

SHOTOVER COUNTRY LTD

Activity Area 1F

SPECIAL HOUSING AREA



November 2015

Prepared by: Nick Geddes

CLARK FORTUNE MCDONALD & ASSOCIATES
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS



1.0 EXECUTIVE SUMMARY

Shotover Country Ltd believes there is an opportunity to establish a Special Housing Area adjacent the Shotover Country Zone. Coupled with a revision of an existing neighbourhood which adjoins this area will provide a total of 95 additional residential allotments.

Shotover Country has successfully delivered 427 residential lots to market since the plan change for the zone was adopted in August 2013. It is considered to be a progressing residential development which has established:

- A road network with adequate capacity to accommodate traffic demand;
- The reticulation of essential services i.e. water, effluent, telecommunications and power;
- Public recreation reserves;
- Pedestrian and cycling networks;
- Educational facilities;
- Retirement facilities;
- Neighbourhood commercial area;

Shotover Country and the immediately adjoining Lake Hayes Estate should be considered as one community of interest containing between 1400 to 1500 dwellings.

The proposed area has been based upon conservative densities and the design has been configured on principles applied within the existing Shotover Country area. This is not intended to limit any negotiation / discussion between parties and Shotover Country Ltd is amenable in principle to the Queenstown Lakes District Housing Accord and Residential Development Quality Expectations.

An infrastructural assessment report has found that the provision roading, wastewater, stormwater, water reticulation, power, telecommunications and gas services to the proposed development can be adequately provided with upgrading where required.

2.0 ASSESSMENT CRITERIA

Part 5.2 of the “Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines” outlines nine specific criteria which Council will assess against any expression of interest. Without limiting Councils assessment to these criteria they have been listed as headings in this section of the report.

2.1 Location

Activity Area 1F (AA1F) is located on a lower terrace which adjoins the eastern bank of the Shotover River some 400 metres south of State Highway 6. The proposed extension to Activity Area 1F is intended to be a continuation of the Shotover Country area which is depicted on the Structure Plan contained in Attachment [A].

The site is legally described as:

1. Lot 4 Deposited Plan 473343 being part of the land in Identifier 647193 (Otago Registry);
2. Lot 11 Deposited Plan 386956 being part of the land in Identifier 678055 (Otago Registry);
3. Lot 12 DP 386956 being part of the land in Identifier 348103 (Otago Registry).

Shotover Country is a Special Zone with the purpose of establishing a comprehensively designed and integrated living environment that provides opportunities for predominantly low density living accommodation with a smaller mixture of medium density living, community and educational activities within a central core.

The zone seeks to establish a high level of connectivity with established communities through a network of open space, pedestrian paths and vehicle linkages. The value of limited areas of small format neighbourhood retail is recognised to service the immediate needs of the local community.

The Shotover Country Zone neighbours the residential neighbourhoods of Lake Hayes Estate to the east. Across the Shotover River to the west the commercial area of Glenda Drive has been established while Quail Rise residential area is also located on the west bank of the Shotover River. Both are linked by a pedestrian and cycle way utilising the historic lower Shotover Bridge. This part of the Wakatipu Basin is served by a comprehensive network of vehicle, pedestrian, cycle and river networks. An overview plan of Activity Area 1F is contained in Attachment [B].

The internal layout of proposed Activity Area 2d, 1E & 1F is depicted on the Outline Development Plan contained in Attachment [C].

2.2 Infrastructure

An assessment into all infrastructural requirements associated with proposed Activity Area 1F is contained in Attachment [D]. These are summarised as follows:

Roading and Transportation, the existing roading network is to be upgraded for the exiting Shotover Country Development. The proposal will not require the need for any further upgrades.

Wastewater, the existing pump station will require additional storage upgrades and a stand by generator to remove operational risk of power failure and to store peak hour flows and wet weather infiltration in the system.

Stormwater, is currently reticulated from impervious areas and piped to an outlet that will discharge either to the existing wetland or directly to the Shotover or Kawarau Rivers. The stormwater reticulation with the proposed Area 1F will increase total stormwater discharge from Shotover Country by 7% which will require a subsequent upgrade to the discharge point and specified volume.

Water Reticulation, the addition of the proposed area to existing water reticulation can be added to the demand and appropriate allowance made to provide additional service as required. Additional Emergency storage could be increased or the alternative is the introduction of standby electricity generation for the bore.

Earthworks, the proposed extension of the SCSZ for the SHA will require an extension of the engineered fill to ensure minimum floor levels for building are met. The average fill depth over the extended area is 1.5m. This would require the import of approx. 120,000m³ of river gravel. Currently consent is granted and work is about midway towards the filling of Activity Area 1F which requires approx. 320,000m³ of imported engineered fill.

Power, Telecommunications & Gas, it is not anticipated that there will be any supply or capacity issues for these services and connection will be made available from existing infrastructure at the time of development in accordance with the relevant service provider's specifications.

Conclusion, the inclusion of the Special Housing Area within the Shotover Country Special Zone will not have any significant impacts on the infrastructure network. New infrastructure already exists and can be augmented as required to cater for additional demand. Sizing of core infrastructure at Shotover Country has been conservative and therefore will have the ability to cater for the additional demand. The increase in demand for the SHA represents an approximate

10% increase of demand within the SCSZ. Any additional upgrades can be included in the infrastructure planning and constructed accordingly.

2.3 Demand for a Qualifying Development

The Queenstown Lakes Housing Accord is contained in Attachment [E]. The aims and targets of this accord are summarised as follows:

- Increase the supply of housing in Queenstown Lakes with particular focus on Wakatipu Basin.
- Implement the powers provided by the Act to work with developers.
- The medium-term targets for the Wakatipu Basin are:

Housing supply	Aspirational targets		
	Year 1	Year 2	Year 3
Total number of sections and dwellings consented	350	450	500

Note: Sections measured at point of resource consent and dwellings measured at building consent

The revision of existing Activity Areas increases density within Area 2d and coupled with the proposed Area 1F extension totals 129 residential allotments. The proposed extension will be supported by two roads, four recreation reserves and one riverside landscape amenity area. This residential area is considered to be an extension of the existing Shotover Country Zone. Since the zones adoption in August 2013, 427 residential allotments have been brought to market.

All lots within Shotover Country released to market have sold rapidly.

A primary school for up to 650 pupils has been constructed and now operates within the Education and Community Area of the Structure Plan contained in Attachment [A]. Alongside the school a 96 unit retirement complex is anticipated.

2.4 Demand for Residential Housing

It is evident that there is a demand for a range of housing types that could be developed within a Special Housing Area. The proposed Activity Area 1F provides for a range in lot size and subsequent housing types, in the form of traditional densities of 1 dwelling per 750m² net area.

The increased density in Activity Area 1F provides for 51 dwelling houses with an average allotment size of 392m².

Dwelling size, ownership or tenure arrangements are not precluded by Shotover Country Ltd. Terms, conditions or covenants that support a range of housing types should form part of future discussions should form the basis of any future negotiations.

Shotover Country is the only zone in the District with existing medium density residential, activity areas 2a, 2b and 2c which are currently under development.

2.5 Affordability

The Council has stipulated that in order to deliver more dwellings at affordable prices Council will negotiate housing outcomes for each Special Housing Area and/or qualifying development on an individual basis. This negotiation would cover areas listed (a) to (f) in part 5.2.5 of the Implementation Guide on balance with the need for the development to remain profitable and commercial viable.

The proposal includes a revision to approved densities in the existing residential activity area 1F where 51 allotments are proposed with an average of 392 square metres per lot which represents 39% of the overall development. This is considered to meet the principle intentions of Part 5.2.5(b) of the Implementation Guide whilst ensuring sufficient residential amenity can be provided within each allotment.

Shotover Country has entered into an agreement with the Queenstown Lakes Community Housing Trust for the transfer of land for affordable housing at essentially nil cash consideration. The housing Trust are satisfied in terms of Part 5.2.5(e) of the Implementation Guide.

Shotover Country and Queenstown Lakes District Council have finalised a Deed which ensures the intentions of Part 5.2.5(f) are satisfied.

Given the above, the proposed development is considered to be in accordance with the matters listed (a) to (f) in part 5.2.5 of the Implementation Guide.

2.6 Predominantly Residential

The primary landuse within the proposed extension to Activity Area 1F and 2b is residential as depicted on the Outline Development Plan contained in Attachment [C] where it is anticipated that the area will bring a total of 95 residential allotments to market.

No commercial activities are proposed within Area 1F or 2d.

While the primary landuse is residential the area is adjoined by a mixture of open space / recreational reserve areas to the south. These areas are intended to provide passive and active recreational opportunities for residents. It is recognised that this area will be subject to negotiation with QLDC.

