

Queenstown-Lakes District Council – Special Housing Area Assessment

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SHA Name	Rere Road
Property Address	12 Quill Street, Lake Hayes Estate
Legal Description	Lot 14 DP 372310
Approximate Size	2,800m ²
Landowner	Quinn McMahon
Proponent	As above
Brownfield/Greenfield	Greenfield (urban)
Approximate Yield	10 sections (less than 400m ² in area)

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is within the Lake Hayes Estate urban area, adjoins a reserve to the north (McBride Park), and contains an existing house on a lower terrace. The vacant part of the land to be developed is on an upper terrace and is flat with a northerly aspect. A high voltage electricity transmission line runs across the reserve on the northern boundary. Available nearby amenities include a playground, café, bus stop and early childhood education centre, as well as the new primary school at Shotover Country.

The land is zoned Rural Residential and is part of the original buffer surrounding a Low Density Residential core. The Rural Residential zoning has largely been developed at urban densities through resource consents, so has the appearance of low density residential. There are no other houses along the top of this terrace in the immediate vicinity, although Nerrin Square is not far away. Housing and increased density on this land would not appear out of place. The proposal meets the location criterion.

The land subject to this EOI and the other lots nearby were created by a 93-lot subdivision consent RM030892 (granted 11 April 2005) and associated variation RM060484. Consent notices attached to the title of this EOI will require attention at the time of resource consent, in regard to conditions

relating to location of a building platform and only one residential unit allowed, the transmission line setback, roof colour, and building height 7m.

2. Adequate Infrastructure

Vehicle access would be provided from Rere Road. Minimum sight distances can be achieved. An indicative layout has not been provided. The development would need to meet District Plan access requirements for 10 units.

Comment from NZTA will be required for any impact on the SH6 intersection.

The existing dwelling is serviced from Quill Street, and there are services available on Rere Road. Fire hydrants are adequate. The land can connect to a sewer in Rere Road and the network has capacity for 10 more dwellings. Power and telecommunications should be available. The following confirmation or upgrades would be required:

- The Lake Hayes Estate Water scheme is constrained. Additional water modelling required to confirm if the current infrastructure can supply this additional load or if an upgrade is required.
- There is an existing stormwater network available in Rere Rd, however disposal to ground should be considered to reduce the burden on existing infrastructure.
- A setback from the transmission lines would be required on the northern boundary to meet Transpower's requirement (12m setback from the centre of the lines).

All of Lake Hayes Estate is subject to possible liquefaction risk.

3. Demand for a Qualifying Development

The proponent's experience in land development is unknown, but is supported by professional planning expertise. Obtaining consent for a small subdivision should be achievable in a short timeframe. The EOI meets this criterion.

4. Demand for Residential Housing

The EO is for a subdivision of up to 10 medium density sections.

The EOI does not include evidence of local housing demand. By way of brief analysis, there are few sections or houses currently available (listed from \$595,000 at Shotover Country and \$639,000 in Lake Hayes Estate, www.real.estate.co.nz search February 2015). Given the location in an established residential area with good amenities, and taking into account the nearby successes of Nerrin Square and Shotover Country medium density developments, there may be demand for similar housing on this land. The EOI meets this criterion.

5. Affordability

A subdivision plan is not included with the EOI. The net area of approximately 2,800m² allows for a transmission line setback but not access. Realistically the yield may be less than 10 sections, but it is likely they would all be less than 400m² each. The proposal meets this criterion.

6. Predominantly Residential

The EOI is for an entirely residential subdivision.

7. Building Height

The proponent suggests a maximum building height of 8m, which is the underlying and surrounding zoning limit. A consent notice attached to the title restricts height to 7m. Allowing 8m would enable single or two storey dwellings and meets this criterion.

8. Minimum Number of Dwellings

10 sections are proposed, which meets the minimum requirement of two.

9. Residential Development Quality

The EOI states that residential units will be developed in accordance with Lifemark and Homestar guidelines. A subdivision layout and house design plans are not included in the EOI. The EOI does not meet this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 1
APPLICANT	Quinn McMahon
ADDRESS	Rere Road, Lake Hayes Estate
SITE AREA	4871m ² .

Submission Details

The submission estimates that up to 10 residential units could be accommodated on the site, but the final number would be subject to details design prior to applying for resource consent.

Location Diagram



Comments		
	Existing Use	Existing residential to the South with approx. 2800m ² of undeveloped land used for pasture to the North
	Neighbours	Residential to the South and East with reserve land to the north. High voltage power cables and pylons are located adjacent to the northern boundary.
	Topography/Aspect	
	Water Bodies	Brief description if relevant to your assessment

ENGINEERING			COMMENTS	Condition
	Access		<p>The submission indicates that access to the proposed development would be from Rere Street. Minimum sight distances for an access in this location can be achieved.</p> <p>An indicative layout has not been provided. As a minimum the development would need to meet NZS 4404 standards to provide suitable access. Access to 10 dwellings in either a suburban or urban setting would require a road corridor of 9m width and movement lane of 5.5m.</p> <p>Whilst the proposal is for a relatively small number of dwellings confirmation from NZTA that this will have a negligible impact on the Lake Hayes Estate intersection with the State Highway should be provided.</p>	

SERVICES	Existing Services		<p>The existing residential dwelling is serviced from Quill Street and has provision for water, storm water and waste water.</p> <p>Storm water and waste water exist on the western side of Rere Rd with a potable water main on the eastern side.</p>	
	Water	Potable	<p>The Lake Hayes Estate Water scheme is currently constrained with limited availability of extra supply. Further water modelling is required to confirm if the current infrastructure is adequate to supply this additional load. If there is inadequate supply in the existing network then upgrades to the network will need to be considered.</p>	
		Fire-fighting	<p>There are a number of existing fire hydrants in Rere Road the closet is approximately 100m from the rear of the proposed development with a second hydrant approximately 160m from the rear of the site. This is sufficient supply to meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice.</p>	
	Effluent Disposal		<p>There is an existing sewer in Rere Rd. The existing sewerage network including downstream pumping stations and treatment plants have adequate capacity to service a further 10 dwellings in this location</p>	
	Stormwater		<p>There is an existing network available to connect to in Rere Rd however disposal to ground should be considered to reduce the burden on existing infrastructure.</p>	
	Power & Telecoms		<p>The existing high voltage lines to the north of the site would require a 'no build' zone that was off set 12m from the boundary and would consist of an area of approx. 720m2 that could not be built in.</p> <p>The submission does not reference the provision of power and telecommunication connections. Given the surrounding residential development is likely these connections would be readily available and confirmation from the local network providers would be required at the time a resource consent was applied for.</p>	

NATURAL HAZARDS	Hazards on or near the site	<p>The applicant has referenced Council's hazards maps that identify the site as being possibly susceptible to liquefaction. This hazard exists across the Lake Hayes Estate subdivision and does not preclude residential construction.</p>	
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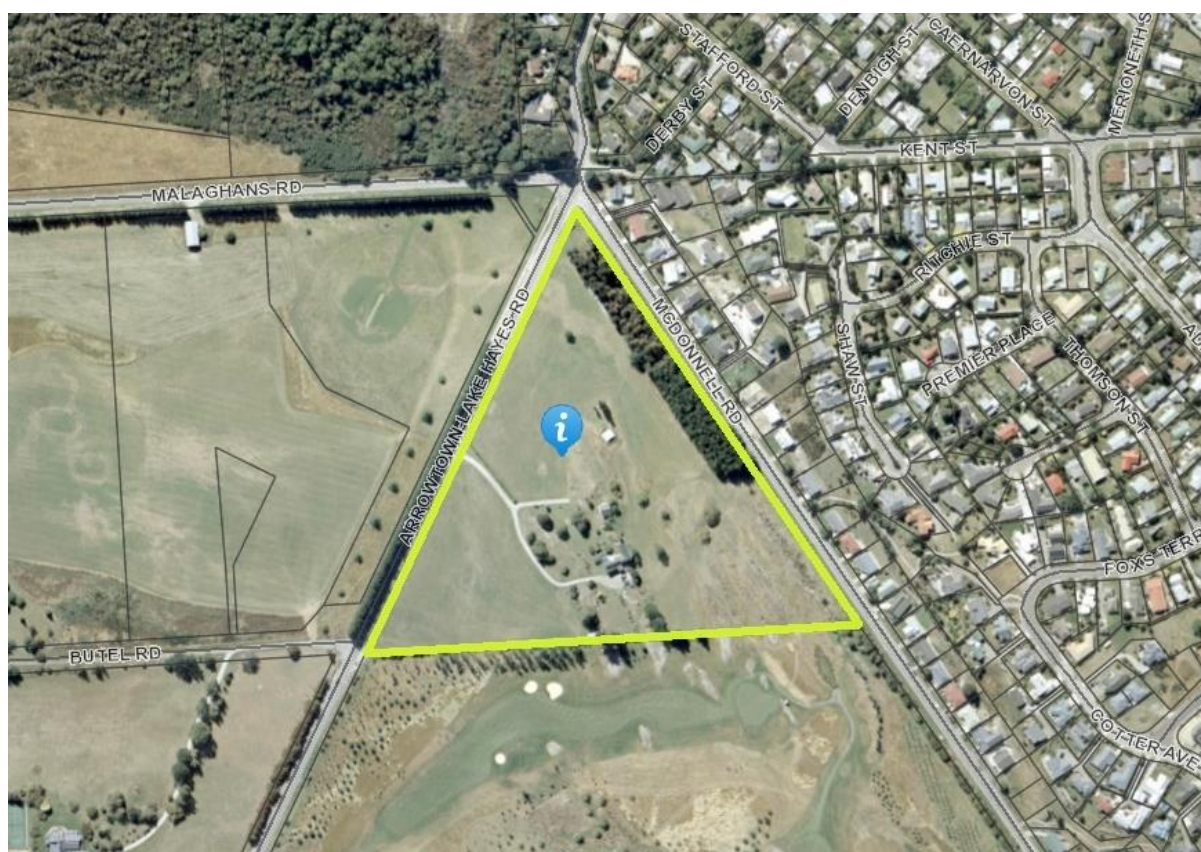
Queenstown-Lakes District Council – Special Housing Area Assessment

