ISSUES RAISED BY SUBMITTERS | 6 |
| Issue 1 - Urban Sprawl/ Growth Management | 6 |
| Issue 2 - Special Qualities..... | 11 |
| Issue 3 - Land Supply/ Economic Benefits..... | 16 |
| Issue 4 - Affordable Housing | 18 |
| Issue 5 - RMA..... | 19 |
| Issue 6 - Infrastructure / Roading | 20 |
| Issue 7 - Air Pollution / Air Quality..... | 25 |
| Issue 8 - Landscape | 27 |
| Issue 9 - Rural Environment..... | 28 |
| Issue 10 - Urban Design..... | 30 |
| Issue 11 - Other..... | 31 |
| Issue 12 - Objectives and Policies | 32 |
| Issue 13 - Section 32 analysis / ORPS/ KTKO Plan | 33 |
| Issue 14 - General Support | 35 |
| Issue 15 - General Opposition..... | 36 |

Appendices

| | |
|----|--|
| A. | List of Submitters |
| B. | Proposed Plan Provisions |
| C. | QLDC Affordable Housing Assessment |
| D. | QLDC Transportation Assessment |
| E. | QLDC Engineering Assessment |
| F. | Lakes Environmental Landscape Assessment |
| G. | QLDC Urban Design Assessment |

INTRODUCTION

This report has been written in accordance with Section 42A of the Resource Management Act 1991 (RMA) to consider all submissions and further submissions received following the public notification of Plan Change 39 and to make recommendations on those submissions.

Arrowtown South Limited lodged the private Plan Change in September 2009, which was subsequently publicly notified on 9 December 2009. Although this Report is intended as a stand-alone document, a more in-depth understanding of the Plan Change, the process undertaken, and the issues and options considered may be gained by reading the Section 32 report and associated documentation, prepared by the applicant. A copy of the Section 32 report (and the associated background documents) is available on the Council's website: www.qldc.govt.nz.

The relevant provisions in the Queenstown Lakes District Council's District Plan which are affected by the Proposed Plan Change are:

- Part 12 (Special Zones) by introducing a new special zone, called Arrowtown South Special Zone
- Part 15 (Subdivision) by adding subdivision standards relating to the Arrowtown South Special Zone.

This report discusses the specific and general points raised by submitters in an effort to assist the commissioners to reach decisions in respect of each and makes recommendations as to whether these submissions should be accepted (in part or in whole) or rejected.

Where the content of the submissions is the same or similar submissions are assessed in groups based on the issues raised. In summarising submissions, the name of the submitter is shown, with their submission number shown in brackets. In summarising further submissions, the name of the further submitter is shown in *italics*, with their submission number shown in *italics* within brackets.

EXECUTIVE SUMMARY/ BACKGROUND

The purpose of the Plan Change (as stated in the applicants Section 32 Report) is:

“To rezone approximately 30 hectares of Rural General zoned land, located to the south of Arrowtown, to a new residential Arrowtown South Special zone. The development will be located between Centennial Avenue and McDonnell Road, will adjoin the Arrowtown Low Density Residential Zone along its northern boundary and the Arrowtown Golf Course to its south. The proposed changes to the Operative Queenstown Lakes District Plan will include new provisions within Section 12 that will provide for a special residential zone and provisions for a small commercial village precinct.”

The development proposes to include:

- Up to 215 residential units;
- 17.7 hectares of residential land;
- Approximately 4.6 km of publicly accessible trails/ footpaths;

- A range of sections sizes between 450m² through to 2600m²;
- Approximately 12.2 hectares of Open Space;
- Protection of the McDonnell Escarpment from any development;
- A small village area (approximately 8374m²); and
- A roading pattern that allows for connection between Centennial Avenue and McDonnell Road.

The Plan Change would introduce a new Special Zone into Part 12 of the District Plan to be called “Arrowtown South Special Zone”. The zone would be made up of seventeen residential neighbourhoods providing for a mix of residential densities and urban design outcomes.

The site is located on the edge of the Arrowtown Low Density Residential Zone and is bounded to its east and west by Centennial Avenue and McDonnell Road respectively (refer figure 1 below with site shown as blue hatch). It is separated in a north to south direction by a steep escarpment which creates a distinct split between the higher land adjoining Centennial Avenue and the lower farmland adjacent to McDonnell Road. An unnamed creek runs parallel to McDonnell Road and the above escarpment.

Existing residential development on site is limited to seven dwellings on separate Certificates of Title. All but one of these dwellings gain access off Centennial Avenue. The site is also utilised for grazing purposes.

Listed heritage features within the special zone boundaries include Item #126, the Muter Farm Homestead, fronting McDonnell Road as well as item #337 the “Doctors House” on Centennial Avenue. There is also a protected Wellingtonia tree (item #263) on site at 150 Centennial Avenue. All three items are protected under the District Plan with the buildings listed as Category 2 and 3 respectively.

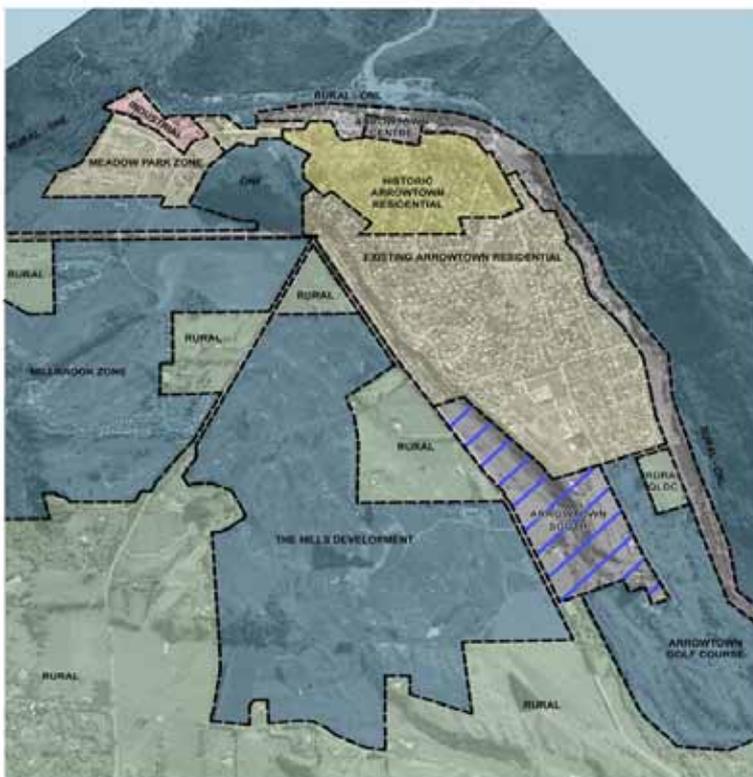


Figure 1 - Arrowtown South

Relationship to other documents and Plan Changes

Council is currently processing Plan Change 30 which seeks to introduce a policy framework in the District Plan in order to establish and operate urban boundaries. This Plan Change was notified in August 2009 alongside Plan Change 29 which proposes to establish an urban boundary around Arrowtown's existing urban zoning. The area located within Plan Change 39 Arrowtown South, would fall outside the urban boundary proposed under Plan Change 29. All three Plan Changes are being processed on a similar timeframe with Plan Change 29 and 30 being heard just prior to Plan Change 39. Both Plan Change 29 and 30 were notified prior to the October 2009 amendments to the Resource Management Act and therefore have effect as of August 2009, being their notification date. Little weight has been afforded to these Plan Changes however, given that both are still yet to be determined.

Submissions received and the issues raised

A total of 504 original submissions and 5 further submissions were received.

Appendix 1 contains a full list of submitters and further submitters. These are listed in alphabetical order (with the exception of the proforma submissions which are listed together).

The main points of submission that have been raised by submitters have been categorised into the following issues to facilitate discussion and consideration of these matters:

1. Urban sprawl/ growth
2. Special qualities
3. Land supply/ economic benefits
4. Affordable housing
5. RMA
6. Effects on infrastructure
7. Air pollution
8. Landscape
9. Rural environment
10. Objectives and Policies
11. Section 32 analysis
12. Urban design
13. Other
14. General support
15. General opposition

Late submissions

The following late submissions were received after the date specified in the public notice for the close of original submissions:

E Adamson (39/396/1) , Arrowtown Residents Association (39/402/1), C Bunn (39/411/1), S Cleaver (39/419/1), D Condon (39/420/1), S Govan (39/436/1), J Lapsley (39/453/1), B McKay (39/461/1), S Monk (39/466/1), NZ Fire Service (39/468/1), A & B Stockdill (39/494/1), A Barrowclough (39/11/1-1), S Beale (39/14/1-1), G & A Beggs (39/16/1-1), J Collett (39/64/1-1), C Corkill (39/67/1-1), N Cowan (39/69/1-1), S Edgerton (39/91/1-1), C Erskine (39/95/1-1), J Erskine (39/96/1-1) , M Hamilton (39/133/1-1), B Hanan (39/134/1-1), L Hunt (39/158/1-1), G Mc Intyre (39/210/1-1), V McMillan (39/221/1-1), K McRae (39/223/1-1), C Roach (39/283/1-1), P Roach (39/284/1-1), L Rogers (39/299/1-1), P Smart (39/335/1-1), J Walker (39/372/1-1), J Williams (39/384/1-1), K Winstone (39/389/1-1).

Under Section 37(1)(b) of the Resource Management Act 1991 the Council is able to waive a failure to comply with the closing date for submissions.

After taking into account the requirements of section 37A, the late submissions were waived, in respect to failing to meet the closing date of submissions, by Deborah Lawson, Chief Executive of Queenstown Lakes District Council. This was done on the basis that no person was directly affected by waiving compliance and allowing consideration of the points raised in submissions will more effectively enable the interests of the community to be taken into account in achieving an adequate assessment of the effects of the Plan Change.

Report Format

In order to get a more complete understanding of the issues raised, the main body of this report groups and considers the submission points by issue.

For each issue the report is structured as follows:

- Submission Points – summary of the main points raised in the submissions.
- Discussion – the reporting planner's consideration of the submission points for this issue.
- Recommendation – the recommended approach to responding to the issue, indicating whether to Accept, Accept in part, or Reject the submission.
- Reasons – the reason why the recommended approach is considered appropriate in relation to the RMA.

