

APPENDIX **B**

INDEPENDENT REVIEW

Urban Planning and District Plan issues

The proposed SHA site is located at 157 Arthur's Point Road, Arthur's Point and contains the same split zoning and is within the defined urban area under both the operative and proposed Queenstown Lakes District Plans. The lower section of the site is zoned Low Density Residential and the upper section is zoned Rural. While the design has not yet been finalised the proposed SHA concept fundamentally supports both the strategic and underlying policy direction and intended outcomes for future urban residential development as expressed in both the operative and proposed district plans. It provides for an effective use of the residentially zoned site with a high quality design solution that is consistent with its surrounding context and assists in addressing the District's housing affordability and supply issues.

Proposed District Plan

The proposed District Plan's strategic direction for Queenstown Lakes is set out in Section 3 (Strategic Direction) of the district plan where it seeks an overarching strategic and integrated approach to urban growth management. It seeks to do this through:

- The promotion of a compact, resilient, prosperous, well designed integrated urban form
- Future urban growth within as established urban growth boundary
- Ensuing future urban growth is serviced by existing, planned and funded infrastructure provision with public transport, cycling and walking options.

This approach provides for and enables a wide range of housing solutions, with varied typologies, densities and tenure options that acknowledges and moves towards addressing Queenstown Lakes housing affordability and supply issues. At the same time this enables the on-going protection of Queenstown Lake's significant landscape and ecological resources from inappropriate development and the adverse effects of urban sprawl.

The proposed District Plan's strategic policy direction is given effect to by a range of other District Plan sections. These include Section 4 (Urban Development) and Section 7 (Low Density Residential), which are relevant to the proposed SHA concept, noting that the District Plan must be read as a whole and any future resource consent applications would have a detailed analysis of all of the relevant District Plan sections.

Section 4 (Urban Development) supports the strategic direction expressed in Section 3 by managing future urban growth within an established urban growth boundary and limiting spatial growth which coordinates this growth with existing, planning and funded infrastructure that will protect the District's existing rural amenity values and its significant landscape and ecological resources. The approach supports and encourages the use of differing transportation options, including public transit, cycling and walking; growth in town centre, including acknowledging the key role Queenstown's Town Centre plays to provide for employment, tourism opportunities, educational and commercial uses which support a well design, compact and resilient urban form. Section 4 also acknowledges that existing low densities developments should not compromise future urban development and growth.

This approach is given effect to through the use of land use zoning, with the site zoned Low Density Residential (Section 7). The proposed District Plan Low Density Residential zone anticipates and provides for higher residential density options that are well integrated into their local context and present high quality design solutions at a low rise and human scale.

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This SHA proposal supports and gives effect to the proposed district plan's strategic policy direction and intended policy outcomes by providing a well designed and high quality integrated housing development, with a range of tenure options serviced by existing infrastructure and public transportations options. The proposed SHA concept will not be out of character in this part of the Arthur's Point Road street scene. Nor will it adversely impact the adjacent residential environment to the west. Finally, it presents an effective use of Queenstown Lake's limited residentially zoned land and will not adversely impact on the District's significant landscape and ecological values.

Operative District Plan

The operative District Plan contains a similar policy approach and desired outcomes as those within the proposed District Plan - seeking to manage future growth in a controlled manner within existing urban areas, enabling a range of density options, while acknowledging and protecting existing residential amenity values. It acknowledges the limited availability of residential land within the District and how these issues have impacted on housing affordability and supply. Finally, the operative District Plan also seeks to protect the district's significant landscape and ecological resources from inappropriate development. Just as with the proposed District Plan, this SHA proposal supports and gives effect to these policy approaches and desired built form outcomes.

The operative District Plan Low Density Residential zone also anticipates and provides for higher compact residential density options through the provisions of the Comprehensive Residential Development provisions. These provisions seek to ensure that future residential development options are well designed and appropriate to their context by ensuring they are not out of character with and will not adversely dominate the surrounding local residential environment. A key underlying aspect to these provisions is how any residential development contributes to addressing the District's housing affordability issues. Again, the proposed SHA concept will not be out of character in this context and will essentially support and give effect to the Low Density Residential Zone's Comprehensive Residential Development provisions.

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