3

SHA Name	McDonnell Road / Rafa Trust
Property Address	508 Arrowtown-Lake Hayes Road
Legal Description	Sec 9 Blk VII Shotover SD
Approximate Size	7,472m ²
Landowner	Adam Feeley and Eunice Borrie, LP Trustees Ltd
Proponent	Rafa Trust joint venture with GJ Gardner
Brownfield/Greenfield	Greenfield (rural)
Approximate Yield	20 low - medium density sections with pre-approved house designs

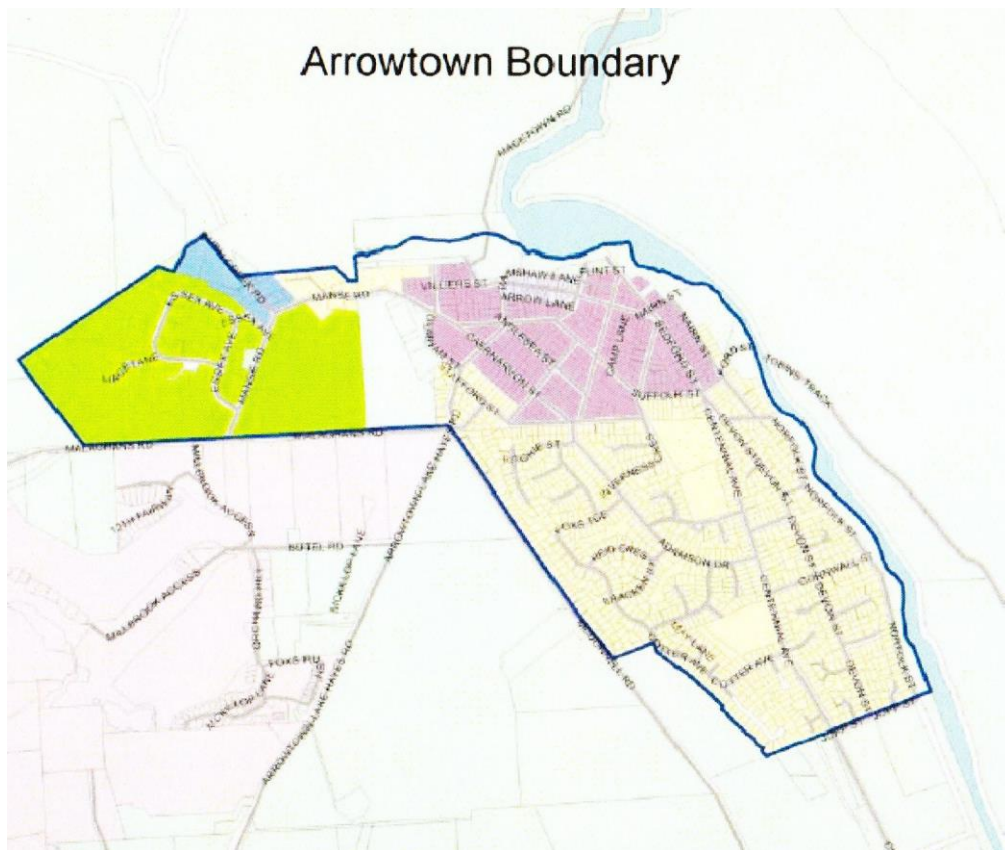
Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is located at the entrance to Arrowtown, opposite Millbrook corner, and contains an existing dwelling. The part of the land subject to this proposal is located along McDonnell Road. The land is mainly flat with a rock escarpment further along McDonnell Road. An existing tall shelterbelt of mature conifers along McDonnell Road would be removed for the proposed housing. The land immediately adjoins the Arrowtown urban area, with amenities such as shops and primary school.

The land is zoned Rural General and is outside the Arrowtown Urban Growth Boundary (UGB). The UGB was established by Plan Change 29 (PC29) and is operative in the District Plan. PC29 was a Council-initiated plan change, and was defended at the Environment Court. The Court ruled in the Council's favour. The UGB restricts Arrowtown's growth to the area shown below:



It is difficult to assess whether the land meets the location criterion. Some 'for' and 'against' considerations are summarised in the table below:

Does not meet location criterion	Does meet location criterion
It is outside the Arrowtown Urban Growth Boundary.	It is immediately adjacent to the Arrowtown urban area and amenities.
Development would be prominent as it is part of the 'landscape gateway' at the urban edge of Arrowtown.	The EOI does not offer any landscape mitigation, but mounding or establishing well-irrigated trees along the south-eastern boundary behind the housing would help screen development from views along the Arrowtown-Lake Hayes Road.
There is a clear delineation between urban and rural land along McDonnell Road.	Only part of the land would be developed, with the proponent offering a covenant to prevent further subdivision of the rest of the land.

2. Adequate Infrastructure

Each lot will have access from McDonnell Road. The location of the first allotment complies with the minimum distances from an intersection required by the District Plan.

The land is not currently serviced, but can be connected to the following infrastructure, subject to confirmation of capacity:

- McDonnell Road water main.
- McDonnell Road sewer.
- Stormwater main in McDonnell Road, or disposal to land subject to ground conditions.

There are adequate fire hydrants in McDonnell Road, and power and telecommunications should be available.

3. Demand for a Qualifying Development

The proponent is supported by professional planning expertise, and proposes a joint venture with GJ Gardner Homes Queenstown, an experienced local home building company. Obtaining consent for a straightforward 20-lot subdivision with pre-approved house designs should be readily achievable. The EOI meets this criterion.

4. Demand for Residential Housing

The proposal includes an indicative linear subdivision plan and house designs for 20 dwellings on sections ranging in size from 250 – 500m². Each section would have direct access from McDonnell Road. The EOI notes that it could be possible to provide two dwellings on the larger lots, which would increase the yield.

Arrowtown is known as a highly competitive market for home buyers. Evidence was provided by three economists for PC29, and the Environment Court found:

- At some point land supply within the UGB would be exhausted and residential growth of Arrowtown would cease (2016 – 2023, depending on effects of the global financial crisis).
- Increased land supply beyond the boundary may not specifically increase housing affordability – sections could be priced at the upper end of the market and have more expensive houses built on them.
- There is sufficient land for residential development elsewhere in the Wakatipu basin to meet the overflow demand from Arrowtown for at least the next 20 years.

This Court decision was issued in 2012 when the Shotover Country Special Zone was still under appeal and before the Housing Accord was signed.

With reference to the location assessment above, it is also difficult to assess whether the land meets the demand criterion. With the UGB in mind, demand could be met elsewhere. The EOI does meet this criterion on its own, however, as there is known demand for housing in Arrowtown.

5. Affordability

A mix of section and dwelling sizes are proposed to provide housing ranging in final price from \$408,000 - \$490,000. Sample house plans and prices from GJ Gardner are included, although none of these are for two-bedroom dwellings, which would presumably be slightly cheaper. The proponent considers that these price points would be at the very lowest end of current housing prices in Arrowtown.

The EOI provides 55% of the sections less than 400m² and 50% two-bedroom dwellings, which meets the criterion for affordability.

6. Predominantly Residential

The EOI is for an entirely residential subdivision.

7. Building Height

The proponent considers two storey townhouses would maximise density and lower cost, and considers an 8m height limit is appropriate to achieve this. This could be justifiable, however sample home plans included with the EOI are all single storey houses designed for medium density living.

The underlying zoning has an 8m height limit, and the adjoining land across McDonnell Road has limits of 6m for Low Density Residential and 5m for Arrowtown Scenic Protection Area.

Given that smaller single storey homes can be accommodated on the sections, and to help mitigate visibility of the development, the Council could require the height limit to be based on Arrowtown low density living (6m). Either 6m or 8m would meet this criterion.

8. Minimum Number of Dwellings

20 sections are proposed, which meets the minimum requirement of two.

9. Residential Development Quality

Along with an indicative subdivision layout, sample GJ Gardner home plans are included. The EOI meets this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 3
APPLICANT	The Rafa Trust
ADDRESS	McDonnell Road
CURRENT ZONING	Rural General
LEGAL DESCRIPTION	Section 9 Blk VII/Shotover SD
SITE AREA	62244m ² .

Submission Details

The submission allows 20 residential allotments each with direct access on to McDonnell Road.

Location Diagram



Comments		
	Existing Use	Single residential property
	Neighbours	The site is bordered by residential development along McDonnell Road, a cricket ground to the Northwest and a golf course to the south.
	Topography/Aspect	The site is predominantly flat with rock escarpments to the Southeast along McDonnell road.

ENGINEERING			COMMENTS
	Access		Each allotment will have individual access to McDonnell Road. The location of the first allotment complies with the minimum distances from an intersection required by the district plan.

SERVICES	Existing Services		There is a single 20mm water main running to the Northeast of the site. Otherwise the site is un-serviced by Council infrastructure.
	Water	Potable	Council's has existing infrastructure located in McDonnell road and subject to confirmation of capacity additional infrastructure can be provided to service the proposal.
		Fire-fighting	A number of existing hydrants exist along McDonnell Rd and would be adequate to service this proposal.
	Effluent Disposal		Council's has existing infrastructure located in McDonnell road and subject to confirmation of capacity additional infrastructure can be provided to service the proposal.
	Stormwater		There is an existing stormwater main in McDonnell Road which could be utilised subject to confirming adequate capacity. Alternatively disposal to ground could be a suitable options subject to confirmation of ground conditions
	Power & Telecoms		The submission does not reference the provision of power and telecommunication connections. Given the existing residential development along McDonnell Road it is likely these connections would be readily available and confirmation from the local network providers would be required at the time resource consent was applied for.