Many of the submissions were made in a proforma format. This means that for many of the issues there are many similar points raised by multiple submitters. For ease of reading, the proforma submission does not identify the individual submitters. This is provided in Appendix 1 with the list of submitters.

Some submissions may only seek one decision but within their reasoning raise other concerns or issues. Where this occurs the submission may appear a number of times. For example, some submissions oppose the Plan Change and request that it is withdrawn, but also make comment on issues of traffic and amenity, which are dealt with as separate issues. In such cases the submission is referred to multiple times so that the concerns identified regarding these issues can be discussed and considered alongside other submissions that consider that issue.

DISCUSSION OF ISSUES RAISED BY SUBMITTERS

Issue 1 - Urban Sprawl/ Growth Management

Issue

A number of submissions raised the issue of urban sprawl and growth. The submitters either considered that the Plan Change would result in adverse effects from urban sprawl or supported the development in that it would provide for a logical expansion of the township.

Submissions Received

The following submissions opposed the development as a result of potential adverse effects from urban sprawl/growth:

Gill Roberts (39/289/1-1), Paul Menzies (39/224/1-1), E Rose (39/306/1-1), John Reed (39/272/1-1), Steve Weir (39/383/1-1), Deanne Andrews (39/398/1), Arrowtown Promotion

and Business Association (39/401/1), Arrowtown Residents Group (39/402/1), N Acker (39/2/1-1), David Clarke (39/417/1), Grant and Ruth Cuff (39/422/1), Murray Donald (39/83/1-1), Tim Edney (39/426/1), David Hanan (39/443/1), John Hanan (39/445/1), Ken Hardman (39/446/1), Michael Ide (39/450/1), John Lapsley (39/453/1), M Maclachlan (39/189/1-1), S Steedman (39/493/1), Queenstown Lakes District Council (39/482/1).

N Beggs (F/39/507) C Beggs (F/39/42) supported the submission of Arrowtown Residents Group in its entirety. It is noted that under the 2009 amendments to the RMA, further submissions are limited to those parties that have an interest greater than the interest that the general public has. The Beggs site is located within the boundary of the Plan Change site and therefore they are deemed to meet the criteria for a further submission.

The submission points made by these submitters include the following:

- *Retain the status quo*
- *Arrowtown South will open the march down to the highway (south of Arrowtown)*
- *Arrowtown South could trigger further development along McDonnell Road*
- *The growth or no growth argument is qualified by the need to preserve the character and village nature of Arrowtown*
- *All the planning documents and community workshops and design guidelines call for a finite boundary*
- *Council need to listen to what the population of Arrowtown is saying and not be swayed by the development contributions over the future of one of New Zealand's best loved towns*
- *Arguments about catering for growth have no substance or fact*
- *89% of submitters to Plan Change 29 supported the decision to freeze the Arrowtown boundary.*
- *Arrowtown will become just another town that just happens to have a heritage sector*

The following submissions support the Plan Change insofar as the sites ability to provide for future growth:

Tony Harrington (39/449/1), Roger Monk (39/465/1), Bruce Patton (39/476/1), John Potts (39/480/1), Paula Ryan (39/488/1), Don Spary (39/491/1), John Thomssen (39/498/1), Andrew Turner (39/501/1), Graham Wilkinson (39/503/1), Jess Wilkinson (39/504/1), Philippa Wilkinson (39/505/1) Debbie Condon (39/420/1), B Chanley (39/416/1), Douglas Mac Gillivray (39/457/1), Emma Barker (39/405/1), Michael Bishop (39/408/1), Daniel Egerton (39/427/1), Nick and Tania Flight (39/430/1), Lisa Miles (39/463/1).

Specifically the submission points raised by these submitters include the following:

- *To stop growth is very short sighted and poor planning*
- *Future sprawl will be limited by the golf course and McDonnell Road*
- *PC 39 offers well planned future growth options rather than the historic piecemeal subdivisions*
- *To protect the historic area of Arrowtown from redevelopment, growth needs to be provided for new development to relieve the pressure of infill development*
- *Arrowtown South will allow for controlled growth*
- *Support growth as it will take pressure off the town centre/ historic area*
- *Logical placement for growth in Arrowtown*
- *Plan Change will allow for growth within the towns natural boundaries*

It is noted that the above issues also cross over into some of the other issues addressed in Issues 2 and 6 below.

Discussion

In considering the above issues, consideration has been given to the District's statutory and non statutory documents that relate to managing the pressures of growth in the District. These include *Tomorrows Queenstown*, the *Queenstown Lakes District Growth Management Strategy (GMS)*, *Queenstown Lakes District Plan (District Plan)* and the *Arrowtown Community Plan*.

The *Arrowtown Community Plan*, *Tomorrow's Queenstown* and the *GMS* are non statutory planning documents that have been established to provide some strategic goals and policies in respect to guiding growth within the District. The visions, goals and priorities of *Tomorrow's Queenstown* were established by the community through community workshops undertaken in 2002. From this, the subsequent *Growth Options Study* carried out in 2004, and the *LTCCP (2006-2016)*, the Council developed the *GMS* to provide some principles around growth management. These principles set out Councils intended direction in respect to growth, with the following principles being considered most relevant to this issue:

Principle

- 1a) *All settlements are to be compact with distinct urban edges and defined urban growth boundaries*

- 1c) *Settlements in the Wakatipu Basin (Arthurs Point, Arrowtown, Lake Hayes Estate and Jacks Point) are not to expand beyond their current planned boundaries. Further development and redevelopment within current boundaries is encouraged where this adds to housing choices and helps to support additional local services in these settlements.*

The specified actions from these Principles include resisting any pressure to expand existing settlements, or to create new settlements, while allowing for measured infill where this provides wider benefits..

The District Plan also includes policies around managing growth, such as:

(Policy 4.2.5.6 (d))

To avoid, remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.

(Policy 4.9.3.3.1)

To enable urban consolidation to occur where appropriate

The above principles and policies encourage growth within Arrowtown to occur within existing zoned areas, while sprawling subdivision and urban development along roads is identified as an adverse effect to be avoided. For the following reasons it is considered that the Plan Change is generally inconsistent with the above.

In the past the obvious natural boundary to Arrowtown would have been the McDonnell escarpment that runs along the towns western boundary. Unfortunately previous development approval has seen the urbanisation of first the top and then the lower areas of the northern end of this escarpment, subsequently resulting in ribbon development extending south along McDonnell Road. Having expanded past this natural boundary, the next obvious physical boundary to development has been McDonnell Road. Although roading corridors are strong linear elements which can delineate urban edges as it is common to enable development on both sides of roads they do not of themselves create

strong urban boundaries. However, in the absence of better boundary elements it is now generally recognised that McDonnell Road forms this western boundary (excluding the Meadow Park Zone).

Arrowtown's southern urban edge is less clearly defined along an obvious physical feature. A number of submitters in opposition to the Plan Change consider that the existing urban zoning forms the southern boundary. It is questioned whether this position, however, is based on a desire to stop any further growth rather than on the identification of any obvious natural boundary.

The applicant and several submitters, consider that the Plan Change site would utilise the last remaining land available to development that is contiguous to the existing Arrowtown urban edge (with the exception of Jopp Street). There is some merit in this insofar as the Arrowtown Golf Course would demarcate most of the southern urban edge of the township. It is noted, however, that there is a long strip of privately owned land adjoining McDonnell Road immediately south of the Plan Change site. As a result, it is considered that the Arrowtown Golf Course would not provide as distinct an urban boundary as suggested by these submitters.

Potential adverse effects from the Plan Change include adverse effects on residential amenity and village character due to the scale of the development, which are addressed in more detail under Issues 2 Special Qualities and 6 Land Supply and Economic Benefits below. Other potential adverse effects from the Plan Change also include creating a less distinct, lopsided entrance to Arrowtown along Centennial Avenue, reducing the sense of 'arrival' into the township.

The Arrowtown Community Plan states the following in respect to providing for future growth in Arrowtown:

"Workshop '03 has reconfirmed the need to contain Arrowtown largely within its current zoning. McDonnell Road is seen as an important urban edge. Town boundary tree planting and a no-build Green Belt are proposed to secure the character of this edge of town. The Workshop reconfirmed that a green belt or buffer area around Arrowtown, and along the entrances, needs to be identified and retained through objectives, policies and methods within the District Plan. Specifically:

That the boundary of Arrowtown be retained within the current zone boundaries, with the following exceptions:

(a) Extension of low density residential along Manse Road, with a designed urban edge opposite that determined for the Meadow Park Zone.

(b) The possibility of a mixed use zone at the end of Jopp Street (former sewage treatment site) - residential/community facilities.

The possibility of extending the residential zone along McDonnell Road so that it meets the LDR zone boundary existing on Centennial Road (sic) has the following disadvantages:

- Reinforcing the adverse effects resulting from development along McDonnell Rd;*
- Allowing ribbon development;*
- Adverse effects of further development on the escarpment; and*
- Expanding the development that does not relate to the town itself.*

Advantages:

- *Consistency with past development*
- *Providing further areas for growth of residential areas.*

On the whole, it was determined that the adverse effects of extending the residential zone would be inappropriate. Whilst there was a variety of community opinion on this boundary, the majority agreed that the town should not continue to spread along on or below this ice-shorn lip. It is noted that by maintaining the current rural general zoning, it can enable development of residences below the scarp when that is consistent with the rural context.

In respect to growth along Centennial Avenue, the Arrowtown Community Plan states:

The established southern limit to the town on Centennial Avenue, at the hawthorn hedge and Golf Course, are endorsed. It was recognised that there needs to be a clear distinction between the town and any potential growth at the Arrowtown Junction area. To retain openness and rural character, residential spread needs to be firmly contained north of the identified town limit

The Arrowtown Community Plan does, therefore, not support any further development along Centennial Avenue or McDonnell Road for those reasons outlined above. While it is recognised that the Arrowtown Community Plan is not a statutory document, it does clearly outline the community vision for the town which is supported in the opposing submissions above.