In addition to the above, the extension to Area 1F is intended to be part of the Shotover Country Zone which includes a number of non-residential land uses such as Educational Facilities and a Retirement Complex while the north east of Activity Area 2a has been reserved for neighbourhood commercial which seeks to provide essential services to Shotover Country residents.

2.7 Development Controls (building height)

The Characteristics of the land in proposed Area 1F extension and 2d revision are similar to the adjoining residential areas. These areas afford a maximum height limit of 8 metres.

The 1F extension is currently zoned Rural General where the maximum building height specified in Part 5.3.2.1(i)(a) is 8 metres.

The maximum height provided for in Part 14(1)(b) of the Act is six storeys or 27 metres.

The implementation guidelines suggest that *“the maximum building height for a qualifying development in a special housing area will be determined as part of the declaration of that special housing area”*. As such, Shotover Country Ltd does not want to preclude what this height maybe and would welcome further discussion.

2.8 Density (minimum number of buildings)

The proposed Activity Area 1F anticipates one dwelling per residential allotment where the extension seeks to provide 78 lots coupled with a revision of existing lots within activity area 1f net a further 17 allotments. The increase in density within 1f removes 34 lots complying with

the 1f density requirements and replaces these lots with 51 lots of increased density. This results in a net gain of 95 dwelling houses.

The proposal includes a revision to approved densities in the existing residential activity area 1F where 51 residential dwellings which afford an average of 392 square metres. This is considered to meet the principle intentions of Part 5.2.5(b) of the Implementation Guide whilst ensuring sufficient residential amenity can be provided within each allotment.

2.9 Residential Development Quality

Expectations set by the Implementation Guidelines seek: *“Residential development that integrates well into neighbourhoods, contributes to place marking and interacts with the public realm. It comprises well designed, comfortable homes with good amenity and storage, exceeding Building Code requirements wherever possible in terms of environmental performance to minimise ongoing living costs”*.

Four facets are identified and these have been discussed under the following headings:

2.9.1 Integrating into the Neighbourhood

A key objective of the Shotover Country Zone is to provide an integrated community through the provision of community, recreational and educational facilities. A complimentary mixture of these seeks to cater for the social needs of the community above just a residential area.

Existing vehicular, pedestrian and cycling connections are outlined on the plan contained in Attachment [F]. The proposed residential allotments are well serviced through the existing road network of Shotover Country.

A primary school for up to 650 pupils has been constructed and operates within the Education and Community Area of the Structure Plan contained in Attachment [A] along with a 96 unit retirement complex.

It is anticipated that Stalker Road will become part of the public transport network.

The Shotover Country is well serviced with open space areas which are depicted on the plan contained in Attachment [F].

A factor in ensuring long term success is the ability to provide for a range of uses and accommodation opportunities. A mix of housing types within Shotover Country is resulting from neighbourhoods of varying lot size and density. Should Area 2d and Part Area 1F become a Special Housing Area, Shotover Country Ltd views this as a complimentary diversification in accommodation opportunities.

Shotover Country and the immediately adjoining Lake Hayes Estate should be considered as one community of interest containing between 1400 to 1500 dwellings.

2.9.2 Creating a Place

The proposed Area 1F extension is over existing Rural General land. This area is considered to be enclosed by Shotover Country Special Zone to the north, east and south and by the Outstanding Natural Landscape (ONL) of the Shotover Delta to the west. The area is not considered a landscape in its own right but remains part of the wider visual amenity landscape of the Wakatipu Basin. The site has been recognised by its distinctive terrace landform, its close proximity to the ONL of the river and the Remarkables.

The proposed residential extension is not considered to specifically contain an abundance of natural landscape features. However, its position in relation to other recognised natural features ensures that a high level of visual interest is afforded from the area.

The proposed extension recognises the value of the surrounding landscape by the expansive provision of recreation reserves to the south, a landscape amenity strip to the west and modest reserve to the north.

Each residential allotment is sufficient in size to accommodate a sufficient level of landscaping to compliment any built form.

The streetscape within the proposed area is intended to be a continuation of the typical streetscape of Shotover Country. This is one which is well appropriated with landscaping and street tree plantings.

Overall, the design of the proposed extension is considered to be conducive to social interaction and the establishment of a sense of place.

2.9.3 Street & Home

Streets throughout the proposed Area 1f are well defined and follow the typical streetscape of Shotover Country as depicted on the Outline Development Plan contained in Attachment [C]. Parking spaces will be allocated within the road reserve where they integrate with the streetscape planting and located where they promote the desired target operating speed for vehicle movements.

The lower terrace area in which the proposed Area 1f and 2d is located is not enclosed by existing landform or vegetation and remains open to the north providing the opportunity for each residential allotment to accommodate homes which can optimise solar gain and sufficient in size to provide good storage.

2.9.4 Environmental Responsibility

A reduction in the environmental footprint is achieved through the proposed Area 1f and 2d being an extension of a progressing residential development which has established:

- A road network with adequate capacity to accommodate traffic demand;
- The reticulation of essential services i.e. water, effluent, telecommunications and power;
- Public recreation reserves;
- Pedestrian and cycling networks;
- Educational facilities;
- Retirement facilities;
- Neighbourhood commercial area;

Should the Area 1f extension and Activity Area 2d be adopted as a Special Housing Area this could lead to construction timeframes concurrent with other neighbourhoods at Shotover Country. As such, contractors and construction companies will be present within the Shotover Country area which should result in economic and environmental savings.

Residential Development Expectations asks the development to achieve at least four of the following;

- Buildings are healthy and comfortable, where it is easy to keep the warmth in and the moisture out;
- Minimise energy consumption through energy efficient devices, reducing appliance numbers and onsite energy generation;

- Water efficiency of taps, showers and toilets. Reusing, collecting and treating water onsite;
- Systems for reducing waste and increasing recycling;
- Site and building aspect to maximise passive solar gain;
- Select sustainable building materials.

The nature of the surrounding landform on the subject site enables any proposed site to accommodate a building capable of maximising passive solar gain.

The other directives listed above relate to the specific design of the residential dwellings. Shotover Country Ltd is amenable to these directives and any specifications placed upon development to promote each of the above. These may require the imposition of land covenants.

3.0 SHOTOVER COUNTRY LTD

The subject land is owned by Shotover Country Ltd (SCL). Formed in Oct 2012 the company is directed by Mr Terrance McCashin, Mrs Beverley McCashin and Mr Grant Stalker. The company (and its sister company Shotover Country No. 2 Limited) has been responsible for the management of all works and property sales at Shotover Country.

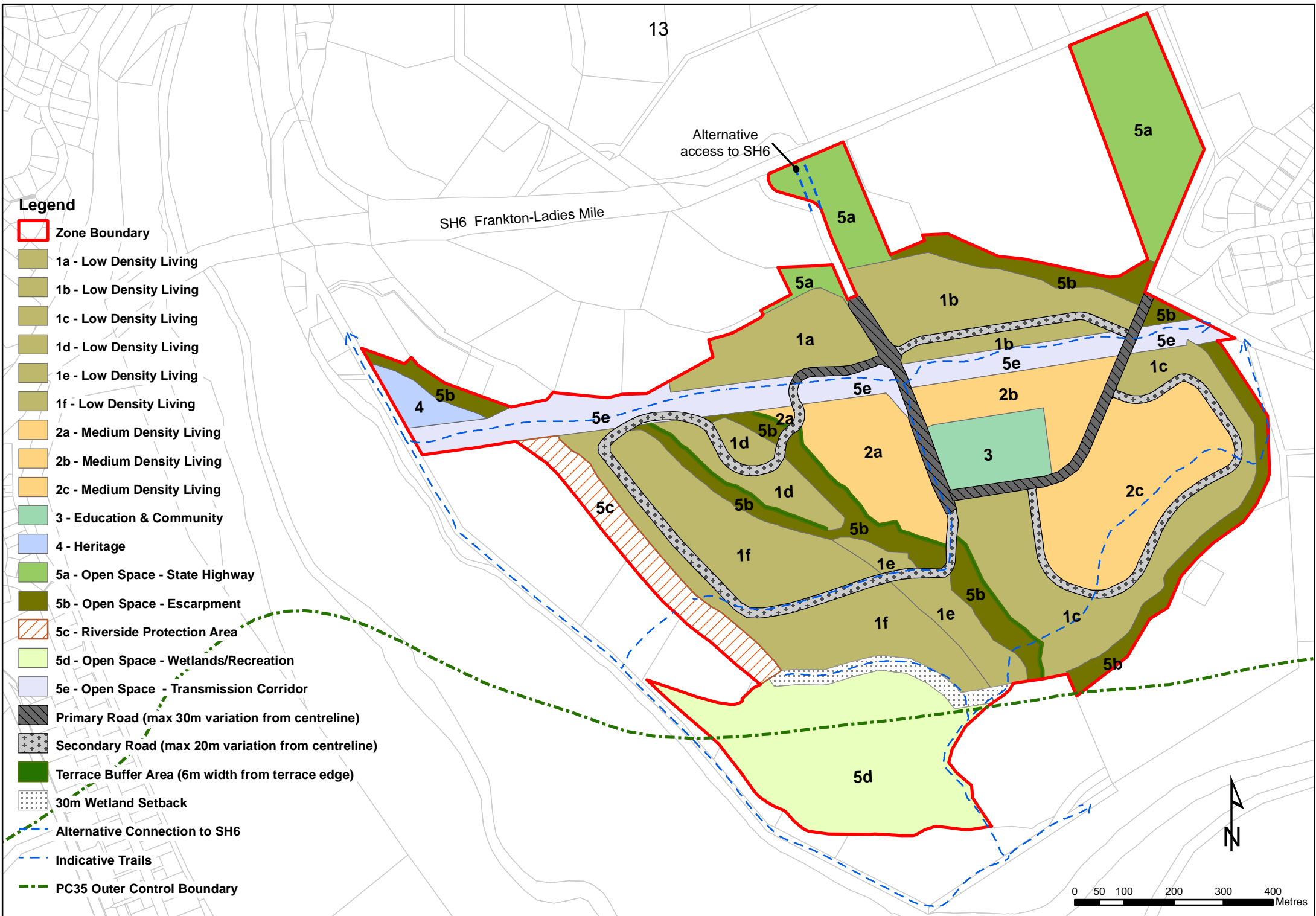
The consultancy responsible for development at Shotover Country is Clark Fortune McDonald and Associates (CFMA) directed by Mr Neil McDonald. Mr McDonald has been practicing as a Land Surveyor, Land Development and Planning Consultant in Queenstown since 1984, a Member of the New Zealand Institute of Surveyors, and Past Chairman of the Consulting Surveyors of New Zealand.