NATURAL HAZARDS	Hazards on or near the site		Council's hazards maps do not identify any potential hazards in the location of the proposed lots
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Queenstown-Lakes District Council – Special Housing Area Assessment

5

SHA Name	Kingston
Property Address	16 Huntington Street and 1-15 Hampshire Street, Kingston
Legal Description	Secs 1-19 Blk XII Kingston Tn Secs 3-11 Blk XI Kingston Tn
Approximate Size	8571m ² and 4122m ²
Landowner	Paul and Theresa Markham Markham Landworx Limited
Proponent	Paul and Theresa Markham
Brownfield/Greenfield	Greenfield (urban)
Approximate Yield	28 medium density sections with pre-approved relocatable new houses

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is located in Kingston and is currently undeveloped and mostly flat with a very gentle slope. Nearby amenities include parks and reserves, shops, a primary school at Garston. The land is an approximately 30 minute drive from amenities at Frankton, with no public bus services.

The land is zoned Township, which anticipates low density residential development (minimum lot size 800m²). The proposal meets this criterion.

2. Adequate Infrastructure

Currently 15 of the 28 lots have access to formed roads. The proponent appears to believe the Council will provide roads for the remaining 13 lots.

The land is not serviced. Power and telecommunications should be available. The following confirmation or upgrades would be required:

- How potable water will be supplied.
- There are insufficient fire hydrants, so infrastructure will need to be installed in roads or on each individual lot.
- Details of sealed septic tanks.
- How stormwater will be disposed.

A possible moderate risk of liquefaction will need investigation at the time of resource consent.

3. Demand for a Qualifying Development

The proponent's development capability is unknown. The EOI gives the impression of some 'back of the envelope' ideas and calculations. If the proponent can make use of the background information held on Council files for the 2007 consent (discussed below), and engages some professional support, then a subdivision consent with pre-approved plans for relocatable new houses could be obtained in a short timeframe, meeting this criterion.

4. Demand for Residential Housing

The EOI shows an indicative subdivision of the land into 28 small sections (average size approximately 450m²).

The EOI considers that a subdivision was previously approved for these 28 sections, which is not the case. A subdivision consent was granted in 2007 but this was to subdivide the land into 15 low density residential allotments over 800m² in size (RM060383). This consent was obtained by the previous landowner, Kingston Acquisitions Ltd, who also owned the Kingston Flyer at that time, and had large scale development plans for the township, before the global financial crisis hit and their plans halted. The 2007 consent has not been implemented so is deemed to have lapsed in 2012.

An earlier subdivision consent application from 1993 was also for larger lot sizes. Council files show that consent as cancelled in 1996.

The 28 sections are based on existing individual parcels that are held in two titles. It is not known when the 28 parcels were created or when they were 'amalgamated' (there are no amalgamation conditions on the titles). The 28 parcels pre-date any resource consent applications on Council files.

The EOI does not include evidence of local housing demand. A search on www.real.estate.co.nz in February 2015 found 6 sections listed from \$69,000 (936m²) and 12 houses listed from \$237,000.

Land values mean that low density living in Kingston is cheaper than medium density housing in Shotover Country (by way of comparison). The 2007 consent, although it was never implemented, could indicate that local demand is for larger sections. There is plenty of zoned, but undeveloped land in Kingston, much of which is not currently available to the market.

Kingston offers some urban amenities and is a viable commute from Frankton. The demand for housing in Kingston in general, and particularly the demand for small sections, however, is not known. With these uncertainties, the EOI does not appear to meet this criterion.

5. Affordability

None of the proposed sections would be less than 400m², so would not meet the requirement for section sizes. Numbers of bedrooms per dwelling are not specified.

The proponent proposes that each section would be provided with a relocatable new home and private services to provide a price point of \$250,000 – \$280,000. These would be the least expensive standalone houses proposed in any of the EOIs. Housing costs could be countered by commuting costs to areas of employment and shops. Overall the EOI meets the broad criterion for affordability.

6. Predominantly Residential

The development would be exclusively residential.

7. Building Height

The proponent does not specify building height. The underlying zoning provides for 8m. Any additional height might appear out of character in the low density living environment of Kingston. Provided 8m is agreed on, the proposal would meet this criterion.

8. Minimum Number of Dwellings

28 sections with houses are proposed, which meets the minimum requirement of two.

9. Residential Development Quality

The straightforward subdivision layout and provision of relocatable new houses appear to meet this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 5
APPLICANT	Paul and Theresa Markham
ADDRESS	
SITE AREA	2073m ² and 7034m ² .

Submission Details

The submission is to provide 28 residential lots.

Location Diagram



Comments		
	Existing Use	Vacant Lots
	Neighbours	Residential lots with a disused rail line
	Topography/Aspect	Flat

ENGINEERING			COMMENTS
	Access		Currently 15 of the 28 lots have access to formed roads. It is unclear if the proposal is reliant on Council completing infrastructure works to construct roads to allow access to the remaining 13 lots or if these would be carried out by the applicant. A resource consent exists

SERVICES	Existing Services		There are no existing services available to the lots
	Water	Potable	The application does not provide information relating to the provision of a potable water supply.
		Fire-fighting	The submission does not address how firefighting water supplies will be catered for. There are insufficient hydrants available to cater for the proposal. Further infrastructure would need to be installed within the proposed roads or individual firefighting supplies made available and accessible on each lot.
	Effluent Disposal		Effluent disposal is proposed to be by sealed septic tank. Further information would need to be provided to ensure the proposed systems were suitable
	Stormwater		The application does not provide information relating to the provision of storm water disposal.
	Power & Telecoms		The submission does not reference the provision of power and telecommunication connections. Given the existing residential development in Kingston it is likely these connections would be readily available and confirmation from the local network providers would be required prior to construction of a dwelling

NATURAL HAZARDS	Hazards on or near the site	Council's hazard maps identify that the proposed sites are subject to a possibly moderate risk of liquefaction. This hazard exists across most of the developed land in Kingston. A suitable report confirming ground investigations and foundation types would need to be supplied prior to construction of any dwellings.
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Prepared by:

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PRINCIPALRESOURCE MANAGEMENT ENGINEER

Queenstown-Lakes District Council – Special Housing Area Assessment

6

SHA Name	Quail Rise South
Property Address	72 Jims Way and 163 Frankton Ladies Mile Highway
Legal Description	Sec 20 Block II Shotover SD Lot 2 DP 308784
Approximate Size	9 hectares
Landowner	Terrance and Alan O'Connell Brian and Nelda Thompson
Proponent	Universal Developments Ltd
Brownfield/Greenfield	Greenfield (rural)
Approximate Yield	90 – 150 sections/dwellings

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is located on Frankton Ladies Mile Highway (SH6) and is accessed from Jims Way and Ferry Hill Drive, Quail Rise. The land is flat adjacent to the highway (screened from views behind mature trees) and slopes to the north. The land has a southerly aspect, and contains two existing dwellings and watercourse. A high voltage electricity transmission line crosses the land and would require 12m building setbacks from the centre of the line. The land adjoins an urban residential area and is within a short driving distance of Frankton amenities, including shops, employment, and schools.

The land is zoned Rural General and is bounded by the Quail Rise residential area to the east and north. Frankton Flats Plan Change 19 land (PC19) and the Glenda Drive industrial zone are to the

south across the highway. The land contains a protected tree listed in the District Plan as 203 – Oak, Pinewood Gardens.

The land is part of the 'Frankton Flats North' strip on the northern side of SH6 that has previously been identified by the Council for potential rezoning and urban growth, although that has never eventuated. For example, the application for Private Plan Change 43 – Frankton Mixed Use Zone noted that the Council at that time (May 2011) wanted to see the zoning of the flat land north of SH6 (opposite PC19 land) addressed because there was 'debate whether the current rural general zoning applicable to that land is appropriate'.

The eastern part of this land was originally included in a private plan change request to be rezoned low density residential (Private Plan Change 37 Quail Rise Estate). The land was later withdrawn from that request by the owners, Brian and Nelda Thompson and Thompsons Senior. The reason for the withdrawal is not noted in the Council Decision.

The land meets the location criterion.

2. Adequate Infrastructure

The proponent does not provide any information on how the proposed development would be accessed. Direct access from SH6 would require approval from NZTA. Given that the land is subject to a Gazette Notice declaring SH6 to be a limited access road, this approval is unlikely to be forthcoming. Access from Quail Rise via Ferry Hill Drive would need to be assessed as the current road network is not sized to accommodate the proposed development. The impact of additional vehicle movements on the intersection of SH6 and Tucker Beach Road will also need to be assessed by NZTA. The land does not extend far enough to the east to connect with the new roundabout (currently under construction) that will give access to PC19 land.

There are no services currently available. The following confirmation or upgrades would be required:

- How the development would connect to the Ferry Hill Drive water main.
- Additional fire hydrants or infrastructure.
- A reticulated wastewater network, with a pumping station to connect to the wastewater network in Ferry Hill Drive.
- How stormwater will be disposed – connecting to the network at Ferry Hill Drive may be limited by topography.
- Availability of power and telecommunications.

A hazard report would be required at the time of resource consent to investigate a possible shallow debris flow on part of the land.

3. Demand for a Qualifying Development

The proponent cites experience in land development in the district and owns and operates Central Otago Building, which constructs homes in Wanaka. Despite this experience, the EOI is light on specifics and difficult to assess.

Given the lack of plans and constraints noted above (topography, transmission lines, access, etc), obtaining a subdivision consent for 90 – 150 lots could be difficult to achieve in a short timeframe. The EOI does not meet this criterion.

4. Demand for Residential Housing

The proponent expects to provide 90 – 150 sections or dwellings.