Some submissions supporting the Plan Change consider that allowing for this growth in the township will protect the inner historic residential area from the adverse effects of infill development by providing for demand. This inner heritage area, however, is zoned Arrowtown Historic Management Zone which includes Objectives and Policies to conserve the residential heritage and building character of the zone. Limiting growth may place additional pressure for infill development within Arrowtown as a whole but it is considered that the historic area has substantial protection from any adverse effects through existing zone provisions. The effects of land supply are discussed in greater detail in Issue 3.

A number of submitters in support of the Plan Change also argue that the Plan Change will provide for controlled growth rather than piecemeal development. While it is considered that in general there is merit to planning holistically to avoid piecemeal development, it could, however, equally be argued that this proposal is in itself an application for piecemeal expansion of Arrowtown in the Plan Change area. Further, in the event that Plan Change 29 and 30 become operative, the resulting Arrowtown urban boundary would reduce the risk of piecemeal development.

Recommendations

Reject the submission point that the Plan Change will provide for natural urban boundaries.

Reject the submission point that the Plan Change will protect the heritage area from infill development.

Reject the submission point that the Plan Change will provide for controlled growth as opposed to piecemeal development.

Accept the submission point that the Plan Change could open up further development along McDonnell Road.

Accept the submission point that community planning documents encourage no further growth of Arrowtown boundaries in along Centennial Avenue and McDonnell Road.

Accept the further submission from N and C Beggs.

Reasons for the recommendations

On balance, the potential adverse effects generated by the proposed growth would outweigh any positive effects, as outlined above and in further detail below.

Issue 2 - Special Qualities

Issue

A large number of submitters identified particular qualities of Arrowtown that may be impacted by the development in either a positive or a negative manner. These include heritage, character, uniqueness, amenity and the 'Arrowtown Brand'.

Submissions Received

The following submitters opposed the Plan Change on the basis that it would compromise the above qualities:

Murray Donald (39/83/1-1), Joy Dunsmuir (39/89/1-1), Geoff Gardyne (39/117/1-1), Judith Gillies (39/121/1-1), Isobel Green (39/131/1-1), Ralph Hanan (39/136/1-1), Pamela Hopkins (39/156/1-1), Jack McClean (39/204/1-1), Vivienne McClean (39/205/1-1), Robin and Susan McNeill (39/222/1-1), M Officer (39/245/1-1), Richard Parkes (39/251/1-1), Robert Prentice (39/263/1-1), Gill Roberts (39/289/1-1), E Rose (39/306/1-1), Gaynor Shepherd (39/328/1-1), Roger Shepherd (39/330/1-1), Jackie Sly (39/333/1-1), M and B Thomas (39/362/1-1), Lisa Williamson (39/385/1-1), Fleur Andrews (39/399/1), Arrowtown Residents Group (39/402/1), N and M Caird (39/415/1), David Clarke (39/417/1), Grant and Ruth Cuff (39/422/1), JD Cullington (39/73/1-1), S Cullington (39/74/1-1), Grant Delbeth (39/423/1), Tim Edney (39/426/1), Lisa Guy (39/438/1), Pat Hamell (39/441/1), David Hanan (39/443/1), Elizabeth Hanan (39/444/1), John Hanan (39/445/1), James Johnston (39/451/1), Edith Ladbrook (39/452/1), John Lapsley (39/453/1), Gabe Oldenhof (39/473/1), Jill Rutherford (39/486/1), Jim Schmidt (39/490/1), A Thomson (39/497/1), Philip Winstone (39/506/1), Edith Ladbrook (39/452/1), Gill Roberts (39/289/1-1), Deanne Andrews (39/398/1), Arrowtown Promotion and Business Association (39/401/1), Edith Ladbrook (39/452/1), Queenstown Lakes District Council (39/482/1).

N Beggs (F/39/507) C Beggs (F/39/42) supported the submission of Lisa Guy and the Arrowtown Residents Group in their entirety

The specific submission points raised by these submitters include the following:

- *Arrowtown is a walking town with an infrastructure that is small and close enough to have a special local feel.*
- *Existing boundaries present the extent of the walkability in Arrowtown*
- *The addition of a subdivision of this size will change Arrowtown from a village to a town with a suburb*
- *Arrowtown unique status as a heritage village in a living working town. Delicate balance between the two that could easily be destroyed*
- *Arrowtown South would become a distinct suburb of Arrowtown*

- *Plan Change will be disjointed to the rest of Arrowtown*
- *Arrowtown is a village of national significance because of its setting, heritage and natural environment*
- *Development has potential to increase population by 50% (4 persons per dwelling)*
- *Allowing increase in sprawl will impact on unique village characteristics*
- *Qualities such as village atmosphere will be lost if Plan Change goes ahead*
- *Loss of amenity for Arrowtown*
- *Another village will detract from the village centre*
- *Essential to preserve Arrowtown in its current form in order to retain Arrowtown character, scale and heritage*
- *Community workshops have specified retaining town boundaries as is, protecting low key engineering and landscape qualities of the old town, no building be allowed along west side of Centennial Ave and preserving the scale and walking qualities of Arrowtown*
- *In overseas villages in the UK and Europe it is clear preserving the character and form of their villages is obtained through rigid planning regulations and adherence to them*
- *The Arrowtown brand has built up an inestimable value in terms of local, national and international recognition*
- *Arrowtown adds dimensions to Queenstowns tourist offerings and the two feed off each other*
- *The more that Arrowtown becomes like Queenstown the less value there will be for either*
- *Benefits of small village life is the scale, walkability and community crime free*
- *Arrowtown South will create another suburb like Butel Park that is completely disjointed by way of topography*
- *Arrowtown south is far enough away that people will have to drive everywhere*
- *Loss of amenity for Arrowtown*
- *Concept is contrary to unique village and historic character of Arrowtown*

The following submitters supported the Plan Change on the basis that it would enhance the above qualities:

Christine Peters (39/477/1), Debbie Condon (39/420/1), Nick and Tania Flight (39/430/1), Lisa Miles (39/463/1), Roger Monk (39/465/1), S J Monk (39/466/1), Bruce Patton (39/476/1).

The specific submission points raised by these submitters include the following:

- *Enhances residential area*
- *Looks better than some of the finished residential subdivisions*
- *Village feel will not be lost as Arrowtown South is far away*
- *Neighbourhood planning for Plan Change gives it a heart of its own and enhances the end of Arrowtown*
- *Plan Change will add to the character of Arrowtown*

Discussion

The characteristics identified by submitters as contributing to the special qualities of Arrowtown are to a large extent interrelated. The extent of heritage features within Arrowtown creates its uniqueness and in turn contributes to its special character.

The obvious heritage characteristics are predominant in the built form of the town centre but are also reflected in the residential settlement pattern. Its heritage and subsequent

character is primarily responsible for the towns high level of amenity. The towns setting in the surrounding rural landscape also contributes to its amenity.

Arrowtown has two distinct residential areas, being the historic inner area of the town and the surrounding residential environment. Land use in the inner area is controlled in the District Plan under the Arrowtown Residential Historic Management Zone which makes up 21% of the towns urban area (excluding the Meadow Park zone which is quite distinct from the town). The outer residential area is zoned Low Density Residential and therefore is subject to the same residential zoning provisions as other parts of the District. This zoning has a land area of 84 hectares, compared to the Arrowtown Residential Historic Management Zone of 23 hectares. The proposed Plan Change proposes to increase the residential area of the township by 30 hectares or by 28% of the existing area. It would also result in a potential increase in population of more than 25%.

The applicant considers that the development will provide for a logical expansion of Arrowtown, complementing the existing residential environment and providing Arrowtown with a future land supply to cater for projected population growth. It is considered that there is some merit in all these arguments as discussed further in Submission Points 1, 4 and 12. The overriding consideration, however, must be given to whether the Plan Change, particularly the scale of the proposal, will compromise the unique characteristics of Arrowtown.

The Arrowtown Community Plan contributes the following characteristics to Arrowtown's uniqueness:

"Whilst the Wakatipu is a grand landscape, Arrowtown is a town of a niche. Now straddling the ice-shorn lip, the McDonnell Road scarp, the town is less of a surprise. However, it's character remains principally that of being tucked away, landform confined and Arrow River oriented. A town both discrete and discreet. These characteristics are valued and their retention is sought"

"Arrowtown's role is as a working heritage town, not as a museum. It is primarily a place for tourists alongside being a place to live".

"As a tourism destination, the historic character is the primary attraction. This very high amenity value is from the intimate built character closely associated with the treed character, and the spatial qualities that they display, within the built town and in association with the surrounding natural features of containing landforms and river. The vegetative character is from the dominant exotic deciduous tree components, as well as from a particular shrub, hedge and groundcover palette. The built character is from the very small scale, single storey vernacular with a limited materials palette. The spaces are designed and managed with a low-key character, using local natural materials".

It is recognised that the Arrowtown Community Plan is a non statutory document and therefore has not gone through the scrutiny of the planning process. The Arrowtown Community Plan does, however, indicate the community's shared vision for Arrowtown and many of these visions have been reinforced through the issues raised by submitters opposing the development. This includes a desire to protect its discreteness, its balance between being primarily a heritage village and then a place to live, its historic character and subsequently its branding and attraction as a tourism destination.

It is considered that the main contributing factor that could potentially compromise these qualities is the proposed scale of the development. This includes effects from both the footprint of the proposed extension as well as the population that the Plan Change will

provide for. As outlined above, this includes a 28% increase to the urban zoning (excluding the Meadow Park Zone) and potentially an increase of more than 500 people to Arrowtown's current population. These factors would increase traffic generation around Arrowtown by potentially 1700 movements per day, would increase the dependency on vehicle use due to the distance of the development from the town centre and would compromise the small scale, community feel of the village.

The issue regarding increasing traffic generation was raised by several submitters who considered that the Plan Change would decrease amenity values and compromise walkability in the township. The current town boundary along Centennial Avenue is located 1.9 kilometres from the town centre. The Government's Strategy: Getting There – On Foot, By Cycle (2005) recognises in its key principles that the potential for walking is likely to be greatest for relatively short trips, under-two-kilometres. Extending the urban edge, will further compromise this, therefore, increasing vehicle dependency, particularly for those sites along McDonnell Road where these effects are exacerbated by the natural topography. Refer to Council's Urban Design Assessment in Appendix G for further discussion in respect to this issue.