CFMA prepared and progressed Plan Change 41 from its inception to its adoption in August 2013. Subsequent master planning, cadastral survey, outline development plans, subdivision and landuse consents have all been undertaken by CFMA along with the design and specification of all infrastructural requirements towards the progressive subdivision development.

ATTACHMENT [A]

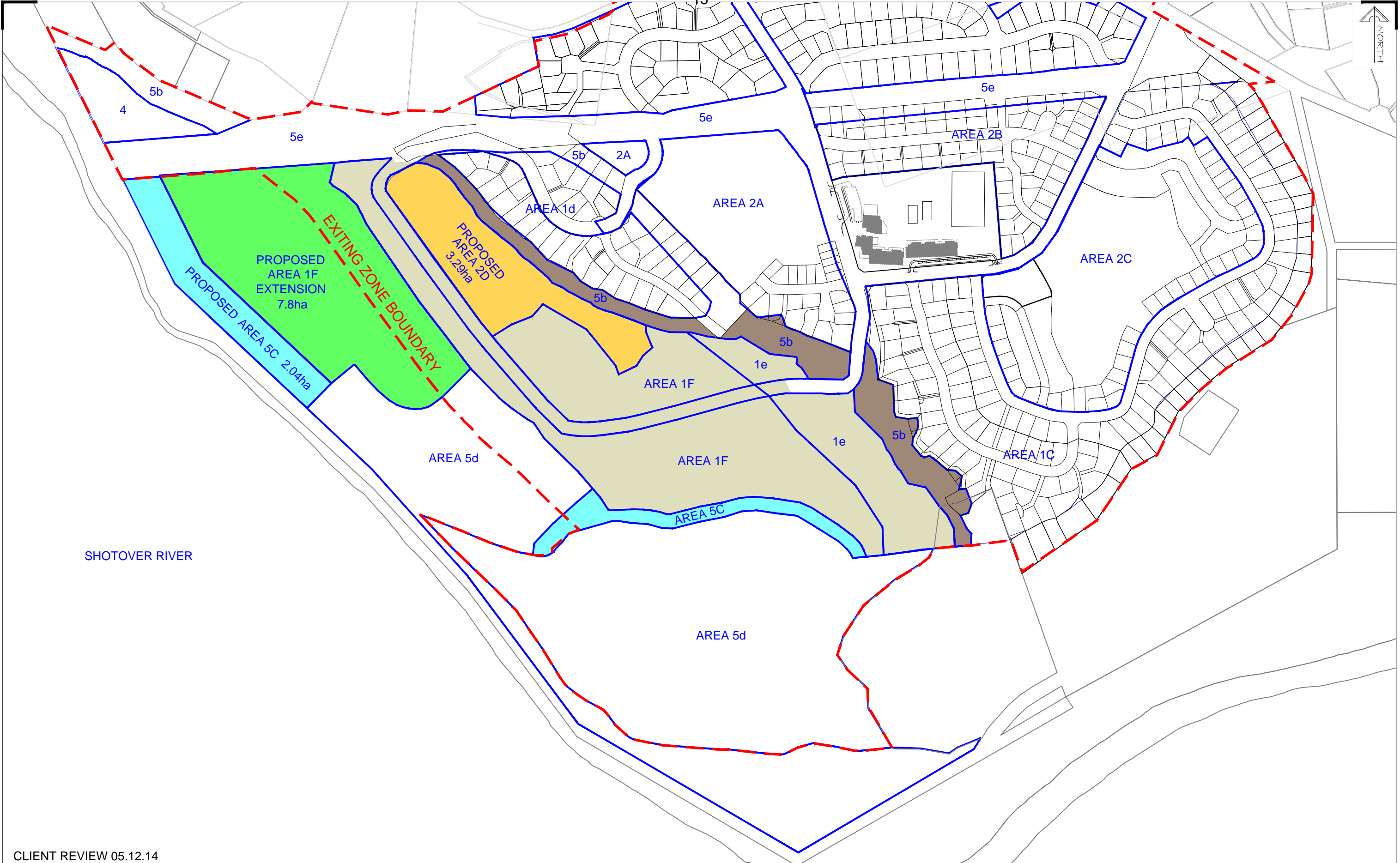
Shotover Country Structure Plan






ATTACHMENT [B]

Activity Area 1F Overview Plan



CLIENT REVIEW 05.12.14



Clark Fortune McDonald & Associates
Licensed Cadastral Surveyors • Land Development • Planning Consultants
309 Lower Shotover Road, P.O.Box 553 Queenstown
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Rev.	Date	Revision Details	By