Evidence of housing demand is not supplied. Current limited house listings in Quail Rise range from \$849,000 – \$1,150,000, and in Frankton houses are listed at \$410,000 - \$959,000, with one 1,012m² Frankton section for \$1,295,000 (www.realestate.co.nz February 2015). Taking into account the convenient location, nearby rapid growth of Ferry Hill Drive, and limited local availability of sections, there may be demand for housing on this land. Desirability would be balanced against the southerly aspect and proximity of the transmission lines. There is ample residential zoned land nearby within PC19 and the Remarkables Park Special Zone, but this land is not currently available to the market (other than 16 proposed townhouses currently listed for presales near Remarkables Park). The proposal appears to meet this criterion.

5. Affordability

The EOI does not include an indicative subdivision layout or anticipated lot or house sizes. The proposal does not meet this criterion.

6. Predominantly Residential

Non-residential activities are not specified. Any commercial activities might not be feasible or appropriate, given substantial commercial zoning nearby on PC19 land. The EOI is for a primarily residential development, which meets this criterion.

7. Building Height

The underlying zoning provides 8m building height, and the proponent considers that additional height could be appropriate to provide 'greater scope of residential development options'. Some additional height (e.g. 10m) could be appropriate towards the north where the land slopes upwards. On the flat part of the land 8m would enable two storeys. Subject to agreement on height, the proposal meets this criterion.

8. Minimum Number of Dwellings

The EOI proposes 90 – 150 sections or dwellings, which meets the minimum requirement of two.

9. Residential Development Quality

The proponent agrees with these requirements but details such as a subdivision layout or indicative house plans are not provided. The proposal does not meet this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 6
APPLICANT	Universal Developments Ltd
ADDRESS	72 Jims Way/163 Frankton Ladies Mile
SITE AREA	19261m ² and 71465m ² .

Submission Details

The submission is to provide between 90 and 150 residential lots which would constitute 95% of the land use activities.

Location Diagram



Comments		
	Existing Use	Pasture
	Neighbours	Residential lots with a disused rail line
	Topography/Aspect	Flat

ENGINEERING			COMMENTS
	Access		<p>The EOI does not provide any information on how the proposed development would be accessed.</p> <p>Direct access from the state highway would require approval from NZTA.</p> <p>Access from Quail Rise via ferry hill drive would need to be assessed as the current road network is not sized to accommodate the proposed development of between 90 and 150 dwellings. The impact of additional vehicle movements on the intersection of SH 6 and Tucker-Beach road will also need to be assessed by NZTA</p>

SERVICES	Existing Services		There are no existing services available to the lots. Storm water and Foul water are present in the adjacent Ferry Hill Drive along with a water main that runs from Ferry Hill Drive to SH6.
	Water	Potable	The application does not provide information relating to the provision of a potable water supply other than to state it is able to be fully serviced with reticulated networks
		Fire-fighting	The submission does not address how firefighting water supplies will be catered for other than to state it is able to be fully serviced with reticulated networks. There are insufficient existing hydrants available to cater for the proposal. Further infrastructure would need to be installed within the proposed.
	Effluent Disposal		The submission does not address how effluent disposal will be catered for other than to state it is able to be fully serviced with reticulated networks. A development of this size would require a reticulated network. The potential to connect to the existing network in Ferry Hill Drive may be limited by the topography and may require a pumping station.
	Stormwater		The application does not provide information relating to the provision of storm water disposal other than to state it is able to be fully serviced with reticulated networks. The potential to connect to the existing network in Ferry Hill Drive may be limited by the topography.
	Power & Telecoms		The submission states that the proposed development can be fully serviced, although no confirmation from utility operators has been provided.

NATURAL HAZARDS	Hazards on or near the site	<p>Both sites are situated in a hazard zone identified as being nil to low risk of liquefaction.</p> <p>Hazard mapping identifies an area to the north of the site that is susceptible to shallow debris flows. Due to the scale of the mapping the accuracy of hazard boundaries can be plus or minus 50m and it may be necessary for a hazard report to be provided at the time of resource consent to ensure the proposed development is not at risk.</p>
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Prepared by:

Richard Flitton
PRINCIPAL RESOURCE MANAGEMENT ENGINEER

Queenstown-Lakes District Council – Special Housing Area Assessment

7

SHA Name	Manse Road
Property Address	26 Manse Road
Legal Description	Lot 1 DP 21359
Approximate Size	3.5521 hectares
Landowner	Multiple
Proponent	Jeff Dickie, Park Partnership
Brownfield/Greenfield	Greenfield (urban)
Approximate Yield	Not given

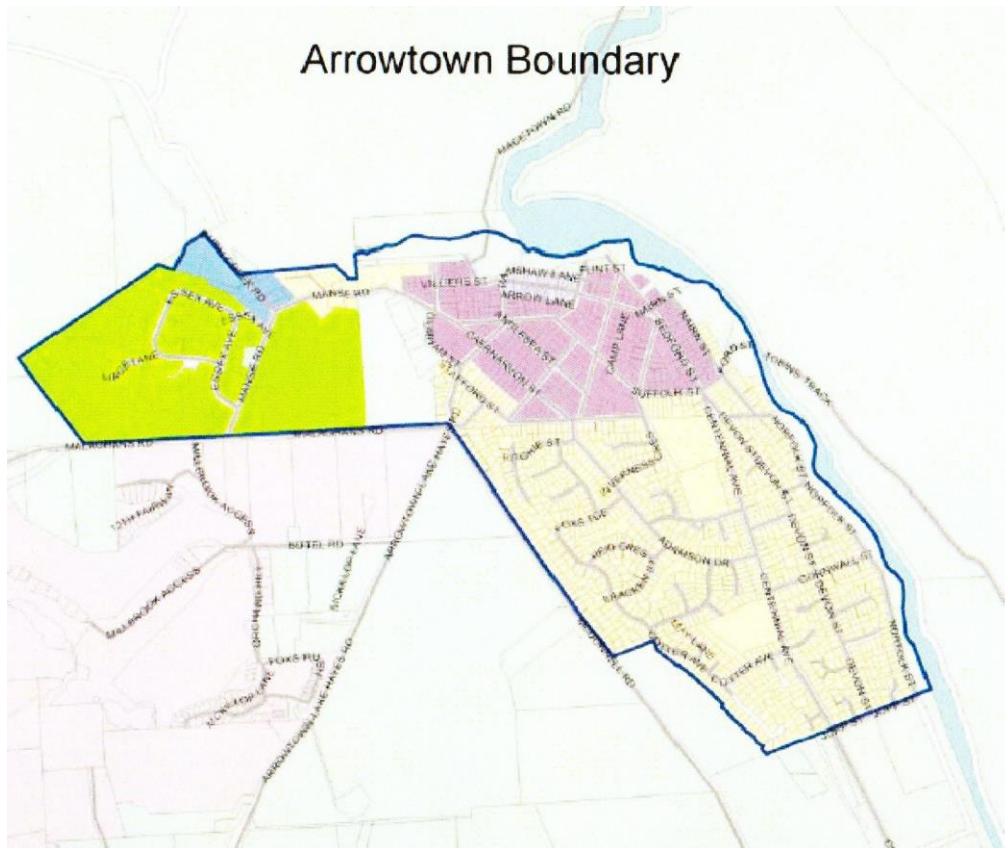
Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is located at the entrance to Arrowtown, on the corner of Manse and Malaghans Roads and adjacent to Feehly's Hill, and is undeveloped and mainly flat. The land is close to the Arrowtown urban area, with nearby amenities such as shops and primary school.

The land is inside the Arrowtown Urban Growth Boundary (UGB). The UGB was established by Plan Change 29 (PC29) and is operative in the District Plan. PC29 was a Council-initiated plan change, and was defended at the Environment Court. The Court ruled in the Council's favour. The UGB restricts Arrowtown's growth to the area shown below:



The land is zoned Meadow Park Special Zone, which is low density residential in character. Feehly's Hill to the east of the land is an Outstanding Natural Feature. Most of the land is subject to a 100m wide Open Space Malaghans Road East buffer, which prevents any activities or buildings. A small part of the land is zoned Designed Urban Edge, which has substantial setbacks from the Open Space buffer, Manse Road and Feehly's Hill, and allows very restricted development of approximately two dwellings up to 4.5m high.

The large setback along Malaghans Road is intended to ensure that a visitor arriving from Queenstown does not 'arrive' at Arrowtown until they have reached the intersection of Malaghans and Arrowtown-Lake Hayes Road.

The proponent is aware of the UGB and views this positively, but (aggressively) disagrees with the underlying Open Space zoning. The underlying zoning complicates this assessment, but ultimately the land is within an existing urban area, within the UGB, and meets this criterion.

2. Adequate Infrastructure

Access from Manse Road (rather than Malaghans Road) would be preferable due to the lower speed environment.

The land is not currently serviced. Power and telecommunications should be available. The following confirmation or upgrades would be required:

- Capacity of the Manse Road water main.
- Additional fire hydrants.
- Connection to the existing wastewater pumping station for Essex Ave, or install a pump station to connect to the pressure main in Manse road.

- There is no stormwater network in Manse Road, so stormwater would have to be disposed of to ground.

Possible low liquefaction hazard may need investigation at the time of resource consent.

3. Demand for a Qualifying Development

The proponent cites development experience, including Clear Construction developing the Ballarat Arcade in Arrowtown as well as development in Dunedin. It is possible that with additional professional expertise, such as planning, landscape and an architect or home building company, a viable subdivision layout could be produced and consented in a manageable timeframe. At this stage, however, this is unknown and the lack of detail in this EOI makes it difficult to assess without speculation. The EOI does not meet this criterion.

4. Demand for Residential Housing

The EOI does not give a section or dwelling yield, and does not include evidence of local housing demand. The Environment Court (in deciding PC29) found that at some point land supply within the UGB would be exhausted and residential growth of Arrowtown would cease. Arrowtown is known as a highly competitive market for home buyers, with demand exceeding supply. The EOI meets this criterion.