The need to safeguard Arrowtown's small scale community feel has been raised by many of the submitters. As outlined above, the development will increase the village population potentially by more than 25%. Most of the submitters opposing the development consider that Arrowtown does not have the ability to absorb this level of growth without compromising its existing amenity. Given the extent of this increase, it is considered that the development does have the potential to compromise the village amenity, its balance between being a heritage village and then a place to live, and the compact distinct urban form. In respect to this, Council's Urban Design Assessment states:

"It (the Plan Change) enlarges the part of Arrowtown that isn't the historic centre and in doing so threatens to overwhelm the mass of the old character part with the aggregate mass of the extended new part"

The proposed village would also provide a further "commercial" zoning in Arrowtown. Unlike the small shopping facility in the middle of the Arrowtown residential area, the proposed village would have an area of just under one hectare and could accommodate a number of small retail uses. While it is recognised that the village precinct has its benefits, it is considered that providing two distinct commercial precincts would change the existing character of Arrowtown.

The above submissions also raise the issue of Arrowtown South becoming a suburb of Arrowtown rather than an integrated part of the township, not unlike Butel Park. Butel Park is quite disjointed from the main township of Arrowtown due to its locality and its character. Arrowtown South, however, would differ from this insofar as it will essentially be an extension of the existing urban area rather than a distinct independent residential subdivision. The development would also adopt some of the urban design features of historic Arrowtown including specific provisions around building setbacks, informal narrower roading corridors and street planting, for example. The open space areas would interlink the existing and proposed walkway networks providing this interconnection between these areas. The Plan Change site would also be made up of 17 residential neighbourhoods, with varying densities, design outcomes and topographies. As a result, it is considered that any potential adverse effects in respect to this issue would be minor.

The Plan Change would also compromise the existing urban entrance into Arrowtown along Centennial Avenue. The Plan Change site would result in a lopsided entrance with residential development adjacent the golf course. The Council Urban Design Assessment included in Appendix G concludes in respect to this issue:

“Extending the town boundary south along Centennial Ave up to the ‘natural boundary of the golf course’ weakens the southern entrance experience that currently consists of a clear rural to suburban juncture on both sides of the road commencing at the Centennial Ave Jopp St intersection”.

In conclusion, the adverse effects are such that it is considered that the development does not represent sound resource management (refer also to Issue 6) and is therefore not in accordance with the purpose of the RMA. This is primarily due to the scale of the development, both in physical size and numbers of potential inhabitants, and the associated effects as described above on the character and amenity of the existing township. As identified under Issue 3, if the characteristics that make Arrowtown unique are to be retained, its urban edge would have to be contained at some point in the future, if not now.

Further to the above, it is recognised that an argument can be made that extending the urban boundary along McDonnell Road would create a clearer and more consolidated urban boundary for the township. The area along McDonnell Road located below the urban development on Cotter Avenue would provide some opportunity for growth. This area has already been compromised to some extent by the urbanisation of the ridge above, and infilling this area would create a linear urban boundary running through from Centennial Avenue to McDonnell Road. However while this could be considered to create the theoretical benefits of consolidating the urban area by reducing the length of edge of the township, the actual location of boundaries also needs to consider real world impacts on landscape and urban design. It is noted that this approach is not supported by the Landscape Assessment in Appendix F, due to it resulting in further urban sprawl into the Wakatipu Basin. This assessment does, however, consider that some form of rural residential development would be appropriate in this area. The Urban Design assessment also states the following in respect to this:

“The best justification to extend the town boundary further south along McDonnell as proposed, is that the mistake has already been made and that part of the proposal is a continuation of the infill between the existing development along Cotter Ave and Advance Terrace, and McDonnell Road to the west. However this continues to place housing at the bottom of the escarpment at an ever increasing distance from the town centre, and for houses closest to the escarpment, this would be an area of distinctly limited solar access”

If the Hearings Panel was of the mind to provide for some additional growth in Arrowtown outside the existing zone boundaries, an appropriately designed urban expansion along McDonnell Road below the urban area that has been created on Cotter Avenue could have its merits in terms of creating a more logical urban boundary to the township. In determining whether this was appropriate, however, consideration would need to be given to the attached Urban Design and Landscape Assessments in Appendix G and F respectively. Both consider there are potential adverse effects associated with such development. On balance, however, the Hearings Panel may determine that the positive effects of providing for some growth would outweigh these potential adverse effects.

Recommendation

Accept the above submission points that consider the development would compromise the special qualities of Arrowtown.

Reject the above submission points that the development would add to the character, enhance the residential area and the southern end of Arrowtown.

Reasons for the recommendations

It is considered that the scale of the development would compromise a number of key elements which contribute to the small scale village character of Arrowtown.

Issue 3 - Land Supply/ Economic Benefits

Issue

Land Supply/ Economic Benefits

Submissions Received

The following submissions supported the development on the basis that it would provide additional affordable land and would have economic benefits:

Ernest Adamson (39/396/1), Michael Bishop (39/408/1), Andrew Doole (39/425/1), Robin Elder (39/428/1), Megan George (39/432/1), Deanne Gray (39/128/1-1), David Hargreaves (39/447/1), Holly Hargreaves (39/448/1), Michael Ide (39/450/1), Douglas MacGillivray (39/457/1), Ben MacMillan (39/458/1), Bruce McKay (39/461/1), Carl Miles (39/462/1), Roger Monk (39/465/1), Richard Newman (39/470/1), Bruce Patton (39/476/1), John Hanan (39/445/1), Ken Hardman (39/446/1), James Rannard (39/483/1), Belinda Robertson (39/485/1), Ervin Steck (39/492/1), Alan and Bettrice Stockdill (39/494/1), Glenda Wilkinson (39/502/1), Jess Wilkinson (39/504/1), Philippa Wilkinson (39/505/1).

Bruce Mc Kay (F/39/507) supported his original submission. It is noted, however, that this submitter has raised a number of issues in his further submission that are outside the scope of his original submission. This raises a jurisdictional issue and therefore this further submission is rejected on this basis.

The specific submission points raised by these submitters include the following:

- *Arrowtown South will allow for opportunities for young families to join the community at a reasonable price point in the market*
- *Will provide more housing and create jobs for local population*
- *Will create more affordable sections*
- *Growth is necessary for economic sustainability*
- *Development will support the local businesses*
- *The additional land will stabilise land prices*
- *Stop development and land prices will increase precluding new people from living in the town. Arrowtown will lose its community and will become an exclusive resort town*
- *Exclusive resort towns such as Aspen and Whistler restricted their boundaries and experienced huge price increase precluding people from living in town, the majority who were workers. This leads to a soulless community where most of the houses are second homes*

Discussion

The proposed development offers an additional 215 residential units in Arrowtown. There are two differing points of view as to whether this additional supply will contribute to the housing needs of this community, or whether it will supply a different segment of the market, visitors seeking second homes. The Arrowtown Urban Growth Boundary Resource Evaluation report considers the land supply and demand situation over a 20 year time

horizon. The growth projections indicate that there is a need for 461 additional dwellings over the period 2006-2026. Analysis of the latest data identifies that in July 2009 there was potential for 288 additional dwellings within the Arrowtown urban zones. Based on an annual growth rate of 23 dwellings per annum there is capacity for approximately 12.5 years growth. It is anticipated that the current residential capacity would be fully utilised by around 2021. It is noted that the Plan Change economic analysis considers that this projected growth rate will be higher than 23 dwellings per annum. This analysis considers that the current residential capacity will be utilised by 2016. Based on the growth projections in the Arrowtown Urban Growth Boundary Resource Evaluation report, however, an additional 215 residential units would allow Arrowtown to provide for its housing needs through urban expansion, though to 2030.

Those submitters above in support of the development consider that the development will provide for more affordable housing and local jobs in the community. This is based on the argument that restricting growth will result in increasing land prices, which will in turn lead to a less diverse community. The submissions compare the potential effects of restricting growth in Arrowtown to those effects of increasing land prices previously experienced in Whistler and Aspen. Appendix C discusses the evidence obtained by Council documenting the situation in Whistler where that community's affordable housing policies were responsible for securing over 4,000 affordable residential units such that the community could remain contained and still provide affordable housing to 79% of its workforce. This attachment also discusses the Council's evidence for Plan Change 24 that an increase in land supply alone will not result in lower prices.

It is acknowledged, however, that releasing more land onto the market can sometimes have this effect of helping to stabilise housing prices. There is no certainty, however, in respect to this. Over the last ten years there have been a large number of residential allotments released into the Queenstown housing market but this has not driven down housing prices. Developers will only release sections onto the market when there is a demand and the proponents of Plan Change 39 have not offered any mechanisms to ensure that asking prices will actually be affordable. All other greenfield developments seeking plan changes from the Council since 2004 have entered into a Stakeholder Deed with the Council committing to the delivery of affordable housing. Given the failure of the market to deliver affordable housing, if it is the intent of the developer to deliver this, then participation in Council's affordable housing scheme as discussed in Issue 4 and Appendix C would provide more certainty of this.

Further to this, if those characteristics of Arrowtown that make it unique are to be retained, its urban edge will have to be contained at some point in the future, if not now. This argument in respect to allowing for growth to stabilise land prices is, therefore, not sustainable. Arrowtown has always had a contained land supply, and its home prices have remained in accordance with the level of quality and amenity relative to the greater Wakatipu market. In respect to the above, we have no evidence to suggest this would change as a result of any decision made on PC39. Furthermore, the assessment in Appendix C, undertaken by Councils Senior Policy Analyst- Housing, Scott Figenshow, states:

“Arrowtown doesn't function as a separate real estate market to Queenstown; the whole of the Wakatipu basin appears to work as a single market, differentiated by properties of varying size, outlook, and amenity. Arrowtown is contained now, has been for some time, and its prices are still in line with the overall Wakatipu price vs amenity factors”.

In respect to the above, we have no evidence to suggest this would change as a result of any decision made on PC39.