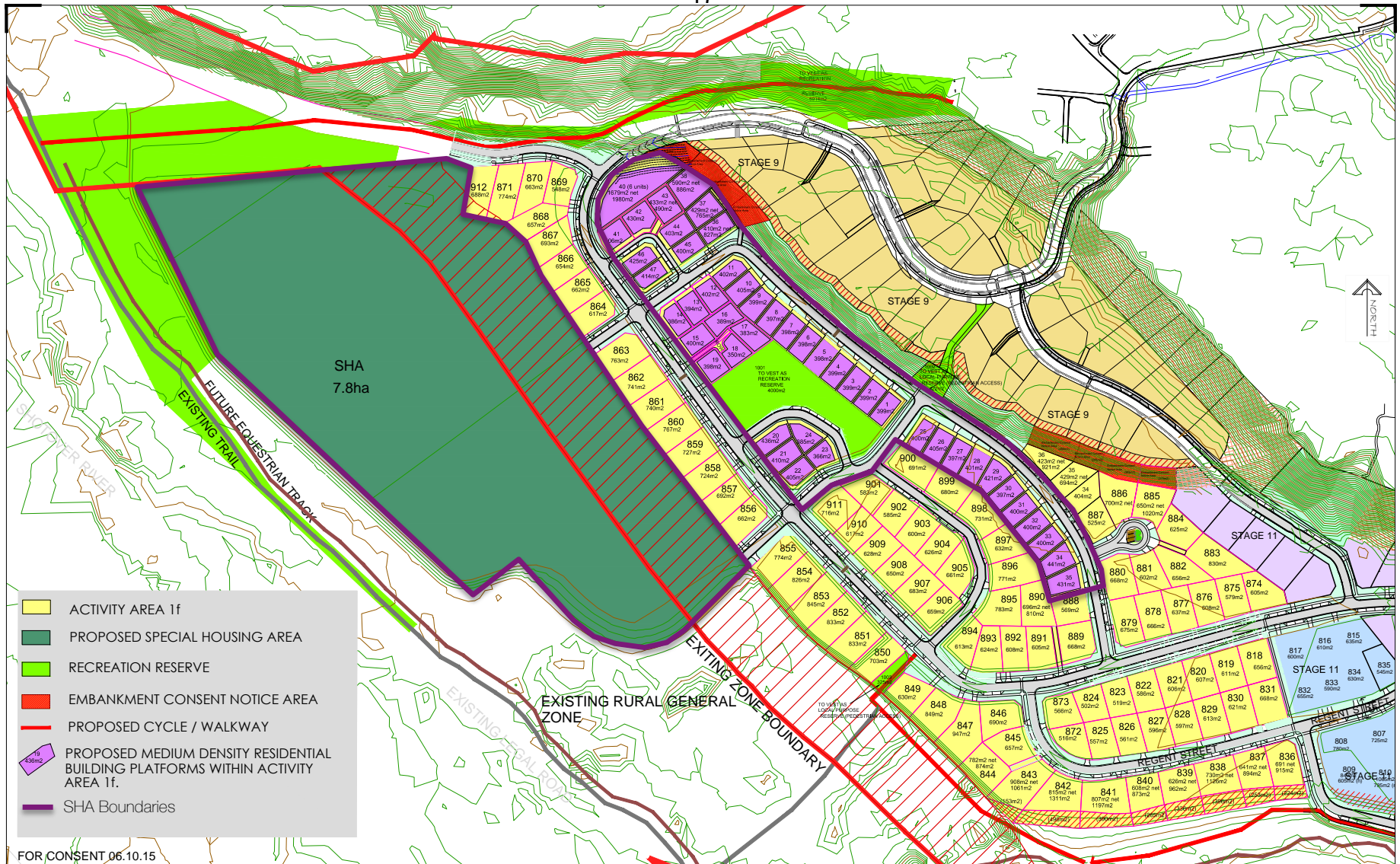
PROPOSED EXTENSION TO SHOTOVER COUNTRY ZONE SPECIAL HOUSING AREA OVERVIEW PLAN

Client	SHOTOVER COUNTRY LTD	Surveyed	Signed	Date	Job No.	Drawing No.
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		Drawn	Signed	Date	Scale	Sheet 001
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		Designed	Signed	Date	Datum & Level	Rev.
		-	-	-	Mt Nic 2000 & MSL	-

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ATTACHMENT [C]

Activity Area 1F: Outline Development Plans



FOR CONSENT 06.10.15

Clark Fortune McDonald & Associates
Licensed Cadastral Surveyors • Land Development • Planning Consultants

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PROPOSED SHOTOVER COUNTRY ZONE SPECIAL
HOUSING AREA & Part ACTIVITY AREA 1f

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						Sheet 008
Drawn	Signed	Date	Scale	1:1250 @ A1		
				1:2500 @ A3		
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Designed	Signed	Date	Scale	1:1250 @ A1		
				1:2500 @ A3		
				Datum & Level		Rev:
				Mt Nic 2000 & MSL		

ATTACHMENT [D]

Infrastructure Assessment Report





INFRASTRUCTURE ASSESSMENT REPORT

**Shotover Country – Special Housing Area
For Shotover Country Ltd
December 2014**



CLARK FORTUNE MCDONALD & ASSOCIATES
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS



SHOTOVER
COUNTRY

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1.0 INTRODUCTION

Clark Fortune McDonald & Associates (CFM) has been engaged by Shotover Country Ltd to assess infrastructure options for a proposed subdivision on land located at the end of the current Stalker Road within the Shotover Country residential development.

The proposal seeks to develop a Special Housing Area (SHA) creating low to medium density residential activities.

The site is legally described as Lot 4 D.P.473343, Lots 11 & 12 D.P.386956. and Lot 3 D.P.470413. The total site area comprises approx 46 ha and is contained in CT's 647193, 613276, 348103 & 635629.

The site has frontage to Stalker Road and an extension of Toni's Tce. The site adjoins the Shotover River.

This report is preliminary and for the SHA expression of interest only. Further information and detailed engineering design will be required as development proceeds.

The report considers infrastructure demands based on the proposed residential activities.

2.0 SCOPE OF WORK

The scope of work includes examination of existing QLDC as-built records, confirmation of capacity of existing services to determine the adequacy of the existing infrastructure, and recommendation of infrastructure servicing options.

3.0 DESIGN STANDARDS

Site development standards include, but are not limited to, the following:

- NZS4404:2004, Land Development and Subdivision Engineering, incorporating the QLDC amendments dated 20 September 2005.
- NZS4404:2010
- Drinking-Water Standards for New Zealand 2005.
- NZS PAS 4509:2008, New Zealand Fire Service Fire-fighting Water Supplies Code of Practice.
- Water for Otago, Otago Regional Council regional water plan.
- Document for New Zealand Building Code Surface Water - Clause E1 / Verification Method 1.

4.0 BASELINE

The development area presently has a mixture of zones under the QLDC District Plan (the Plan) from Shotover Country Special Zone (SCSZ) Activity Areas 1F, 5B, 5C and the Rural General Zone. The Plan specifies that residential activities which comply with the site and zone standards have permitted activity status.

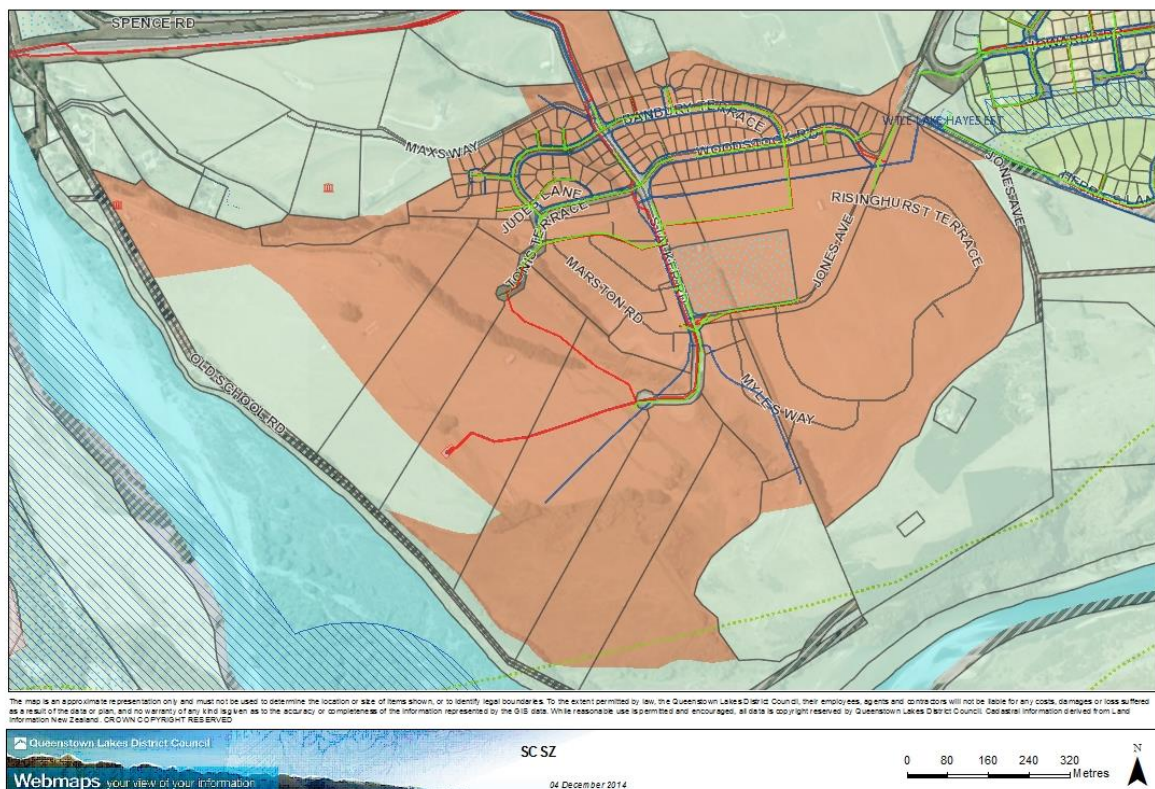
The SCSZ zone rules allow a mixture of residential, education and small scale commercial activities. The residential activities are at a varying density.

The SCSZ has a zoned yield of approx 859 dwelling equivalents plus a primary school of 650 pupils.

Infrastructure for the SCSZ has been designed and developed to cater for this demand. The infrastructure is being developed in a staged fashion to meet the proposed demands as the development is constructed.

To date a new wastewater pump station, rising main and receiving chamber and 1,000m³ water storage reservoir have been constructed. By the end of this year a new, 300mm water bore, rising and falling mains and upgraded water treatment plant capable of 70 litres per second will be complete.

A new 40m diameter roundabout on State Highway 6 is scheduled to be constructed by the middle of next year.



The demand figures above are used in assessing baseline demands for wastewater and water supply in the following sections of the infrastructure report.

5.0 ROADING & TRANSPORTATION

5.1 Existing Roding Network

All new subdivision roading within the Shotover Country Special Zone has been constructed in accordance with NZS4404:2010.