5. Affordability

The proposal does not offer any details for meeting the criterion for affordability.

6. Predominantly Residential

The EOI does not offer any details for meeting this criterion.

7. Building Height

The proponent does not suggest a maximum building height. The underlying zoning allows 4.5m within the Designed Urban Edge. This would not allow for two storey construction, but could allow small single storey houses on low to medium density sections. Provided an appropriate height can be agreed on, the EOI meets this criterion.

8. Minimum Number of Dwellings

The EOI does not offer an estimated yield, so does not meet this criterion.

9. Residential Development Quality

As no details are provided within the EOI, the proposal does not meet this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

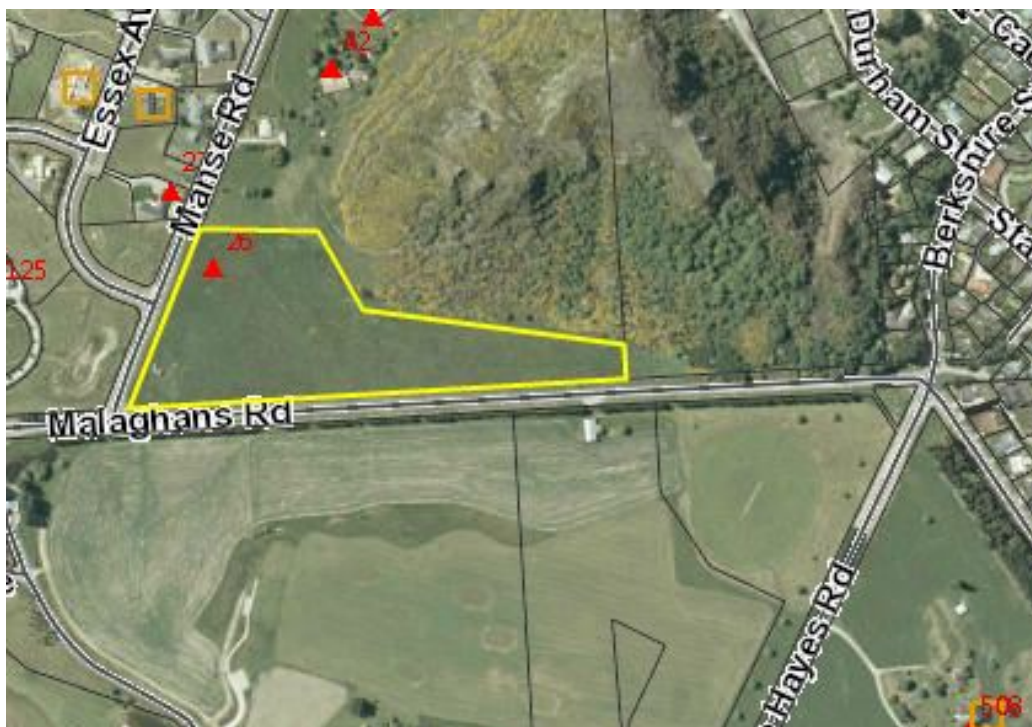
DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 7
APPLICANT	Jeff Dickie, Park Partnership
ADDRESS	26 Manse Road Arrowtown
SITE AREA	35277m ²

Submission Details

Details of a proposed development are not provided

Location Diagram



Comments		
	Existing Use	Pasture
	Neighbours	Residential to the West
	Topography/Aspect	Flat

ENGINEERING			COMMENTS
	Access		No details have been provided. It is likely that access from Manse road would be preferable due to the lower speed environment.

SERVICES	Existing Services		The lot is un serviced. However a 125mm water main is present in manse road and terminates approx. 25m to the south of the sites northern boundary.
	Water	Potable	The application does not provide information relating to the provision of a potable water supply other than to state that Manse Road has all main services
		Fire-fighting	The submission does not address how firefighting water supplies will be catered for. There are insufficient existing hydrants available to cater for the proposal. Further infrastructure would need to be installed within the site.
	Effluent Disposal		The submission does not address how effluent disposal will be catered for other than to state Manse Road has all main services. A gravity sewer network is not available in manse road. The site would need to connect to the existing pumping station that provides for the Essex Ave development or provide its own pump station and connect to the pressure main in Manse road.
	Stormwater		The application does not provide information relating to the provision of storm water disposal other than to state main services are in place in Manse Road. A stormwater network is not available in manse Road and it is likely that disposal to ground would need to be allowed for in the design of any future development.
	Power & Telecoms		The EOI does not make reference to power or telecommunication networks but given the adjacent developments it is likely that these services could be made available.

NATURAL HAZARDS	Hazards on or near the site		Councils Hazard mapping does not show any hazards within the site. However Hazard mapping shows areas to the West and South of the site that are identified as having a risk of liquefaction that is Probably low but requires specific investigation. Due to the scale of the mapping the accuracy of hazard boundaries can be plus or minus 50 to 100m and it may be necessary for a hazard report to be provided at the time of resource consent to ensure the proposed development is not at risk.
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Prepared by:

Richard Flitton
PRINCIPAL RESOURCE MANAGEMENT ENGINEER

Queenstown-Lakes District Council – Special Housing Area Assessment

9

SHA Name	Arthurs Point North
Property Address	Arthurs Point Road
Legal Description	Lot 1 DP 12913
Approximate Size	4.1759 hectares
Landowner	Riverton Queenstown Ltd
Proponent	Riverton Properties Ltd
Brownfield/Greenfield	Greenfield (part urban, part rural)
Approximate Yield	34 medium density sections/dwellings 6 rural residential sections with platforms

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is in Arthurs Point, is mainly flat next to the road and slopes away to the north. The lower part of the land has been modified by an approved ongoing cleanfill operation (refer RM050383). The land is within an existing residential area, with some amenities available nearby, and is a short drive to Queenstown.

The land is split zoned, with the lower flat part is zoned Low Density Residential and the sloping upper part zoned Rural General. The upper part may be part of the surrounding Outstanding Natural Landscape. The adjoining neighbour to the east, Shotover Lodge, is zoned Rural Visitor Zone, and land to the west is Low Density Residential.

The land has a live consent to subdivide the lower part into 14 low density residential lots (900m² – 1541m²) with a balance rural lot on the upper Rural General zoned land (RM100194, approved 26 January 2011). RM100194 also includes Lot 3 DP 331294 to the east, but Lot 3 is not part of this EOI. An earlier subdivision consent, applied for when the land was zoned Tourist 2 Zone, was approved but never implemented (RM930639). The land meets the location criterion.

2. Adequate Infrastructure

Access would be from Arthurs Point Road with an internal road and right of way network providing access to individual lots.

Previous resource consents for the land have demonstrated capacity for a 16 lot subdivision. Foul sewer and potable water mains exist within the road reserve at the front of the property. Power and telecommunications should be available. The following confirmation or upgrades would be required:

- Upgrading water supply to upper land to provide adequate pressure.
- Additional fire hydrants, possible water tanks on the upper land if insufficient pressure.
- Confirm capacity of sewer main in Arthurs Point Road.
- Confirm stormwater disposal method (no reticulated network available).

The upper part of the land is within an active schist debris landslide zone and a hazard report would be required at the time of resource consent.

3. Demand for a Qualifying Development

The proponent's experience in land development is unknown, but is supported by professional planning and architecture. The EOI expresses an intention to construct a pair of duplex units 'early in 2015'. The subdivision was approved 4 years ago and only has a year left before lapsing, but subdivision works have not yet commenced and new titles have not been issued. There are no associated land use consents for dwellings. A house or townhouse could be constructed on the land as a permitted activity now, if all the relevant standards are met.

The proponent will be able to reuse the existing subdivision consent information to an extent. On this basis, obtaining consent for a 40-lot subdivision might be achievable in a restricted timeframe. The EOI meets this criterion.

4. Demand for Residential Housing

The EOI includes an indicative medium density subdivision plan that would replace the consented low density layout, although the same vehicle access design is used. A floor plan for a pair of single level townhouses is included. The front row of houses will breach a 15m Building Restriction Area that runs along both sides of Arthurs Point Road.

It is assumed that the rural residential sections will be financially more beneficial than the medium density development. A consent should require that the entire development goes ahead, rather than just the six rural residential platforms, otherwise the current consent for 14 lots would create greater supply, which would undermine the SHA process.

Houses currently for sale in Arthurs Point range from \$645,000 – \$780,000, with sections from \$335,000 - \$450,000 (www.realestate.co.nz search February 2015). There are very limited numbers of either houses or sections available. It is not known if there would be demand for medium density residential living, but there may be demand for additional housing in general. The proposal appears to meet this criterion.

5. Affordability

The EOI proposes a mix of two and three-bedroom dwellings on small sections, without specifics. The subdivision layout shows 34 sections on approximately 12,000m² or 350m² each. On that basis the EOI meets this criterion.

6. Predominantly Residential

The EOI is for an entirely residential subdivision and meets this criterion.

7. Building height

The proponent suggests that building height be the same as the underlying zoning (8m) or the adjoining Rural Visitor zone (8m for residential, 12m for visitor accommodation). 8m would enable single level or two storey housing on the lower part of the land.

The upper part of the land is more sensitive and a lower height limit might help to ensure that rural residential housing is reasonably recessive in the landscape. By way of context, a neighbouring property to the west (111 Arthurs Point Road) has a dwelling in a similar elevated location, which can be seen on the aerial photo above. The building platform for this dwelling was created by RM950571 when the property was zoned Tourist 2 Zone, which allowed an 8m building height limit. Rural residential dwellings on the land subject to this EOI would therefore not appear out of place in the surrounding rural landscape.

Subject to height being agreed on, the proposal meets this criterion.