Recommendations

Reject above submission points that the Plan Change is required to ensure a stabilised housing market in Arrowtown.

Reasons for the recommendations

As outlined above, the proposed Plan Change would not guarantee a stabilised housing market in the form of affordable housing in Arrowtown, as suggested by the above submitters.

Issue 4 - Affordable Housing

Issue

The issue of providing for affordable housing

Submissions Received

The following submissions raised the issue of providing for affordable housing:

Queenstown Lakes Community Housing Trust (39/481/1), Queenstown Lakes District Council (39/482/1).

The specific submission points raised by these submitters include the following:

- *The Plan Change does not make any provision for any contribution towards affordable and community housing*
- *QLDC oppose the Plan Change unless it ensures provision of appropriate amounts of affordable and community housing consistent with the eventual decision on Plan Change 24.*

Discussion

Councils Plan Change 24 proposes to introduce requirement for an affordable housing contribution for developments of a certain scale. Due to the size of Arrowtown South, an affordable housing contribution would be required under Plan Change 24. However, as the Plan Change is not operative, Council must rely on the applicant to agree to this contribution. At this stage, Arrowtown South Limited has chosen not to provide for an affordable housing contribution.

The above submission points are accepted on the basis of the assessment outlined in Appendix C. The benefits of providing for affordable housing, as outlined, would further mitigate any potential adverse effects raised by the submitters in support of the Plan Change in Issue 3 above.

Recommendation

Accept the above two submission points that the Plan Change should provide for appropriate provision for affordable and community housing. This could be undertaken as a separate stakeholders agreement (outside of the Plan Change process) or through provisions in the District Plan requiring an affordable housing assessment to be undertaken. In the event that the Hearings Panel are of mind to approve the Plan Change it is

recommended that appropriate provisions are provided for in the District Plan, as to date the applicant has not agreed to enter into a stakeholders agreement.

Reasons for the recommendations

The provision of an affordable housing contribution would further ensure that the housing market in Arrowtown remains affordable.

Issue 5 - RMA

Issue

Several submitters questioned whether the development achieved the purpose of the RMA.

Submissions Received

The following original submissions opposed the Plan Change:

Paul Menzies (39/224/1-1), Arith Holdings Limited (39/400/1), RCL Group Limited (39/484/1), Duane and Katie Te Paa (39/496/1), Queenstown Lakes District Council (39/482/1)

N Beggs (F/39/507) C Beggs (F/39/42) supported the submission of Arith Holdings Limited in its entirety.

The specific submission points raised by these submitters include the following:

- *The Plan Change is not in accordance with Part 2 of the RMA*
- *The Plan Change does not achieve the purpose of the RMA*
- *The Plan Change is not sustainable or well designed*
- *The Plan Change does not represent sustainable management*

Arrowtown South (39/403/1) and Christine Peters (39/476/1) supported the Plan Change on the basis that it is in accordance with the purpose and principals of the RMA.

Discussion

The submitters in opposition to the Plan Change do not specifically state why they consider that the Plan Change does not meet the purpose of the RMA.

In assessing the merits of the Plan Change consideration, must be given to Part 2 of the RMA which establishes the purpose of the Act, being to promote the sustainable management of natural and physical resources. Sustainable management means enabling communities to provide for their social and economic wellbeing while also avoiding, remedying and mitigating any adverse effects on the environment. The Act defines environment as including:

- (a) ecosystems and their constituent parts, including people and communities; and*
- (b) all natural and physical resources; and*
- (c) amenity values; and*
- (d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters*

The definition of environment adopted by the RMA includes consideration in terms of matters such as community and amenity values and the social, economic, aesthetic and cultural conditions that are affected by those matters. As identified in discussions on Issue 2, a number of elements have contributed to create a small town amenity strongly influenced by the historic heritage of Arrowtown which is greatly valued by the community. Many of these elements also contribute to the social and economic wellbeing of the community through the townships role as a destination for visitors. Such arguments must be weighed against short term benefits of construction, and any benefits that may result from a larger community.

As outlined in discussions on Issue 2, it is considered that the Plan Change does not represent sustainable management due to the potential adverse effects the development would have on the existing character of Arrowtown. As a result it is therefore considered that the development is inconsistent with the purpose and principals of the Act.

Recommendations

Accept the submission point that the Plan Change does meet the purpose of Part 2 of the RMA.

Accept the further submission from N and C Beggs.

Reasons for the recommendations

The scale of the proposed Plan Change would have adverse effects on the existing character and amenity of Arrowtown that cannot be avoided, remedied or mitigated and could affect the ability of the existing community to provide for its social and economic wellbeing.

Issue 6 - Infrastructure / Roothing

Issue

Submissions raised issues regarding the capacity of the existing infrastructure were raised in respect to the following:

- a) Waste water
- b) Water supply
- c) Storm water
- d) Parking availability
- e) Roothing
- f) Library services
- g) School
- h) Medical centre
- i) Theatre
- j) Open space

Submissions Received

The submissions opposed the development on the basis that extra pressure would adversely affect existing infrastructure:

Donald Murray (39/83/1-1), Joy Dunsmuir (39/89/1-1), Judith Gillies (39/121/1-1), M Maclachlan (39/191/1-1), Gill Roberts (39/289/1-1), Annette Seddon (39/323/1-1), Gaynor

Shepherd (39/328/1-1), Jackie Sly (39/333/1-1), John Reed (39/272/1-1), M and B Thomas (39/362/1-1), Frances Watson (39/377/1-1), Steve Weir (39/383/1-1), Fleur Andrews (39/399/1), Arith Holdings Limited (39/400/1), Arrowtown Promotion and Business Association (39/401/1), Arrowtown Residents Group (39/402/1), C Acker (39/1/1), N Acker (39/2/1-1), Ken Buck (39/410/1), Michael Burdon (39/414/1), J Cavanagh (39/57/1-1), David Clarke (39/417/1), Grant and Ruth Cuff (39/422/1), Tim Edney (39/426/1), Lisa Guy (39/438/1), Pat Hamell (39/441/1), David Hanan (39/443/1), Elizabeth Hanan (39/444/1), John Hanan (39/445/1), James Johnston (39/451/1), Ministry of Education (39/464/1), Gabe Oldenuff (39/473/1), M Maclachlan (39/189/1-1), G and S Page (39/474/1), Jonathon Palmer (39/475/1), Queenstown Lakes District Council (39/482/1), RCL Group Limited (39/484/1), Jill Rutherford (39/486/1), Eeon Ryan (39/487/1), Jim Schmidt (39/490/1), Duane and Katie Te Paa (39/496/1)

N Beggs (F/39/507) and C Beggs (F/39/42) supported the submission of Lisa Guy, Arith Holdings Limited and the Arrowtown Residents Group in their entirety

The specific submission points raised by these submitters include the following:

- *Increase in traffic flows exacerbating existing traffic congestion in the town centre*
- *Extra demand on all infrastructure including parking in the town centre, on school facilities, reserves, the library, medical centre, and on all water services. Providing additional services will change the scale and nature of the town.*
- *Potential flow on costs to community as a result of extra pressure on infrastructure*
- *Currently parking is easy.*
- *Facilities are small enough to not be too bureaucratic. Increasing Arrowtown will change this*
- *Primary School is already at capacity*
- *Arrowtown infrastructure is already under capacity, including Primary School*
- *Congestion already exists at Arrowtown Junction in the peak season.*
- *Development will continue to increase traffic creating additional noise, congestion and traffic danger*
- *Extra costs to community as a result of additional infrastructure*

The following submissions supported the Plan Change citing infrastructure benefits:

Nick and Tania Flight (39/430/1), Tony Lewis (39/454/1), Bruce McKay (39/461/1), Lisa Miles (39/463/1), Roger Monk (39/465/1), S J Monk (39/466/1), New Zealand Transport Agency (39/472/1), Bruce Patton (39/476/1), N Z Fire Service (39/468/1), Charlotte Aitken (39/397/1).

The submission points raised by these submitters include the following:

- *The proposal provides a mechanism to plan infrastructure*
- *Proposed development provides a good link between Centennial Avenue and McDonnell Road*
- *The developers could potentially pay for any upgrades*
- *A bigger population would make it viable for more services in Arrowtown*
- *Proposal will add new amenities to the area*
- *Facilities such as sports clubs etc will be stronger with a larger population base*
- *New Zealand Fire Service also supported the Plan Change subject to it providing for sufficient fire fighting services.*

Discussion

An infrastructure feasibility report prepared by MWH was submitted as part of the Plan Change. This report undertook an engineering assessment of the potential to service residential development on the subject site and was based on a concept of servicing 200 residential units. The report considered the feasibility of providing water supply, and the disposal of wastewater and stormwater.

The proposed Plan Change proposes to utilise the existing Arrowtown reticulation in respect to water supply and waste water disposal. This includes connections to the existing water mains on Centennial Avenue and McDonnell Road. The Arrowtown potable water reticulation is supplied from two bores outside of the town which pump to storage tanks. Water is then feed to the town reticulation. The MWH assessment concluded the following in respect to the effects of water supply:

Water Supply

- Arrowtown water supply has a 1450m³ storage reservoir which is used to provide reserve storage for normal demand and storage for fire fighting. No upgrade of this existing Arrowtown water storage is required in order to service the development
- The information provided by Tonkin and Taylor Ltd who administer the water supply network, indicated that no upgrade of the water reticulation network is required to service the proposed development.

The Arrowtown wastewater reticulation is provided via gravity sewer pipe network as well as two pump stations located in McDonnell Road and in Norfolk Street. The McDonnell Road Pump Station lifts to the gravity network at Cotter Avenue and from there gravitates to the Norfolk Pump Station where it is then pumped to the Bendemeer Pump Station. From here it is pumped to the Shotover Oxidation Ponds. The MWH assessment concluded the following in respect to the effects of wastewater disposal:

Wastewater

- Rationale administer the waste water network model which indicates that, taking into account growth projections through to 2026 and the proposed demand generated by the development, minor upgrades of the McDonnell Road and Bendemeer Pump Stations would be required. The report recommends further consultation with QLDC at a later date to determine the timing of these works.