The roading hierarchy was included in the SCSZ Structure plan will be Stalker Road. It is formed with an 8.4m carriageway and has 2.0m footpaths each side. It is classified as a

collector/connector road and has capacity for traffic movements of ~8,000 vehicles per day. Under QLDC standards this equates to the equivalent of 1,000 residential units.

Within the SHA, secondary and tertiary roads will be constructed in accordance with 4404:2010. The primary focus is on good urban design and achieving target operating speeds to ensure a safe environment for pedestrians and cyclists as well as motorists.

The addition of the SHA will not create the need for any upgrades of the existing subdivision roading within the SCSZ.

and has been further designed and approved through Outline Plan approval and subdivision consent. The primary road servicing the SHA

5.2 State Highway 6 Intersection

Shotover Country is required to construct a new 40m diameter roundabout at the intersection of SH6, Stalker Road and Lower Shotover Road once the development reaches 450 residential units.

Work on the roundabout is expected to start in early 2015. This roundabout will alleviate any traffic congestion at the state highway intersection.

The addition of the SHA allotments will not have any significant impact on the network model requiring any additional transportation improvements.

5.3 Queenstown Cycleway Network.

The Queenstown Trails Trust network traverses the SCSZ and also links to the Twin Rivers Trail. The proposed SHA will have 2.5m wide formed cycleway connections to the trail network. Residents are encouraged to use the network for commuting and recreation.

6.0 WASTEWATER

6.1 Baseline flows – SCSZ

Demand based on anticipated activities has been determined in accordance with the development standards:

Refer QLDC amendments to NZS4404:2004.

No of residential units:	859
Average dry weather flow:	300 l / person / day.
Dry weather diurnal peak factor:	2.5.
Infiltration factor:	2.
Occupancy:	3.5 person / du.
<u>School</u>	
Number of students	650
Average daily demand	40l person / day

Dry weather average daily flow: **927.9 m³ / day.**
Peak hour flow: **53.7 l / sec.**

6.2 Developed flows of additional housing in SHA

No of residential units:	95.
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Average dry weather flow:	300 l / person / day.
Dry weather diurnal peak factor:	2.5.
Infiltration factor:	2.
Occupancy:	3.5 person / du.

Dry weather average daily flow: **99.8 m³ / day.**
Peak hour flow: **5.77 l / sec.**

6.3 Existing infrastructure

Shotover Country has constructed a new wastewater pump station that was commissioned in September 2013. It consists of dual progressive cavity pumps and munchers. Normal duty on a single pump is 10l/s, maximum duty is 16l/s. Flushing flow rate (pumps running duty/assist) is 20l/s. A 60m³ emergency storage tank has been installed.

The pump station currently has no standby generator. The pump station discharges through a 150mm diameter rising main and with the pump selection currently in use has a maximum capacity of 21.5l/s at 1.2m/s velocity.

The rising main discharges at a new receiving chamber on the State highway which then gravity reticulates to the Shotover Waste Water treatment plant via a 375mm diameter main.

The gravity mains constructed within Shotover Country vary from 150mm to 300mm diameter. The 300mm diameter main laid at minimum grade has a capacity of 65.6 l/s which would serve approx. 1076 residential units.

6.4 Proposed connection

The proposed SHA is contained within Activity Area 1F. New reticulation will need to be constructed to connect the SHA to the Wastewater pump station. This would likely be 150mm – 225mm diameter. This would be a gravity connection either to the existing 300mm main or directly to the waste water pump station.

6.5 Required upgrades

The combined dry weather average daily demand of 1,027.7m³ per day equates to approx. 12l/s if pumped 24 hours per day. This is feasible with the current pump station in a duty/standby arrangement.

The pump station however will require additional storage upgrades and a standby generator installed to remove operational risk of power failure and to store peak hour flows and wet weather infiltration in the system. The system is new, so the infiltration factor should be low. The numbers used above are considered conservative. The size of the storage can be calculated on confirmation of the final demands as they become known.

For the additional SHA demand of 95 residential units, emergency storage of 33m³ would be required for 8 hours. This could be reduced with the introduction of the standby generator.

Any effects on the QLDC's wider infrastructure being the Shotover Waste Water Treatment Plant will be mitigated by the imposition of headworks fees at the time of connection to Council's service. Currently QLDC have levied a special rate to Shotover Country which recognises that only the treatment component of infrastructure is utilised. The current figure being levied is \$1,713 per residential unit. The additional 95 residential units under the

current levy would net Council $95 \times \$1,713 = \$162,735.00$ ex GST. Upgrades to the Shotover Waste Water Treatment Plant are planned and programmed in Council's Long Term Plan.

7.0 STORMWATER

The development of the site area will increase stormwater runoff and introduce contaminants into the receiving aquatic environment.

7.1 Stormwater Catchment Management Plan (SCMP)

The Shotover Country Special Zone required a SCMP to be prepared and approved by QLDC prior to development of the Zone.

The SCMP was prepared and approved by QLDC in October 2012.

The SCMP outlines the catchment analysis, peak run-off and disposal options for stormwater within the Zone.

The SCMP will require an amendment to include the additional area of development. The current catchment area is 107.4ha, with the addition of the SHA this will increase to 115.2ha. This is an increase of approximately 7%.

7.2 Disposal & Treatment

Under the approved SCMP, stormwater is reticulated from impervious areas and piped to an outlet that will discharge either to the existing wetland or directly to the Shotover or Kawarau Rivers.

Depending on the location of the discharge, consent may be required from the Otago Regional Council. Shotover Country has been liaising with Otago Regional Council in regards to stormwater quality and discharge requirements.

7.3 Objectives

The following objectives should be recognised while assessing stormwater management options for the development area:

- Minimum primary protection for 10% storms (10 year ARI);
- Secondary protection (overland flow paths) for 100 year ARI storms;
- Regulatory Compliance;
- Avoidance of significant increases in downstream peak flows resulting from the increase in developed surface areas;
- Sustainable management of the effects of the proposed development;
- Minimisation of pollution of receiving waterways through the reduction of stormwater contaminants from roadways;
- Erosion protection in the stormwater discharge zone;
- Keeping construction and maintenance costs to a reasonable level.

All stormwater infrastructure will be constructed at the applicants expense. We note that currently there are no headworks fees required in the Lake Hayes Catchment under Council's current headwork's policy.

8.0 WATER RETICULATION

8.1 Baseline flows – SCSZ residential average daily demand

Demand based the anticipated activities for the SCSZ have been determined in accordance with the development standards:

Refer QLDC amendments to NZS4404:2004.

No of residential units:	859.
Average daily demand:	700 l / person / day.
Occupancy:	3.0 person / du.
Peak Day factor:	3.3 x ADD.
<u>School</u>	
Number of students	650
Average daily demand	53l person / day

Average Daily demand: **1,838.3 m³ / day.**
Peak day demand: (16 hour pumping) **105.3l / sec.**

8.2 Additional demand – SHA housing ADD

Demand based on medium density residential activities has been determined in accordance with the development standards:

Refer QLDC amendments to NZS4404:2004.

No of residential units:	95.
Average daily demand:	700 l / person / day.
Occupancy:	3.0 person / du.
Peak day factor:	3.3.

Average Daily demand: **199.5 m³ / day.**
Peak hour demand:(16 hour pumping) **11.4 l / sec.**

8.3 Required Fire fighting demand

8.3.1 Residential fire fighting demand – reticulated supply - non sprinklered

Water supply classification:	FW2.
Required water flow within 135m:	12.5 l / sec
Additional water flow within 270m:	12.5 l / sec.
Max No. of hydrants to provide flow:	2.

8.4 Existing Infrastructure

Shotover Country and QLDC have jointly constructed a new 1,000m³ water storage reservoir at Shotover Country. The reservoir and associated rising/falling mains were commissioned in August 2014.

Currently a new bore and rising main and associated water treatment upgrades are being constructed and are to be commissioned on 23 December 2014.

This water supply system will be capable of delivering 70l/s for 16 hours per day. This equates to 4,032m³ of water per day.

The System will augment the existing Lake Hayes water supply scheme and replace the existing Lake Hayes Estate water supply system. Approximately 200 existing allotments at Lake Hayes Estate will be serviced from the new scheme.

The rising and falling mains as well as the domestic reticulation constructed for the subdivision have been modelled and sized by Tonkin and Taylor Ltd. Pipe work has been sized for the fully built zone to meet QLDC's levels of service.

Parts of the Shotover Country Special Zone have available FW3 fire water classification.

8.5 Required Upgrades

As the development of the SCSZ proceeds additional upgrades to the water supply system will be required.

The addition of the SHA can be added to the demand and appropriate allowance made to provide additional service as required.

Currently the new bore does not have a standby generator. Similarly, it is a single bore and pump with no redundancy. QLDC operational guidelines for bore fields would anticipate 2 maybe 3 bores working in duty/standby or duty/assist to ensure security of supply.