8. Minimum Number of Dwellings

40 sections are proposed, which meets the minimum requirement of two.

9. Residential Development Quality

The EOI includes an indicative subdivision layout and house design plans. The proposal appears to meet this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 9
APPLICANT	Riverton Properties
ADDRESS	Arthurs Point Road
SITE AREA	41848m ²

Submission Details

The EOI provides a concept plan with 34 smaller lots located on the lower southern section of the site with 6 additional larger sites to the north.

Location Diagram



Comments		
	Existing Use	Vacant cleared lot
	Neighbours	Visitor accommodation to the East and residential to the West
	Topography/Aspect	Souther section has been levelled and the rear section rises steeply

ENGINEERING			COMMENTS
	Access		Access to the site would be from Arthurs Point Road with an internal road and right of way network providing access to individual lots.

SERVICES	Existing Services		Foul sewer and potable water mains exist within the road reserve at the front of the property. Previous Resource Consents for the site have demonstrated capacity for a 16 lot subdivision.
	Water	Potable	Water supply for the lower section of the site is unlikely to be a problem but development of the higher sections may require upgrading of the supply to provide adequate pressure.
		Fire-fighting	Hydrants exist along Arthurs Point road but additional hydrants will need to be installed within the development. The higher sections may need to provide water tanks if insufficient pressure is available.
	Effluent Disposal		The existing main in Arthurs point Road is likely to have capacity but detailed modelling of the network will need to be carried out to confirm this.
	Stormwater		The application identifies that a reticulated stormwater network is not available and storm water disposal will be addressed at the time of consent application
	Power & Telecoms		The EOI does not make reference to power or telecommunication networks but given the adjacent developments it is likely that these services could be made available.

NATURAL HAZARDS	Hazards on or near the site		Council's hazard mapping shows that the northern section of the site is within an active schist debris landslide zone.
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Prepared by:

Richard Flitton
PRINCIPAL RESOURCE MANAGEMENT ENGINEER

SHA Name	Shotover Country
Property Address	Stalker Road
Legal Description	Lot 4 DP 473343 Lots 10 & 11 DP 386956 Lot 3 DP 470413
Approximate Size	46 hectares
Landowner	Shotover Country Ltd
Proponent	As above
Brownfield/Greenfield	Greenfield (part urban, part rural)
Approximate Yield	51 medium density dwellings 44 low density dwellings

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is located across two terraces near the Shotover River and is within or on the edge of the Shotover Country residential area. A high voltage electricity transmission line runs across land on the northern boundary, requiring a 12m setback. Nearby amenities include reserves, trails, and the new Shotover Primary School. The land is a short drive to Frankton employment opportunities and shops.

Part of the land is within the Shotover Country Special Zone, which enables residential development, and the lower terrace is zoned Rural General. The Rural General land was not included in Private Plan Change 41 (PC41) which created the Shotover Country Special Zone, even though it was held in the same landownership. The PC41 application does not state a reason for the exclusion.

The land meets the location criterion.

2. Adequate Infrastructure

The land would be accessed from the existing/soon to be built road network that is part of the Shotover Country zone. The construction of a roundabout at the Stalker Rd/SH6 intersection should have sufficient capacity to accommodate this increase, however this should be confirmed by NZTA.

Shotover Country is fully serviced. Power and telecommunications should be available. The EOI confirms the following upgrades would be required:

- An increase in potable water supply.
- Extension of the fire hydrant network.
- Additional wastewater storage and back-up to pump power supplies.
- Upgrades to the existing stormwater discharge points, which may need ORC consent.

Council's hazard mapping shows that the proposed area is subject to flooding from the adjacent rivers. It is likely that this risk can be, or already has been mitigated by raising the ground level in this area. Works are currently ongoing to this effect for the areas already allowed for in the zone.

3. Demand for a Qualifying Development

Shotover Country Ltd is an experienced residential land developer with professional surveying and engineering support. The proponent has created 326 lots since the zoning was established in August 2013, through consents for Outline Development Plans, subdivisions, and earthworks. The background information for these consents will be relevant for the EOI land. Based on these considerations, the proponent should be able to obtain subdivision consent for 95 additional lots in a short timeframe. The EOI meets this criterion.

4. Demand for Residential Housing

A 'land swap' is proposed, comprising of the following:

- Extension of Activity Area 1f (low density) into Activity Area 5c (Riverside Protection Area) and adjoining Rural General land to provide 78 low density lots $589\text{m}^2 - 1236\text{m}^2$.
- An area of Rural General converted into Activity Area 5c (Riverside Protection Area).
- An area of Rural General and part of Activity Area 5c (Riverside Protection Area) converted into a 4.3ha Recreation Reserve.
- An area of Rural General and part of Activity Area 5d (Open Space – Wetlands/Recreation) converted into an Equestrian Area.
- Conversion of part of Activity Area 1f into 'Activity Area 2d' providing 51 medium density lots $389\text{m}^2 - 447\text{m}^2$.

The land swap would normally be described as an exchange of zoning, except that this process does not change the underlying zoning. This means that while it is useful to refer to Activity Areas, these will not actually be changed or created by the SHA process.

Shotover Country has developed rapidly since the zoning was established in 2013. There are few sections currently available at Shotover Country (\$250,000 for 927m^2) or nearby Lake Hayes Estate, and limited houses priced from \$595,000, with house and land packages from \$559,000 (www.realestate.co.nz search February 2015). The EOI provides an additional 95 low and medium density sections. Given the quick uptake to date, it is likely that demand will continue to be strong, meeting this criterion.

5. Affordability

Approximately 23% of sections would be less than 400m², which does not meet the criterion for 'typically at least 30%', but is very close.

6. Predominantly Residential

The EOI is for predominantly residential development, along with ancillary activities such as reserves.

7. Building height

The underlying zoning provides 8m for low density Activity Areas and Rural General and 10m for medium density Activity Areas. 10m would be an appropriate height for the medium density area, with 8m for the low density area. Subject to this being agreed to, the proposal meets this criterion.

8. Minimum Number of Dwellings

95 sections are proposed, which meets the minimum requirement of two.

9. Residential Development Quality

Based on the subdivision layouts and application of relevant Shotover Country Special Zone Activity Area rules for low and medium density, the proposal meets this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 10
APPLICANT	Shotover Country Ltd
ADDRESS	Shotover Country
CURRENT ZONING	Shotover Country Special Zone
LEGAL DESCRIPTION	
SITE AREA	

Submission Details

To increase existing zone densities and increase the area of development to provide an additional 95 lots over and above those already allowed for. There is scope for lot sizes to be reduced and increase the density further. A maximum number of lots is not provided within the submission.

Location Diagram



Comments		
	Existing Use	Vacant cleared lot
	Neighbours	Residential development
	Topography/Aspect	Lower terrace, generally flat

ENGINEERING			COMMENTS
	Access		Access to the site would be extending the existing/soon to be built road network that is part of the current Shotover Country Development. The construction of a roundabout at the Stalker Rd/SH6 intersection should have sufficient capacity to accommodate this increase, however this should be confirmed by NZTA

SERVICES	Existing Services		The existing Shotover Country is fully serviced.
	Water	Potable	The submission states that the existing supplies to Shotover Country can be increased or upgraded to meet supply requirements
		Fire-fighting	Extension of the existing hydrant network will be necessary and firefighting flows will need to be considered as part of the water supply requirements
	Effluent Disposal		Additional storage upgrades are required and back up to the pump power supplies is also identified in the submission as being required.
	Stormwater		Upgrades to the existing stormwater discharge points have been identified in the submission as requiring upgrading. ORC
	Power & Telecoms		Issues are not anticipated with the additional volume of development and would be extended from networks that currently exist or are being constructed within the Shotover Country Development.

NATURAL HAZARDS	Hazards on or near the site		Council's hazard mapping shows that the proposed area is subject to flooding from the adjacent rivers. It is likely that this risk can be, or already has been mitigated by raising the ground level in this area. Works are currently ongoing to this effect for the areas already allowed for in the special zone.
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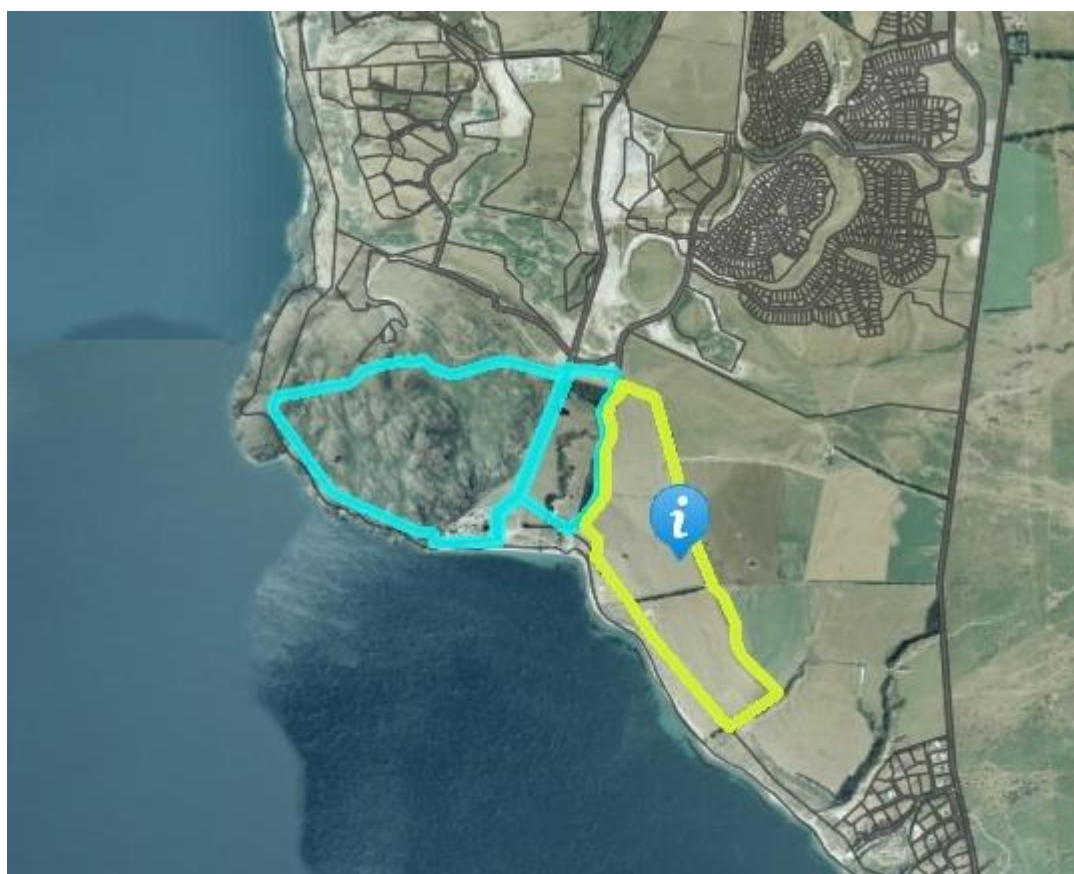
Prepared by:

Richard Flitton
PRINCIPALRESOURCE MANAGEMENT ENGINEER

SHA Name	Homestead Bay
Property Address	Maori Jack Road, Jacks Point
Legal Description	Sec 1 SO 389253 Lot 2 & Pt Lot 6 DP 443832
Approximate Size	125 hectares
Landowner	Dick and Jillian Jardine, Remarkables Station
Proponent	Murphy's Development Ltd
Brownfield/Greenfield	Greenfield (urban)
Approximate Yield	50 – 140 low density and rural residential lots 200 – 250 multi-level or medium density residential units

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is located near Lake Wakatipu at the southern end of Jacks Point, accessed from Maori Jack Road, and is undeveloped (outlined in yellow in the aerial above). Although part of the wider Jacks Point residential area, the land is physically separated by topography. Homestead Bay provides potential opportunities for public access to the lake, with some amenities available nearby at Jacks Point (restaurant, playground, sports fields), and is a short drive to Frankton.

The land is zoned Resort Zone – Jacks Point – Homestead Bay, which enables substantial residential development. The land meets the location criterion.

2. Adequate Infrastructure

Access to the site would be extending the existing road network that is part of Jacks Point. The scale of development proposed could be achieved through existing zoning. Confirmation would be required from NZTA regarding the capacity of the state highway intersection to accommodate the proposed development.

Jacks Point is fully serviced. The land can be served with power and telecommunications. The following confirmation or upgrades would be required:

- Water can either be obtained from the Jacks Point network or a new bore and supply network (ORC consent required).
- Additional fire hydrants and firefighting flows.
- A wastewater gravity network with a pumping station at the low point and disposal field to the east or south.
- Confirm stormwater disposal method (no reticulated network available).

The land is subject to a possible moderate risk of liquefaction, which may need a hazard report at the time of resource consent.

3. Demand for a Qualifying Development

The zoning has been in place for 10 years and the landownership has not changed. It is not known why the zone has not already been developed, but as the EOI proponent is not the landowner, this is not important.

The capability of the proponent, Murphy's Development Ltd, is unknown but is supported by surveying and architecture expertise. The proponent recently obtained consent for a boundary adjustment subdivision to alter the boundaries of Lots 6 & 7 (RM140854, approved 20 February 2015). This consent follows an earlier subdivision consent (RM061010) that has 223 certification and is in the process of obtaining 224c certification. The access road to Homestead Bay is currently being formed. The lots have been reshaped to relate to the topography and potential wastewater disposal fields. Lot 7 will contain the Village Activity Area and Open Space Horticultural Activity Area, and Lot 6 will contain the Open Space Residential Area.

It is clear from this recent consent, and the plans and sketches provided in the EOI that the proponent intends to develop the zone. Obtaining subdivision and land use consent for up to 390 sections and multi-level housing in the short timeframe required by the SHA process, however, is probably not realistic. The EOI does not meet this criterion.

4. Demand for Residential Housing

The EOI provides 50 – 140 low density and rural residential lots and 200 – 250 higher density or multi-level residential units. Indicative plans show single bed studios through to four-bedroom apartments, up to four storeys or 10m high.

The development would be predominantly residential, with concept plans showing reserves, and a hotel and retail areas near a marina. Details of proposed retail are not provided.

The District Plan zoning provides for restricted development within most of Homestead Bay, except in the Village Activity Area, which is more permissive and enables 21,500m² building coverage up to 10m high, which could provide over 200 higher density apartments. This part of the land could (in theory) provide small sections or small residential units without becoming a Special Housing Area.

The proponent is seeking:

- An increase in site density across the zone from 2.5% to 5%.
- An increase in building coverage area in the Open Space Residential Activity Area from 500m² to 1000m². It is unclear which District Plan rule this request is based on.
- Retain the maximum of 12 rural residential dwellings in the Open Space Residential Activity Area.
- A substantial increase in lot numbers in the Open Space Horticulture Activity Area from 15 to 80 – 150 lots with average sizes of 800m².
- A marina, where the current zoning provides for a double boat ramp, boat shed, and public parking.
- The Village Activity Area developed largely as anticipated.

The changes seek additional low density and rural residential lots with substantial house sizes. Smaller residential units would be provided in the Village Activity Area, which the proponent acknowledges already 'enables ample flexibility in terms of future development'.

Effectively an SHA for this land would provide additional low density and rural residential housing, which is not sought by the Housing Accord. The Housing Accord seeks additional land supply generally, but with a focus on medium density sections and smaller residential units.

The District Plan requires substantial native revegetation of the lake foreshore and open spaces before any part of Homestead Bay can be developed for residential development. This requirement is unique to Homestead Bay, unlike the rest of the Jacks Point zone, and was originally intended to ensure that the environmental gains of Homestead Bay outweighed the environmental losses. The EOI does not discuss this.

Commercial activities, such as the marina and retail, would probably not be viable, given that the nearby Jacks Point Village Activity Area is still undeveloped except for the Clubhouse restaurant associated with the golf course. It is also likely that apartments would not be in demand in a residential area without many urban amenities (compared with central Queenstown, for example), although Homestead Bay does have the appeal of lake views and access.

The proponent does not provide any analysis of housing demand. Since land prices dropped following the global financial crisis, Jacks Point has become a fast growing residential area. There are ample low density sections currently available ranging from \$160,000 – \$355,000, and limited houses with asking prices from \$769,000 – \$1,300,000 (www.realestate.co.nz search February 2015). With so much low density land available now, there is unlikely to be much demand for additional low density and rural residential sections at Homestead Bay. With these uncertainties, the EOI does not appear to meet this criterion.

5. Affordability

The proposal does not offer sufficient details to meet the criterion for affordability (percentages of small sections or two-bedroom units are not stated).

6. Predominantly Residential

The EOI is for predominantly residential development, along with reserves, unspecified retail, a marina and a hotel. As noted above, commercial activities would probably not be viable. The residential part of the proposal could progress without the non-residential activities, and meets this criterion.

7. Building Height

Homestead Bay zoning currently provides for up to 10m in the Village Activity Area and 8m in the Open Space Residential Area. The EOI does not request additional building height. The concept plans show up to four storeys or 10m high buildings. Retaining the 10m and 8m building height limits would meet this criterion.

8. Minimum Number of Dwellings

Up to 390 sections or residential units are proposed, which meets the minimum requirement of two.

6. Residential Development Quality

Some aspects of residential development quality are discussed, including subdivision layout, landscaping, and solar gain. The development would enjoy lake views and amenities. The subdivision layout and housing concept plans meet this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 11
APPLICANT	Homestead Bay
ADDRESS	Homestead Bay, Jacks Point Zone
CURRENT ZONING	Jacks Point
LEGAL DESCRIPTION	
SITE AREA	

Submission Details

To increase existing zone densities and increase the area of development to provide an additional 95 lots over and above those already allowed for. There is scope for lot sizes to be reduced and increase the density further. A maximum number of lots is not provided within the submission.

Location Diagram



Comments		
	Existing Use	Rural pasture
	Neighbours	Pasture
	Topography/Aspect	

ENGINEERING			COMMENTS
	Access		Access to the site would be extending the existing road network that is part of the current Jacks Point development. Confirmation from NZTA should be sought regarding the suitability of the existing intersection with the state highway to accommodate an increased number of dwellings.

SERVICES	Existing Services		Jacks Point is fully serviced.
	Water	Potable	Two options are available. The first being an extension of the existing network in Jacks Point, which the owners of the land have a legal right to do. Capacity of the existing supply would need to be confirmed. Alternatively a new bore and supply network could be constructed. Relevant extract permits would be required from the ORC.
		Fire-fighting	Extension of the existing hydrant network will be necessary and firefighting flows will need to be considered as part of the water supply requirements
	Effluent Disposal		The application states that a gravity network would be provided to service the lots with a pumping station at the low point. Effluent would be pumped to a disposal field to the east or south of the existing zone.
	Stormwater		The application has not addressed how stormwater will be dealt with.
	Power & Telecoms		The application states that confirmation has been provided by Aurora and Chorus that power and telecommunications can be provided to the proposed development.