The Plan Change proposes to dispose of stormwater on site through a stormwater management system which, via various mechanisms, will drain stormwater to the existing watercourse on site. A detailed design of this system will be undertaken in consultation with Otago Regional Council (ORC) prior to subdivision stage. It is noted that ORC did not submit to the proposal but did provide correspondence to the applicant in respect to this issue specifically requesting that the rate and quality of stormwater discharge remains equal to or less than that of pre development. The MWH assessment concludes:

Stormwater

- The increase in peak runoff from the new development is relatively low and the existing water course can be shaped to pass this increased flow.
- The properties nearest to the watercourse may be impacted by flooding. At detail design stage it may be determined that these residential lots be set aside as reserve land if the flood risk is deemed to be too severe
- At detail design stage provision for adequate stormwater treatment should be included to ensure stormwater quality is not compromised.

An internal Council engineering review has been undertaken of the above assessment and as a result a number of issues have arisen, the primary one being that the assessment fails to consider Millbrook in its modelling. Millbrook is connected to the Arrowtown Water Supply Scheme and would be connected to the Arrowtown reticulated wastewater system. Councils engineering assessment concludes the following:

Water Supply

- From work recently undertaken by Council it appears that the Arrowtown borefield is currently at or near capacity and it is highly likely that the Arrowtown South development will necessitate an upgrade of the borefield. This assessment found that the applicant failed to consider any detail around borefield capacity.
- The water storage capacity does not mention the approved future growth within Millbrook and how this may affect the water storage requirements.
- The applicants assessment was based on 200 residential units whereas the Plan Change proposed 230, resulting in additional demand that has not been assessed;
- The proposed development may necessitate upgrades to water supply, storage and reticulation elements potentially incurring considerable costs.

Waste Water

- The wastewater assessment has not taken into account the anticipated growth in Millbrook which may impact on the projected flows on the Bendemeer Station;
- The McDonnell Road pump station will likely require an upgrade with respect to the pumps and emergency storage.
- The McDonnell Road pump station rising main may need to be upgraded.
- The Norfolk Street pump station will be need to be upgraded in order to cater for the additional flows from development to ensure the pump station operates in a suitable manner. This will involve increasing the storage pump capacity and/or the storage capacity.
- The Bendemeer Pump Station may need upgrading to increase the storage capacity or the pumping capacity.

Stormwater

- No discussions on the impacts of the stormwater flows on land downstream of the site have been included in the report.
- The option of easements over adjoining land to cater for the potential increase in stormwater flows should be discussed with these land owners.
- Further information is required in respect to the stormwater controls such as storage ponds, surface drainage swales etc.
- A flood risk analysis is required in order to determine the extent of the flood risk on site in respect to those site immediately adjacent the stream.

The Council engineering assessment raises a number of issues with the existing Arrowtown infrastructure and its potential to service the development, refer to Appendix E for detail. The applicant has been advised of the above, and it is anticipated that these outstanding issues will be addressed through the applicant's evidence at the hearing.

Many of the submitters highlight this issue around the inadequacy of the existing Arrowtown Council infrastructure. It is noted the Council's Long Term Council Community Plan 2009-2019 (LTCCP) includes provision for significant new capital works to address capacity issues within the existing Arrowtown area, including approximately \$3.7 million on the water supply network, \$9.2 million on waste water and \$0.5 million on storm water. These upgrades address capacity issues for existing and planned growth in Arrowtown. They do not, however, cater for the additional demand that the development would generate.

In contrast the submitters supporting the Plan Change suggest a positive effect of the development would be a contribution towards upgrading Arrowtown's infrastructure. Further upgrades, however, over and above those outlined above would be required as a result of this proposal. The applicant would only incur the cost of the additional upgrades that the development would necessitate (it is noted that if the Hearing Panel was of the mind to approve the Plan Change appropriate provisions would need to be included in the zone to ensure these upgrades and subsequent costs are met by the developer). As a result, there would not be any benefits to the community in respect to the upgrades that Council has already budgeted for.

A number of submissions opposing the Plan Change also raise the issue of the potential traffic effects generated by the development. This includes adverse effects on the intersection of Malaghans, Lake Hayes and McDonnell Road, increase pressure on parking in the town centre, and potential adverse amenity effects by the higher volumes of traffic on the road (as addressed above in Issue 2) .

The traffic impact assessment undertaken by Traffic Design Group concludes that the existing roading infrastructure has the capacity to accommodate the proposed development. The assessment concludes:

- The increase in traffic generation is unlikely to be perceived by drivers and at key intersections any effects are likely to be negligible.
- The increase in traffic will increase the peak hour level of service however, the only difference will be that drivers are more restricted in their freedom to select their desired speed and to manoeuvre within the traffic stream
- The Plan Change is considered consistent with the transport related Objectives and Policies of the relevant documents.

The internal engineering assessment concluded that sufficient information has been provided to determine that any potential adverse effects on Arrowtown's transport network, such as on the surrounding intersections, would be negligible. In the event that the Hearings Panel was of the mind to approve the Plan Change, further plan provisions would be required to ensure that the development would provide for an integrated land use and transport network and to ensure adequate public transport, cycling and walking networks. Further to this NZTA seek that the Hearings Panel recognises and continues to provide for travel demand management.

The submitters opposing the Plan Change also oppose the development on the basis that it would place extra pressure on Arrowtown's community facilities such as its open space, library facilities, schooling, theatre and medical centre. In respect to the level of open space in Arrowtown, the Arrowtown Urban Boundary Resource Evaluation Assessment concludes that the level provision of reserves in Arrowtown is high compared to elsewhere in the District. Furthermore, the proposed Plan Change would provide an additional 12.2 hectares of open space to this network. In this respect, it is considered that the development would not place any undue pressure on the community's open space network. While it is recognised that the development may place extra pressure on facilities such as the library, theatre and medical centre, there is no evidence to suggest that these facilities would be unable to accommodate this additional demand.

Submissions in support recognised the ability of the Plan Change to meet the existing demand for additional pre-school facilities. There is an existing shortage of pre schools in Arrowtown and the proposed development may go some way towards meeting this demand. It is noted, however, that while the Plan Change provides for a facility of this nature, there is no certainty that a preschool would actually be established on site.

Further to the above, the Ministry of Education has opposed the development on the basis that the existing primary school is nearly running at capacity and the Ministry are not proposing to provide a school role in Arrowtown that would be capable of accommodating the extra demand. While it is acknowledged that some of the extra demand could be accommodated elsewhere around the district such as at the new Remarkable Park School in Frankton, the development would place extra pressure on the local school that is already nearly at capacity.

Recommendations

Accept in part the submission point in opposition to the Plan Change due to infrastructure deficiencies.

Reject the submission point in support of the Plan Change due to infrastructure benefits.

Reject the submission points that the existing roading network does not have the capacity to accommodate the increase in traffic generation.

Reject the submission points that the community facilities would not be able to cater for the additional demand generated by the development.

Accept in part the submission point that the development may provide for additional pre-school facilities.

Accept the submission point that the primary school will not be able to accommodate the extra demand generated by the proposed development.

Reasons for the recommendations

The proposed development would incur the full cost of any infrastructure upgrades required to service the proposal. Adverse effects as a result of this development on existing infrastructure would, therefore, be mitigated. It is noted, however, that information regarding this mitigation is still outstanding. This is expected to be addressed by the applicant at the hearing. As outlined above, it is also considered that the proposed development would not place any undue pressure on the existing roading network or on Arrowtown's community facilities.

The proposed development would, however, place pressure on the existing primary school and the Ministry of Education currently has no intention to provide for this future demand.

Issue 7 - Air Pollution / Air Quality

Issue

Submission points on this issue addressed the effects on air quality / increasing air pollution.

Submissions Received

The following submitters opposed the Plan Change, questioning whether the development would exacerbate Arrowtown's existing air quality issues.

Judith Gillies (39/121/1-1), Arrowtown Promotion and Business Association (39/401/1) Arrowtown Residents Group (39/402/1), David Clarke (39/417/1), Lisa Guy (39/438/1)

Elizabeth Hanan (39/444/1), G and S Page (39/474/1), Jonathan Palmer (39/475/1).

N Beggs (F/39/507) C Beggs (F/39/42) supported the submission of Lisa Guy and the Arrowtown Residents Group in their entirety

The submission from Bruce Patton (39/476/1) supported the Plan Change stating that measures could be put in place to mitigate any potential adverse effects as a result of air pollution.

Discussion

During the winter months air pollution in Arrowtown can regularly exceed recommended air quality standards. This is due to the inversion layer that sits over Arrowtown during these colder months that traps contaminants emitted from wood burners. This effect, which is compounded by a typical lack of wind, results in a higher level of suspended contaminants in the air. This can result in a compromised level of amenity in Arrowtown during the winter season.

A number of submitters consider that the Plan Change will exacerbate the air pollution issues and seek that it be declined on that basis.

Air quality is primarily addressed through the Otago Regional Air Plan (ORAP). Plan Change 2 to the ORAP makes new provisions in relation to the NES on air quality. It is also noted that National Environmental Standards (NES) for air quality were introduced in 2004. This included a design standard for new wood burners installed in urban areas. In addition existing Arrowtown residents are being urged to take advantage of Otago Regional Council subsidies to clean up the town's dirty air. The Council's clean heat, clean air initiative seeks to replace old burners with cleaner ones as part of the Ministry of Environments aim to clean up air pollution nationwide by 2013.

Although increasing population can result in an increase in pollution levels, there are options available that would ensure adverse pollution effects from the development could be avoided or mitigated. This may include adopting provisions restricting the burning of wood or coal in the zone, or including such restriction as consent notices at time of subdivision. At this time none of these options have been proposed by the applicant. It is noted that the Otago Regional Council has not submitted on this Plan Change but have requested that provisions regarding solid fuel heating be included in the Plan text.

Recommendation

Accept the above submission point in opposition to the Plan Change and accept the submission point by Bruce Patton that mitigation could be put in place. If the Hearings Panel was of the mind to approve the Plan Change it is recommended that provisions encouraging the use of energy efficient solid fuel burners with low emissions are adopted for this zone.