Similarly as the demand increases within the development, additional working storage will be required to buffer peak flows. Additional Emergency storage could be increased or the alternative is the introduction of standby electricity generation for the bore.

It has been indicated by QLDC that given the new bore is in a good location, has good water quantity and quality that further bores could be developed in the same area to service other development within the QLDC including the Frankton Flats.

Similarly, new reservoir(s) could be situated within the QLDC area to provide adequate storage and to service other zoned areas.

All buildings with a fire water classification greater than FW3 would either be sprinklered or be provided with an alternative source of fire fighting water storage.

As the development of all water infrastructure in the SCSZ is being constructed by the applicant, no headworks fees are payable to QLDC. It is expected that the cost of any additional upgrades required to service additional SHA demand would be met by the applicant or it may be that a cost sharing agreement with QLDC could be reached if the upgrades have a wider community benefit.

9.0 EARTHWORKS

9.1 Design standards

Site development standards include, but are not limited to, the following:

- NZS4404:2004, Land Development and Subdivision Engineering, incorporating the QLDC amendments dated 20 September 2005.
- The Queenstown Lakes District Council District Plan.
- New Zealand Standard NZS4431:1989.

9.2 Engineered Fill

The proposed extension of the SCSZ for the SHA will require an extension of the engineered fill to ensure minimum floor levels for building are met. The average fill depth over the extended area is 1.5m. This would require the import of approx. 120,000m³ of river gravel. Currently consent is granted and work is about to commence in January 2015 of the filling of Activity Area 1F which requires approx. 320,000m³ of imported engineered fill.

9.3 EARTHWORKS METHODOLOGY

The earthworks will be carried out by a competent Contractor experienced in earthworks and engineered cuts and fills.

The earthworks procedures will be supervised by a competent geo professional who will certify on completion the stability of all fills and will certify that the land is suitable for residential construction.

All earthworks procedures will be carried out in accordance with an approved site management plan.

10.0 POWER, TELECOMMUNICATIONS AND GAS

Trunk power, fibre optic telecommunications and gas mains run throughout the SCSZ. All infrastructure is underground. All necessary mains will be extended to service the development area as development proceeds. Confirmation from the network owners will be obtained at each stage of development prior to proceeding.

It is not anticipated that there will be any supply or capacity issues for these services and connection will be made available from existing infrastructure at the time of development in accordance with the relevant service provider's specifications.

11.0 CONCLUSION

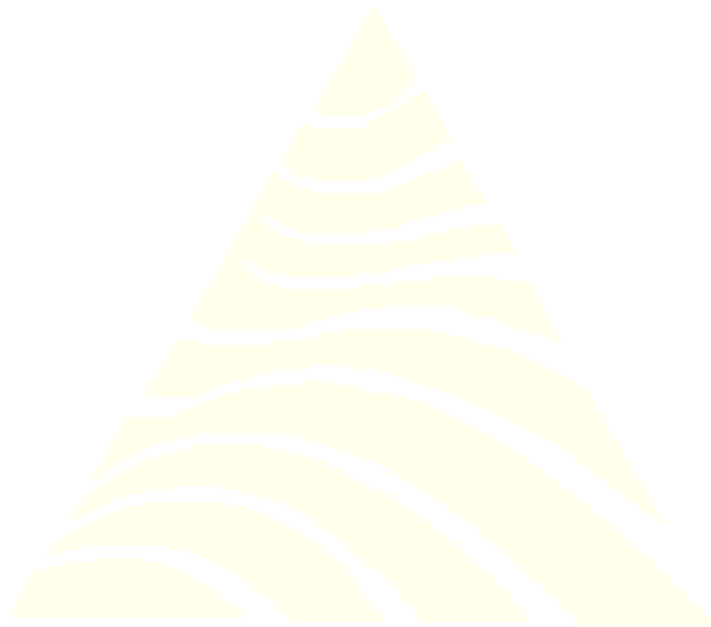
The inclusion of the Special Housing Area within the Shotover Country Special Zone will not have any significant impacts on the infrastructure network. New infrastructure already exists and can be augmented as required to cater for additional demand. Sizing of core infrastructure at Shotover Country has been conservative and therefore will have the ability to cater for the additional demand. The increase in demand for the SHA represents an approximate 10% increase of demand within the SCSZ. Any additional upgrades can be included in the infrastructure planning and constructed accordingly.

The infrastructure will be constructed and paid for by the applicant as the development proceeds. To date, Shotover Country has constructed new infrastructure at no cost to QLDC. The only QLDC infrastructure that the development relies on is the Shotover Waste Water Treatment Plant. Appropriate headworks fees have been levied to mitigate the effects of the additional demand. Upgrades to the Shotover Waste Water Treatment Plant are planned and programmed in Council's Long Term Plan.

Other non-Council infrastructure such as the State Highway roundabout, Primary School, and network utilities either exist or are planned to be completed in the short term. Additional capacity to accommodate the cumulative demand of the SHA on the non Council infrastructure is able to be provided.

ATTACHMENT [E]

Queenstown Lakes District Housing Accord





QUEENSTOWN-LAKES DISTRICT

HOUSING ACCORD

Queenstown-Lakes Housing Accord

1. The Queenstown-Lakes Housing Accord (the Accord) between Queenstown-Lakes District Council (the Council) and the Government is intended to increase housing supply and improve housing affordability in the Queenstown-Lakes district by facilitating development of quality housing that meets the needs of the growing local population.

Background

2. Housing affordability and an adequate supply of housing are key elements to maintaining a well-functioning, dynamic community with a strong economy. Currently the Queenstown-Lakes housing market is experiencing issues around the supply and affordability of housing.
3. The median income in Queenstown-Lakes district is low and the median house price is the second highest in the country, meaning it takes 101.8% of the median weekly take-home pay for an individual to meet the weekly mortgage payment on a median-priced home. The median multiple (i.e. the median house price divided by the gross annual median household income) is 8.61. These figures suggest that home ownership is unaffordable for many residents. Unaffordable homes contribute to increased pressures on families and communities, on the social housing system, and on Council and Government support. Further, with proportionately more household income being spent on housing less money is available for investment and spending in other areas of the community and business.
4. Although estimates vary, for the purposes of housing projections the Council has utilised the 'high' projections of Statistics New Zealand, which project population growth of 2.7 per cent per annum through to 2031. The Council has also commissioned an independent report assessing population growth projections, which predicts higher population growth than the Statistics New Zealand 'high' projection. This indicates that using the 'high' rather than the 'medium' Statistics New Zealand projections is justified in the Queenstown-Lakes context.
5. Meeting demand from population growth will require a large number of new dwellings. Queenstown-Lakes also has a high proportion of holiday homes and visitor accommodation which adds further pressure to the housing market and residential land supply. The district will require over 500 new dwellings (including holiday homes) per annum out to 2031. Over the past five years, an average of 386 building consents per annum have been issued for new residential dwellings across the District.
6. Approximately 7 per cent of New Zealand's tourism spending occurs in Queenstown-Lakes district, and it serves as an important gateway to Central Otago and Fiordland. Housing affordability is potentially acting as a constraint on the local economy with businesses reporting difficulties attracting and retaining staff due to high housing prices. This issue may become more pronounced if housing supply does not respond adequately to housing demand, especially demand for more compact and affordable housing closer to employment.
7. The Council and the Government agree that joint action is needed to improve housing supply and affordability in Queenstown-Lakes district. Both parties seek to work collaboratively to focus on the distinct housing issues facing the district. To provide a basis for this collaboration the Government and Council have entered into this Accord.

Purpose and Scope

8. The Accord seeks to support the Council to address immediate housing issues and lay the foundations for a thriving housing market in the future to complement the district's economic growth objectives by increasing the supply of housing and in doing so improving housing affordability.

9. The Accord recognises that by working collaboratively the government and the Council can achieve better housing outcomes for the district. In particular, the Accord will facilitate development aligned with the Council's intended plan for residential development to be more affordable, medium density, and closer to key centres and on good public transport routes.
10. The Accord describes how the government and the Council will work collaboratively. The priority is the development of additional appropriate housing supply, as quickly as possible, to alleviate pressures in the housing market.
11. The Accord is necessary to enable the Council to identify special housing areas (with more enabling development controls) and provide streamlined resource consent service¹ within those special housing areas under the Housing Accords and Special Housing Areas Act 2013 (the Act). The Act forms part of the government's housing affordability programme, which includes initiatives to address:
 - a. the supply of land available for residential purposes;
 - b. the efficiency and timeliness of the provision of infrastructure to new development;
 - c. the cost of construction materials;
 - d. costs and delays in regulatory processes; and
 - e. productivity in the construction sector.
12. The Accord is also a tool to facilitate development aligned with the Council's policy and regulatory framework including the District Plan, and is therefore a key component of the Council's approach to housing.
13. The parties acknowledge that improving housing affordability is a complex issue and requires consideration of wider issues, not all of which will be able to be addressed under this Accord.

Principles

14. The Government and the Council agree that they and their organisations will:
 - a. **work collaboratively** to facilitate an increase in appropriate housing supply in Queenstown-Lakes District, with a focus on the Wakatipu Basin, by working in productive partnerships together and with others who may contribute to Accord priorities;
 - b. **allocate appropriate resources**;
 - c. **prioritise** achievement of the targets in this Accord;
 - d. **adopt a no surprises approach**, sharing information in a timely manner, with appropriate regard to the likely sensitivity of some information; and
 - e. **seek to resolve differences quickly**.

Special Housing Areas

15. Upon commencement of this Accord, the Council will have the legal ability to recommend the creation of Special Housing Areas to the Minister for Building and Housing under the Act. If the Minister for Building and Housing agrees, he would recommend an Order in Council be made to establish the Special Housing Areas, enabling the Council to access the powers available under the Act to facilitate positive consideration of housing developments that might otherwise struggle to achieve approval under the District Plan and Resource Management Act.

¹ Council's recent performance with regard to resource consent processing has been high. The Resource Management Act Survey of Local Authorities 2012/2013 showed that the Council processed 100% of its resource consent applications within statutory timeframes, and also made no use of Section 37 time extensions.

Targets

16. The Council and the Government agree on the importance of targets to give effect to the purpose of this Accord and meet the Queenstown-Lakes district's housing needs. In this Accord, the targets are focussed on the Wakatipu Basin, given its strong projected population and employment growth over the life of the Accord, together with the fact that land supply constraints are significantly greater than in the Upper Clutha.
17. These targets will be achieved through a combination of private sector development, direct Council and government action and through collaborative action with other agencies including, but not limited to, Otago Regional Council and the New Zealand Transport Agency.
18. The Council and the Government agree, within their respective areas of control, to endeavour in good faith to achieve the agreed targets within the timeframe of this Housing Accord.
19. The agreed medium-term targets for the Wakatipu Basin are:

Housing supply	Aspirational targets		
	Year 1	Year 2	Year 3
Total number of sections and dwellings consented	350	450	500

Note: Sections measured at point of resource consent and dwellings measured at building consent

Priority Actions

20. Under this Accord the Government and the Council agree to:

Aim	Actions	Commitments
Increase the supply of housing in Queenstown-Lakes with a particular focus on Wakatipu Basin.	<p>Encourage developers to prepare their land and build houses more quickly than has been the case over the last three years.</p> <p>Ensure housing developments provide a mix of house types and include more compact affordable homes which can be sold at different price points.</p>	<p>The Council will recommend the establishment of Special Housing Areas, to assist in improving the feasibility of development and realising more compact and more affordable housing options. As part of this process, Council will consider applying minimum requirements for qualifying developments in terms of housing diversity, related to bedroom numbers, allotment sizes / density requirements.</p> <p>The Council will consider incentives which may potentially include, but not be limited to, different approaches to the levying of development contributions and differential rating approaches.</p>
Implement the powers provided by the Act to work with developers	Monitor resource and building consenting processes to ensure that they are efficient and do not create unnecessary delays to development.	The Council will respond to increased application processing workloads by attaining additional resource through either recruitment or contracting.

Factors Outside Scope

21. This Accord does not limit the Council or the Government from coming to differing positions on Government programmes of reform to the Resource Management Act or other legislation. The Government welcomes submissions from the Council at the appropriate stages in the process.

Governance and Processes

22. Governance of this Accord will rest with a joint steering group (the Steering Group) comprised of the Minister for Building and Housing and the Mayor of Queenstown-Lakes District.
23. The Steering Group has the ability to amend this Accord, including targets, upon agreement. The targets shall be reviewed annually, subject to reports on progress and the state of the building/construction sector.
24. To operate this Accord, the Council and the Ministry of Business, Innovation and Employment will establish an officials' working group (the Working Group) which will meet and form sub-groups as it deems necessary to meet the objectives of this Accord.
25. This Working Group will report to the Steering Group at least quarterly and will prepare any progress or monitoring reports requested by that group. The Steering Group will meet biannually to review the progress in implementing and achieving the targets of the Accord. A full review of the effectiveness of the Accord and actions taken under it will be carried out after its first 12 months of operation.
26. In addition to the above, the Council will prepare a document 'QLDC Lead Policy – Housing Accord and Special Housing Areas' which will guide Council's approach to Special Housing Areas.

Monitoring and Review

27. In order to ensure that the purposes and targets of this Accord are achieved, the Steering Group will monitor and review the implementation and effectiveness of this Accord. In order to do this the Working Group will meet as appropriate to:
- review progress in implementing the Accord;
 - review progress towards the Accord targets; and
 - discuss and agree other areas of joint action or information sharing.

Commencement of the Accord

28. This Accord will take effect from the date of ratification by the Council.

Dispute Resolution

29. Prior to either party exercising the right to terminate this Accord under clause 31, the parties agree that they shall first comply with the dispute resolution process set out in clause 30.
30. The dispute resolution process is as follows:
- The initiating party must immediately, and in writing, bring the dispute to the attention of the other party.

- The Steering Group must hold an initial meeting for the purposes of resolving the dispute within 10 business days of the dispute being brought, in writing, to the attention of the non-initiating party.
- If, for any reason, the Steering Group is unable to resolve the dispute in the initial meeting, the Steering Group must reconvene for the purpose of resolving the dispute within 20 business days of the date of the initial meeting.
- If the Steering Group remains unable to resolve the dispute at the second meeting, then either party may elect to terminate the Accord in accordance with clause 31.
- Pending final resolution of the dispute the parties must continue to perform their obligations under this Accord as if a dispute had not arisen.

Termination of the Accord

31. Subject to first complying with the requirements in clauses 29 and 30, either party may terminate this Accord, on any of the grounds set out in clause 32, by giving not less than six (6) months' notice to the other.

32. The grounds on which this accord may be terminated are:

- Failure to reach the agreed targets as set out in the accord; whether the failure results from inaction or ineffective action;
- Failure on the part of the Council to exercise the powers and functions of an Authorised Agency under the Housing Accords and Special Housing Areas Act.
- The parties agree that there is an irretrievable breakdown in the relationship. Notwithstanding any other provision of this Accord, the parties agree that clauses 28 and 29 shall not apply to a termination on this ground; or
- Queenstown-Lakes District is removed from Schedule 1 of the Housing Accords and Special Housing Areas Act, in accordance with that Act (e.g. if the district no longer meets the affordability and land supply criteria provided for under that Act).

Publicity

33. The Council and the Government agree that any communications or publicity relating to this Accord will be mutually agreed prior to release.