Reasons for the recommendations

The proposed development has the potential to exacerbate existing air quality issues in Arrowtown. Mitigation has not been proposed by the applicant but is considered necessary in order to avoid any potential adverse effects as a result of this proposal.

Issue 8 - Landscape

Issue

These submission points addressed the issue of effects on landscape qualities.

Submissions Received

The following submitters opposed the Plan Change due to concerns about the following landscape matters:

Judith Gillies (39/121/1-1), David Hanan (39/443/1), Elizabeth Hanan (39/444/1), Arith Holdings Limited (39/400/1), John Hanan (39/445/1), G and S Page (39/474/1), Queenstown Lakes District Council (39/482/1), RCL Group Limited (39/484/1), Jill Rutherford (39/486/1), Duane and Katie Te Paa (39/496/1)

The submission points raised by these submitters include the following:

- *Avoid development along escarpment on McDonnell Road*
- *Degradation of rural landscape*
- *Will destroy the backdrop of Arrowtown and Wakatipu Basin*
- *Surrounding rural areas make up the nature of the village*
- *Loss of rural aspect around village*

N Beggs (F/39/507) C Beggs (F/39/42) supported the submission of Arith Holdings Limited in its entirety.

The submission by Bruce McKay (39/461/1) supported the Plan Change stating that the development will provide for a variety of housing types that will minimise the impact on the landscape within the natural boundaries of the river, McDonnell Road and the Golf Course.

Discussion

Under the District Plan the Plan Change site is located in an area classified as a Visual Amenity Landscape (VAL). This is defined in the Plan as 'landscapes which wear a cloak of human activity – pastoral or arcadian landscapes', which tend to be located on the Districts downlands, flats and terraces.

A landscape assessment of the proposed development has been undertaken by Lakes Environmental Landscape Architect Antony Rewcastle. This assessment is included in Appendix F and concludes the following:

"Whilst Arrowtown has a strong central area based on maintaining its historic character, the south-western town boundary is less structured with recent development occurring along the ridgeline and at the base of the Arrowtown escarpment. Although opportunities exist to solidify this boundary (and to improve these entrances to Arrowtown) with the use of buffer areas, the proposed intensification proposes to shift the existing green buffer further south (so that it is reliant on existing farmland and golf courses), and would exacerbate the lack of structure by sprawling onto the north-western floor of the Wakatipu Basin".

"The concept behind the plan change "...that the most appropriate area for growth is to the south of the township, where it can be contained by natural and physical constraints, while remaining connected to and integrated with the township" is valid, however I believe the proposed plan change gives priority to existing road and property boundaries rather than

enhancing natural and physical constraints, such as the terraced landform and wetland area.”

The landscape assessment finds that the slopes along Centennial Avenue located within proposed neighbourhoods 1.14 and 1.17 has some potential to absorb development as this area is contained by the escarpment feature and as a result is not visible to the west and the wider Wakatipu Basin, however, the assessment states further:

“Development of this area would appear as a narrow extension of the township between the escarpment and the Arrowtown Golf Course, and as a result would weaken the town boundary”

Consequently, while the landscape assessment considers the eastern most part of the site along Centennial Avenue has the most potential to absorb and contain the effects of residential development, the potential adverse effects of this would include a weakening of the Arrowtown entrance along Centennial Avenue through ribbon development creating a lopsided and unstructured entrance to the township. This diminishes the strong sense of a transition from rural to urban environment and resulting sense of ‘arrival’ that it creates.

In relation to the expansion along McDonnell Road the landscape assessment concludes that the Plan Change area does have the potential to absorb some rural residential development immediately below Cotter Avenue without compromising the landscape qualities of this area. The assessment finds that the existing stream would provide for an appropriate urban edge between any residential development and the Rural General Zone.

Recommendations

Accept in part the submission point that the development could adversely affect landscape qualities. In balancing the considerations under Issue 1, 2, 3 and above, however, it is considered that there may be opportunity to provide for some form of urban growth in the area below Cotter Avenue.

Reject the submission point that the development would minimise the impact on the landscape.

Reasons for the recommendations

The landscape assessment concludes that the development would further compromise the landscape qualities of the Wakatipu Basin, and would potentially result in ribbon development weakening of the town boundary along Centennial Avenue. It is considered, however, that there may be some opportunity to provide for some form of urban growth below Cotter Avenue, as addressed in Issue 2 above, without compromising landscape qualities.

Issue 9 - Rural Environment

Issue

This issue addresses the potential adverse effects on the rural environment.

Submissions Received

The following submissions opposed the Plan Change on the basis that it would adversely affect the towns rural setting, amenities, and flora and fauna habitats;

Lisa Guy (39/438/1), David Hanan (39/443/1), Elizabeth Hanan (39/444/1), John Hanan (39/445/1), Jill Rutherford (39/486/1).

N Beggs (F/39/507) and C Beggs (F/39/42) supported the submission of Lisa Guy in its entirety.

The specific submission points raised by these submitters include the following:

- *Adverse effects on flora and fauna*
- *Preserve the rural amenity values*
- *Villagers like to have access to rural amenities easily*

Discussion

The above submitters consider that the Plan Change would compromise existing rural amenity values and the flora and fauna habitats that exist in this area. It is acknowledged that the development would change the character of this site from a rural to urban environment and in doing so would change existing habitats.

The effects on rural character have been considered as part of the landscape assessment included in Appendix F and discussed in more detail in relation to Issue 8 above.

The ecological report accompanying the Plan Change concludes that while the Plan Change would change the existing character of the stream and the wetland fauna habitat, this will be mitigated by the positive effects of the development. In respect to habitats, the development will provide for 12.2 hectares of open space consisting of a wetland, a waterway and an escarpment edge. This would include removing the existing weed burden on site, and providing for opportunities to retain and enhance the diversity of the site. The Plan Change incorporates this mitigation by way of requirement to comply with the indigenous planting plan which is included in the assessment criteria for the Open Space Management Plan.

Further to the above, in respect to compromising access to rural amenities, it is noted that the Plan Change site is in private ownership and therefore subject to gaining land owners consent, the community does not have existing access to this site and its rural amenities.

Recommendations

Accept in part the submission point that the development would adversely affect flora and fauna habitats. While the existing habitats would be affected, the proposed planting through the Open Space Management Plan has the potential to enhance on site habitats.

Accept in part the submission point that the development would affect rural character.

Reject the submission point that the development would compromise access to rural amenities.

Reasons for the recommendations

The Plan Change would change the character of this site but it is considered that any adverse effects on Arrowtown's rural setting would be minor. Furthermore, the Plan Change would provide for mitigation to ensure the enhancement of the on site flora and fauna habitats.

Issue 10 - Urban Design

Issue

Urban Design

Submissions Received

The following submissions supported the Plan Change but addressed specific urban design issues, with some submitters seeking specific changes to the proposal:

Nick and Tania Flight (39/430/1), Sue Fussell (39/431/1), Gerard Hall (39/439/1), Pat Hamell (39/441/1), Tony Harrington (39/449/1), S J Monk (39/466/1), Leanne Newman (39/469/1), Richard Newman (39/470/1),

Queenstown Lakes District Council (39/482/1) opposed the Plan Change subject to it providing for good urban design outcomes.

The specific submission points raised by these submitters include the following:

- *Support plan change subject to set backs from McDonnell Road and Centennial Ave*
- *Support plan change but seek a 50m set back from Centennial Avenue and McDonnell Road*
- *Need for 20m “no mans land” between development and Arrowtown Golf Course*
- *Public park provided and play area at start of development at town end of McDonnell Road*
- *Plan Change provides great amenities such as cycling and walking networks, wetland area and lots of open space*
- *Community hub will be an asset to the community and will take pressure off the main street*
- *Loss of Terrace face along escarpment*
- *Inadequate built form provisions*
- *Boundaries are cut off points which call for the establishment of Greenbelt areas*

Discussion

The above submission points relate to a number of urban design outcomes within the development. This includes changes to setbacks from McDonnell Road, Centennial Avenue and the Arrowtown Golf Course, amendments to the open space network, proposed scale of the development and to the built forms provisions. Some of the submissions support the proposed character of the development and the amenities it would provide.

In respect to the setbacks, the Plan Change provides for a 10m setback from McDonnell Road and Centennial Avenue as a zone standard. Any breach of this standard would therefore be a non complying activity. This set back is proposed to provide for a higher level of streetscape amenity along the main entrances into town. A 50m setback as sought by a submitter would compromise the ability to develop the Plan Change in accordance with the proposed structure plan, and would be distinctly out of character with the streetscape existing along the existing McDonnell roading corridor. In the event that the development was developed to the proposed density, the 10m setback would improve the streetscape without being distinctly disjointed and different in character from that existing.

The above submission points also seek additional set backs from the existing urban area along McDonnell Road and from the Arrowtown Golf Course. It is questioned, however,

whether these setbacks would provide for a greater level of amenity over and above the level provided for under the proposed Plan provisions.

The above submitters also consider that the Plan Change would provide for a high level of residential amenity. With the proposed open space networks and associated planting, design elements and village precinct, it is considered that the development would provide for a high level of on site residential amenity. The wider adverse effects on the character of Arrowtown, however, would outweigh these positive effects.

No detail is provided around the submission point that the application fails to provide for adequate built form provisions. As outlined above, the proposed plan change and associated plan provisions are considered to provide for a high level of amenity on site. It is considered, however, that if the Hearing Panel was of the mind to approve the development in its current form, these provisions may need to be strengthened in order to safeguard the anticipated environmental outcomes.

Recommendations

Reject submission point to provide for a 50m setback along Centennial Avenue and McDonnell Road.

Reject submission points that greater setbacks should be provided along the northern and southern boundaries of the Plan Change site, on the basis that they would not mitigate any effects.

Accept in part that some amendments may be required to the plan provisions, including the built form provisions, if the Hearings Panel was of the mind to approve the Plan Change.

Accept in part that the development would provide for a high level of on site amenity. It is considered, however, that these effects would be outweighed by the wider adverse effects on the character of Arrowtown.

Reasons for the recommendations

It is recognised that some changes may be necessary to the plan provisions if the Hearings Panel was of the mind to approve the Plan Change in its current form.

Issue 11 - Other

Issue

Adverse effects from reverse sensitivity effects were raised.