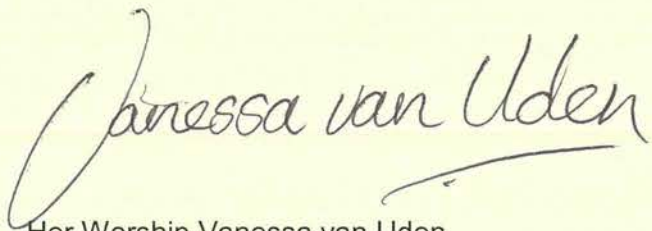
Ratification

Signed on this 23rd day of October 2014



Hon Dr Nick Smith

Minister for Building and Housing



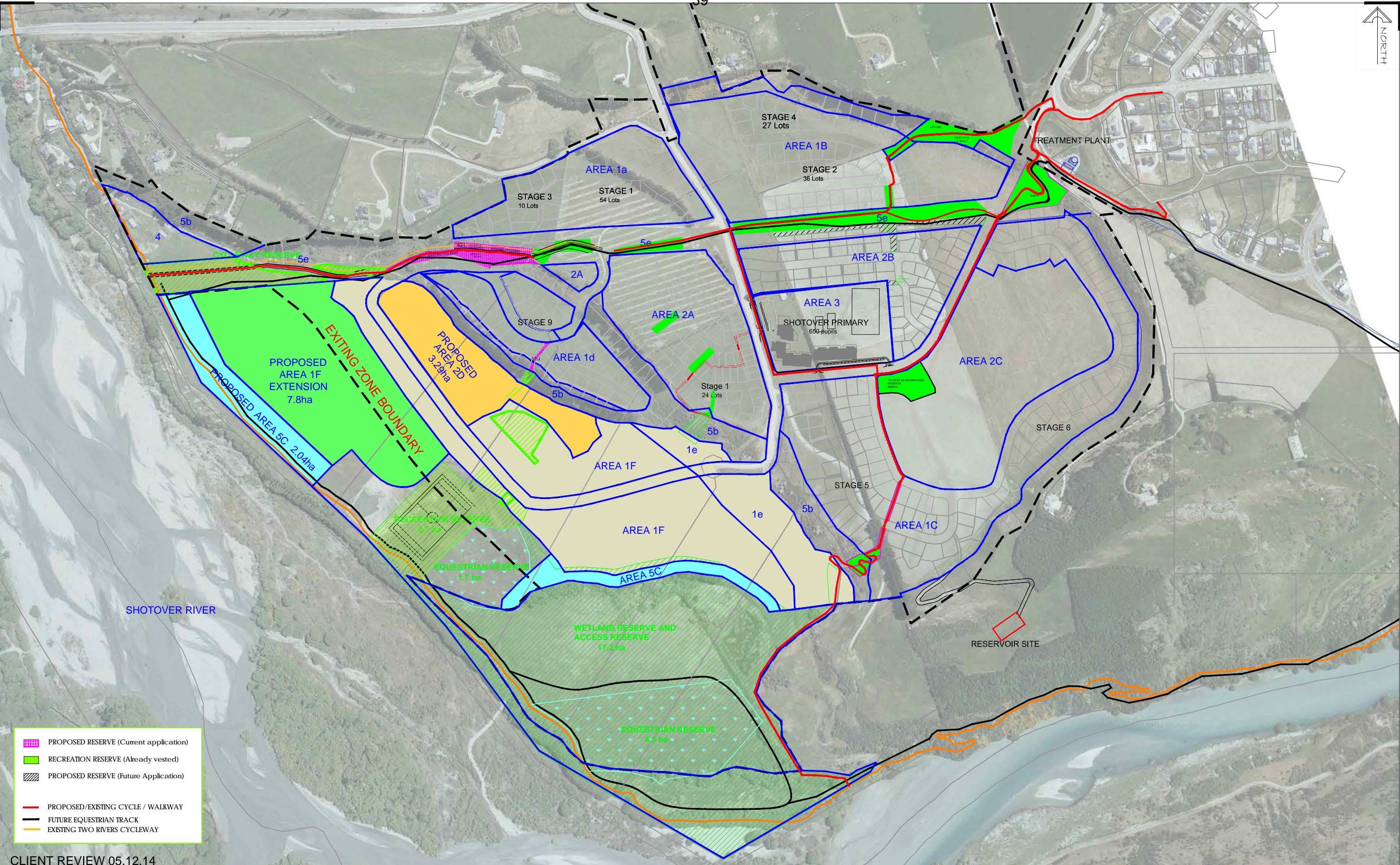
Her Worship Vanessa van Uden

Mayor of Queenstown-Lakes District

ATTACHMENT [F]

Reserves, Cycle, Pedestrian Access





- PROPOSED RESERVE (Current application)
- RECREATION RESERVE (Already vested)
- PROPOSED RESERVE (Future Application)
- PROPOSED/EXISTING CYCLE / WALKWAY
- FUTURE EQUESTRIAN TRACK
- EXISTING TWO RIVERS CYCLEWAY

CLIENT REVIEW 05.12.14

Clark Fortune McDonald & Associates
Licensed Cadastral Surveyors - Land Development - Planning Consultants
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

PROPOSED EXTENSION TO SHOTOVER COUNTRY ZONE SPECIAL HOUSING AREA RESERVES OVERLAY

Client	SHOTOVER COUNTRY LTD	Surveyed	Signed	Date	Job No.	Drawing No.
					11876	03
					Scale	Sheet 001
					1:3000 @ A1	
					1:6000 @ A3	
					Datum & Level	Rev.
					Mt Nic 2000 & MSL	-

ATTACHMENT [G]

QLCHT Letter of Support



Vanessa Van Uden
Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

cc Simon Barr, Shotover Country Limited

5 November 2015

Dear Vanessa

SHOTOVER COUNTRY SPECIAL HOUSING AREA

The Queenstown Lakes Community Housing Trust (QLCHT) would like to express its support for the proposed Special Housing Area (SHA) by Shotover Country Limited (SCL) on their land at Shotover Country.

QLCHT and SCL have signed an Agreement for the provision of a generous Community Housing contribution from SCL to QLCHT in the event SCL's SHA proposal is successful. The transfer of this title will enable QLCHT to build up to six rental dwellings on the site.

QLCHT recognises there is a housing affordability issue in the district and considers that SCL's SHA proposal will assist in addressing the issue of supply and therefore housing affordability.

Please don't hesitate to contact me should you have any further questions.

Kind regards,



Julie Scott
Executive Officer

ATTACHMENT [H]

**SCL Letter – Affordability & Community
Housing**





21 October 2015

Kim Banks
Queenstown Lakes District Council
Private Bag 50072
Queenstown

By email: kim.banks@qldc.govt.nz

Dear Kim

Shotover Country SHA – Affordability and Community Housing

I refer to your email of 16 October requesting further information on the affordability and community housing aspects of Shotover Country's SHA proposal.

Shotover Country's SHA project incorporates a wide range of factors that will directly and indirectly encourage an increased supply of affordable housing. These factors are set out below under the following headings:

- Queenstown Lakes Community Housing Trust
- Development density
- Anti-speculation measures
- Land supply, topography and design controls

Queenstown Lakes Community Housing Trust

Engagement with Queenstown Lakes Community Housing Trust (QLCHT) on Shotover Country's SHA (SC-SHA) proposal has led to an agreement whereby QLCHT will receive a serviced lot of approximately 1,272m² for essentially nil cash consideration, if the SC-SHA proceeds.

It is understood that QLCHT would use this lot to provide six residential units so that affordable housing can be provided (and managed) by the trust to those in need.

At the time of writing this letter, Shotover Country and QLCHT are in the final stages of drafting a legally binding agreement. The terms of this agreement will meet clause 5.4 of the Council's HASHA Implementation Guidelines dated 30 April 2015 which requires the outcomes agreed by the SHA to be legally secured by an appropriate method to ensure their delivery in an appropriate and timely manner. Shotover Country considers that the fee simple transfer of land into the ownership of the trust provides the most legally secure arrangement as QLCHT is best placed to determine and deliver affordable housing to the community, in accordance with its objectives.

In addition to agreeing to the 'free' transfer of land, Shotover Country and QLCHT are also discussing an ability for the trust to secure first rights to acquire additional lots at market value.

At the time of writing, Shotover Country is open to QLCHT having first rights but it is not clear if the trust wishes to secure such rights.

Development Density

Shotover Country's SHA proposal incorporates a mix of low-density and medium-density development. It is expected that offering a range of relatively smaller lot sizes for medium-density development will lead to increased opportunities for affordable housing outcomes.

If the SC-SHA proceeds then the Activity Area 1F in Shotover Country will be made up of 126 residential lots (With 95 of these being additional residential lots created as a result of SC-SHA). Of these, 78 are low-density and 48 are medium-density. Lots considered low-density have areas ranging from 504m² to 1,085m² (average lot size 757m²) with medium-density falling within the 385m² to 554m² range (average lot size 420m²).

Anti-Speculation Measures

Shotover Country has a history of encouraging first-home buyers and young families to join the Shotover Country community. To this end, potential purchasers are carefully vetted in an attempt to avoid speculative land acquisition.

As a back up to the careful vetting, the current pro forma sale and purchase agreement used by Shotover Country includes a provision specifically designed to prevent speculative land purchase – purchasers wishing to on sell land prior to title being issued must offer back the land to Shotover Country at the original sale price.

To date the buy-back provision has not been invoked which speaks well for the effectiveness of the vetting process.

The vetting and buy-back provisions are intended to remain a key component of how Shotover Country operates, including for the SC-SHA.

Land Supply, Topography and Design Controls

Shotover Country believes that the act of making more land available for low and medium-density development will, in and of itself, encourage more affordable housing outcomes and Shotover Country has a track-record of rapidly bringing land to market.

In addition to bringing a steady supply of land to market at densities compatible with 'affordability', Shotover Country is characterised by relatively flat sites that will be comparatively less expensive to build upon (compared to sloping sites). With regard to the SC-SHA, Shotover Country will be investing heavily in earthworks to create flat sites conducive to affordable housing development.

A component of some developments that can drive up the cost of housing, is design controls. Shotover Country has chosen not to pursue developer-initiated design controls which has permitted more cost effective housing within Shotover Country (compared to some other developments). With regard to the SC-SHA, it is not envisaged that Shotover Country would seek to impose design controls.

Summary

Kim, I trust the above provides the further information required. Shotover Country has a track-record of encouraging affordability and expects to continue to do so in the context of the Special Housing Area.

Please contact me if you require anything further.

Yours sincerely

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

Yours sincerely

Simon Barr

Property Development Manager

Shotover Country

M +64 27 355 1673

E simon.shotovercountry@gmail.com