Submissions Received

The following submissions raised issues around reverse sensitivity effects and unsustainable use of the site:

Bruce Patton (39/476/1), Stuart Govan 39/436/1, G and S Page (39/474/1)

The specific submission points raised by these submitters include the following:

- *Farming activity in the surrounding rural areas will be compromised as a result of the problems associated with adjacent residential activity such as stray dogs, fireworks*
- *Existing site is a fire hazard*
- *The area is not suitable for effective farming*

Discussion

Stuart Goven and G and S Page opposed the Plan Change due to the reserve sensitivity effects of increased residential activity in the surrounding rural area. In contrast, Bruce Patton supported the Plan Change on the basis that farming is an uneconomic use of this land due to it being surrounded by golf courses and dwellings.

It is acknowledged that the Plan Change would result in residential activity closer to the submitter's properties which may result in reverse sensitivity effects. This includes issues such as stray dogs and fireworks. The distances, however, are relatively small in relation to the potential range of stray dogs/ fireworks which could equally be a problem from the existing urban areas.

It is noted that the above submitter has not provided any evidence that farming is an uneconomic use of the Plan Change site. Further to this, in the event that this was true, this would not necessarily justify rezoning the site.

Recommendations

Reject above submission point that the development regarding reverse sensitivity effects.

Reject the submission point that the area is not suitable for effective farming.

Reasons for the recommendations

While it is acknowledged that reverse sensitivity effects can develop at the interface of residential and rural activity, any potential adverse effects in respect to the proposed development would be minor.

There is no evidence that farming is an uneconomic use of the Plan Change site. Further to this, in the event that this was true, this would not necessarily justify rezoning the site.

Issue 12 - Objectives and Policies

Issue

Several submitters objected to the proposed Objectives and Policies.

Submissions Received

The following submissions opposed the Plan Change on the basis that the Objectives and Policies did not achieve the purpose of the Act.

Arith Holdings Limited (39/400/1), RCL Group Limited (39/484/1), Duane and Katie Te Paa (39/496/1).

N Beggs (F/39/507) and C Beggs (F/39/42) supported the submission of Arith Holdings Limited in its entirety.

Arrowtown South (39/403/1) and Ervin Steck (39/492/1) considered the Objectives and Policies achieved the purpose of the Act and that the Plan Change corresponds with the District Plan Objectives and Policies, respectively.

Discussion

Although the submissions opposing the Plan Change on the basis they do not achieve the purpose of the RMA are considered here they were also considered under their broader context in discussions in Issue 4.

For reasons outlined in Issue 2 above it is considered that the proposed Plan Change is not in accordance with the purpose of the Act due to adverse effects on the environment. As a result, it is considered that the Plan Change Objectives and Policies also fail to meet the purpose of the Act.

The submission by Arrowtown South considers the Objectives and Policies are in accordance with the purpose of the Act. This submission also sought a number of changes to the proposed plan provisions around the densities for each neighbourhood area. These changes have been made to the text provisions in Appendix B.

Recommendations

Reject the submission point that the Plan Change Objectives and Policies meet the purpose of the Act and are consistent with the provisions of the District Plan.

Accept the submission point that the Plan Change Objectives and Policies do not meet the purpose of the Act.

Accept the further submission by N and C Beggs.

Reasons for the recommendations

Due to the potential adverse effects outlined in Section 3, the Plan Change and its Objectives and Policies are not considered to meet the purpose of the Act.

Issue 13 - Section 32 analysis / ORPS/ KTKO Plan

Issue

Several submitters commented on the Plan Change with respect to the Section 32 analysis, the Otago Regional Policy Statement and Kai Tahu K Otago Natural Resources Plan.

Submissions Received

The following submissions considered the Section 32 analysis was inadequate, and the Plan Change was inconsistent with Otago Regional Policy Statement and Kai Tahu ki Otago (KTKO) Natural Resources Plan.

Arith Holdings Limited (39/400/1), RCL Group Limited (39/484/1), Duane and Katie Te Paa (39/496/1).

N Beggs (F/39/507) and C Beggs (F/39/42) supported the submission of Arith Holdings Limited in its entirety.

The specific submission points raised by these submitters include the following:

- *The Section 32 analysis does not adequately address or assess the effects of the development*
- *The development is inconsistent with Otago Regional Policy Statement, specifically Section 9*
- *Plan Change is inconsistent with objectives and policies of Kai Tahu K Otago Natural Resources Plan.*

Arrowtown South (39/403/1) submitted in support of the Plan Change and considered that the Section 32 analysis was adequate and met the requirements under the Act.

Discussion

These submissions do not state why the Section 32 report or Assessment of Effects are inadequate. The Section 32 analysis considers the costs and benefits of not undertaking the Plan Change as well as the appropriateness of each objective, policy, rule and method. The Assessment of Effects includes a Traffic Impact Assessment, Infrastructure Assessment, Urban Design Assessment, Economic Assessment, Ecological Assessment as well as a Landscape Assessment. It also includes an assessment of the statutory and non statutory documents most relevant to this proposal. Further information was sought from the applicant in respect to infrastructure and landscape issues. As there is still some outstanding information in respect to the infrastructure mitigation, it is considered that in this respect the applicant has failed to meet its statutory obligations. It is impossible, however, to determine whether the submitters question the accuracy of the existing information or that additional information is required to address key resource management questions.

Section 9 of the Otago Regional Policy Statement relates to the built environment and enabling development in a sustainable manner to meet the needs of future generations. It is considered that, while consistent with some of the Objectives of Section 9, it fails to promote the sustainable management of Otago's infrastructure in respect to schooling, of its built environment in order to provide for amenity values acceptable to the community, and fails to conserve and enhance landscape qualities. In this respect the development is considered to be inconsistent with the Otago Regional Policy Statement.

The applicant has consulted with KTKO and it is understood that the Plan Change does not contravene any of the Objectives and Policies of their Natural Resources Plan.

Recommendations

Accept in part the above submissions that the Section 32 and Assessment of Effects analysis are inadequate.

Reject in part the submission point that the Section 32 analysis was adequate.

Reject that the proposal is inconsistent with the Kai Tahu K Otago Natural Resources Plan.

Accept that the proposal is inconsistent with the Otago Regional Policy Statement.

Accept in part the further submission by N Beggs (F/39/507) C Beggs (F/39/42).

Reasons for the recommendations

The submissions do not indicate what areas of the Section 32 are inadequate. Further information is still being sought in respect to the infrastructure provisions. On this basis alone, the analysis is considered to be inadequate. Furthermore, KTKO have indicated the Plan Change is not inconsistent with their Natural Resource Management Plan.

The Plan Change as proposed may be consistent with some parts of Section 9 of the ORPS, however it fails to promote the sustainable management of Otago's infrastructure in respect to schooling, or its built environment in order to provide for amenity values acceptable to the community, and fails to conserve and enhance landscape qualities.

Issue 14 - General Support

Issue

General support for the Plan Change.

Submissions Received

The following original submissions supported the development:

Lisa Blubb (39/409/1), Carol Bunn (39/411/1), David and Margaret Bunn (39/412/1), Philip Bunn (39/413/1), Shane Clearwater (39/418/1), Susan Cleaver (39/419/1), Robyn Hall (39/440/1), John Hamilton (39/442/1), Debbie Mac Coll (39/455/1), Ellie MacColl (39/456/1), Jo Maglarus (39/459/1), Sam Monk (39/467/1), Loren Nickson (39/471/1), Andrew Pickard (39/478/1), Niki Pickard (39/479/1), David Taylor (39/495/1), Gregory Trounce (39/499/1), Mary Ann Trounce (39/500/1), Bob and Kirsten Dennison (39/424/1), Raewyn Fleck (39/429/1), Faye Gibb (39/433/1), Gordon Gibb (39/434/1), W Giller (39/435/1)

Karen Swaine (39/357/1-1) also lodged a further submission in opposition to all those submitters in support of the Plan Change. It is noted, however, that this further submitter did not demonstrate that she met this criteria and therefore this submission is rejected on this basis.

It is noted that the Arrowtown Village Association (39/405/1) lodged a neutral submission on the Plan Change.

Discussion

The above submitters stated their full support for the Plan Change. Where these submissions raised separate issues they are addressed in other sections. However, most of these submitters just stated their full support to the Plan Change. No detail was given in regard to their reasons for this.

Recommendations

Reject the above submission point.

Reason for the recommendation

Due to reasons outlined the issues outlined above, the Plan Change is rejected in its current form.

Issue 15 - General Opposition

Issue

General opposition to the Plan Change.

Submissions Received

The vast majority of submitters to this Plan Change made a pro forma submission in opposition to the Plan Change. This included 393 submitters who sought in their relief “*full opposition to every aspect of Plan Change 39*”. A list of these submitters is included in Appendix A and includes submitters (39/1/1-39/393/1-1). It is noted that a number of these submitters also raised specific issues in their submissions. These are discussed in greater detail in the section relating to the relevant issues as are those submissions that expressed their opposition to the Plan Change but were not a pro forma submission.

The following submitters also opposed the Plan Change:

James Bennie (39/406/1), Mia Bennie (39/407/1), V Couper (39/421/1), J Saxby (39/489/1).

Discussion

The above pro forma submission included 78% of the 504 submissions received. While some of these submissions raised separate issues, which are addressed in other sections, most of them just stated their opposition to all aspects of the Plan Change. No detail was given in regard to the reasons for this opposition.

Recommendations

Accept above submissions in opposition to the Plan Change in its current form.

Reasons for the recommendations

Submission point is accepted for reasons outlined above.

APPENDIX 1

LIST OF ORIGINAL AND FURTHER SUBMITTERS

APPENDIX 2
REVISED PLAN CHANGE PROVISIONS

APPENDIX 3
QLDC AFFORDABLE HOUSING ASSESSMENT

APPENDIX 4
QLDC TRANSPORTATION ASSESSMENT

APPENDIX 5
QLDC ENGINEERING ASSESSMENT

APPENDIX 6

LAKES ENVIRONMENTAL LANDSCAPE ASSESSMENT

APPENDIX 7
QLDC URBAN DESIGN ASSESSMENT