NATURAL HAZARDS	Hazards on or near the site		Council's hazard mapping indicates that there is possibly a moderate risk of liquefaction. Although it is noted that the nearest subsurface investigations are inadequate to establish a reliable category.
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Prepared by:

Richard Flitton
PRINCIPALRESOURCE MANAGEMENT ENGINEER

Queenstown-Lakes District Council – Special Housing Area Assessment

12

SHA Name	Brackens Ridge Arrowtown
Property Address	Centennial Avenue, Arrowtown
Legal Description	Sec 1 Shotover SD - Sec 1 SO 24781
Approximate Size	4 hectares
Landowner	Roger Monk and Trustees
Proponent	Roger Monk and Don Mahon
Brownfield/Greenfield	Greenfield (rural)
Approximate Yield	62 low-medium density sections with pre-approved house designs

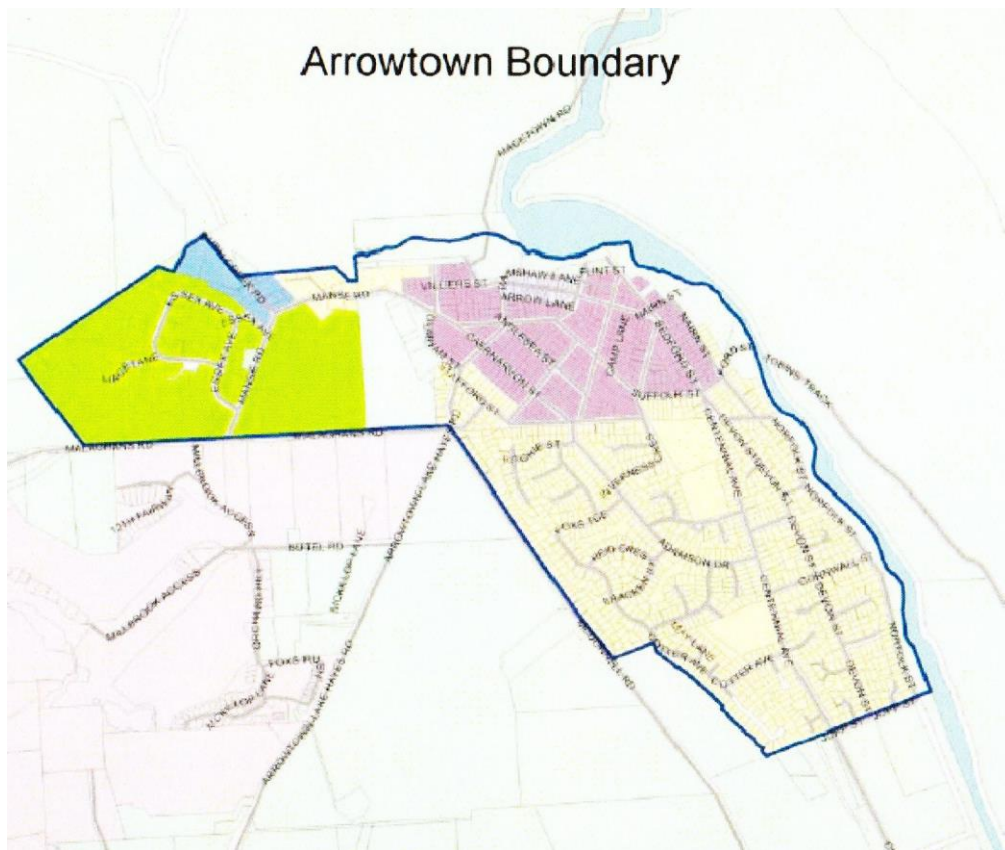
Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is located at the entrance to Arrowtown on Centennial Avenue, is mostly flat and slopes upwards along a terrace landform. The land immediately adjoins the Arrowtown urban area, with existing nearby amenities such as the primary school, shops, and reserves.

The land is zoned Rural General and is outside the Arrowtown Urban Growth Boundary (UGB). The UGB was established by Plan Change 29 (PC29) and is operative in the District Plan. PC29 was a Council-initiated plan change, and was defended at the Environment Court. The Court ruled in the Council's favour. The UGB restricts Arrowtown's growth to the area shown below:



At the same time that the UGB was being established, Private Plan Change 39 – Arrowtown South (PC39) was requested to rezone Rural General land on the outskirts of Arrowtown outside the UGB to low density residential enabling 226 units. This request was subject to 500 submissions in opposition and was refused by the Council and by the Environment Court. A 14-lot rural residential layout was later approved by the Court and is currently waiting for a final decision by Judge Jackson (the interim decision was issued on 27 May 2014).

Part of the PC39 land is subject to this EOI. It is difficult to assess whether the land meets the location criterion. Some 'for' and 'against' considerations are summarised in the table below:

Does not meet location criterion	Does meet location criterion
It is outside the Arrowtown Urban Growth Boundary.	It is immediately adjacent to the Arrowtown urban area and amenities.
The land has previously been refused low density residential development by the Council and Environment Court (PC39).	It is only a small part of the land subject to PC39.
It will not be possible to screen the development from views along Centennial Avenue.	The development will read as a logical extension to this part of Arrowtown.
Development would be prominent as it is part of the 'landscape gateway' at the urban edge of Arrowtown.	The subdivision layout is well-designed and pre-approved houses will meet the Arrowtown Design Guidelines.

2. Adequate Infrastructure

The land is not currently serviced. Power and telecommunications should be available. The following confirmation or upgrades would be required:

- Providing a ring main to connect to the Arrowtown water supply scheme.
- Additional fire hydrants and firefighting flows.
- On site sewage storage and pump station to connect to the main in Centennial Ave.
- Confirm stormwater capacity and discharge requirements (ORC consents) to connect to Jopp Street network. Consideration of low impact designs.

3. Demand for a Qualifying Development

The proponent is supported by professional expertise in planning, landscape, and architecture, and detailed subdivision and house plans are included in the EOI. Obtaining a 62-lot subdivision consent with pre-approved house plans in a short timeframe could be achievable. The EOI meets this criterion.

4. Demand for Residential Housing

The proposal is for 62 dwellings, of which 26 will be low density up to 857m², and 36 will be medium density less than 400m².

Arrowtown is known as a highly competitive market for home buyers. The EOI offers some analysis for demand, with reference to a 2010 Market Economics report (prepared for PC39) and more recent discussions with the Queenstown Lakes Community Housing Trust.

Evidence was provided by three economists for PC29, and the Environment Court found:

- At some point land supply within the UGB would be exhausted and residential growth of Arrowtown would cease (2016 – 2023, depending on effects of the global financial crisis).
- Increased land supply beyond the boundary may not specifically increase housing affordability – sections could be priced at the upper end of the market and have more expensive houses built on them.
- There is sufficient land for residential development elsewhere in the Wakatipu basin to meet the overflow demand from Arrowtown for at least the next 20 years.

This Court decision was issued in 2012 when the Shotover Country Special Zone was still under appeal and before the Housing Accord was signed.

The EOI meets this criterion in simple terms, as there is known demand for housing in Arrowtown. But with the UGB in mind, that demand could also be met elsewhere.

5. Affordability

This criterion is met by:

- Use of seven pre-approved house designs consistent with Arrowtown Design Guidelines (including two-bedroom options).
- House construction required to start within 6 months of lot purchase.
- 58% sections under 400m².

6. Predominantly Residential

The EOI is for an entirely residential subdivision with provision for reserves, and meets this criterion.

7. Building Height

The EOI suggests building height of 5 – 7.5m will be consistent with the existing style and character in Arrowtown, and allow two storeys on the smaller lots. Houses further up the terrace will typically be no more than 6m high. These heights are consistent with Arrowtown urban zoning and meet this criterion.

8. Minimum Number of Dwellings

The EOI is for 62 sections with pre-approved house plans, which meets the minimum requirement of two.

9. Residential Development Quality

The EOI shows a development designed for the topography, with provision for internal reserves, low speed street design, and a walkway connection between Centennial Avenue and McDonnell Road. The indicative house plans for pre-approval are a mix of single level and two storey dwellings, and include two-bedroom designs. The proposal meets this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 12
APPLICANT	Brackens Ridge
ADDRESS	Centennial Avenue Arrowtown
CURRENT ZONING	Rural General
LEGAL DESCRIPTION	
SITE AREA	

Submission Details
To create 62 lots

Location Diagram



Comments		
	Existing Use	Rural pasture
	Neighbours	Residential to the North, Golf course to the south
	Topography/Aspect	Predominantly Flat

ENGINEERING			COMMENTS
	Access		Access to the site is from Centennial Ave. With two entrances proposed

SERVICES	Existing Services		The site is currently not serviced. Two small diameter Alkathene water lines run past the site in the Centennial Ave road reserve
	Water	Potable	The EOI states that the existing Arrowtown Scheme could be extended to serve the development and this would be at no cost to Council. Should the proposal go ahead Council engineers have indicated a preference for providing a ring main to better serve this side of Arrowtown.
		Fire-fighting	Extension of the existing hydrant network will be necessary and firefighting flows will need to be considered as part of the water supply requirements
	Effluent Disposal		The application indicates that connection to the existing pumping main in Centennial Ave can be made. Allocation of space for storage and associated pump housing within the proposal will need to be considered at detailed design.
	Stormwater		The application indicates that storm water will be reticulated and discharged to councils existing network in Jopp Street. Confirmation of capacity and discharge requirements (i.e. ORC consents) will need to be considered. If approved the detailed design should consider the use of low impact designs to control storm water.
	Power & Telecoms		The application does not address the provision of Power or telecommunications but with residential development to the north and south, it is likely that this development could be adequately serviced.

NATURAL HAZARDS	Hazards on or near the site	Council's hazard mapping does not indicate any hazards on this site.
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Prepared by:

Richard Flitton
PRINCIPAL RESOURCE MANAGEMENT ENGINEER

Queenstown-Lakes District Council – Special Housing Area Assessment

13

SHA Name	Arthurs Point Hotel
Property Address	461 Gorge Road
Legal Description	Sec 1 SO 446319, Block XIX Shotover SD, Sec 3 SO 446319, Sec 1 SO 23638
Approximate Size	4,500m ²
Landowner	The Junction Hotel Ltd
Proponent	As above
Brownfield/Greenfield	Part brownfield, part greenfield (rural)
Approximate Yield	25 residential units

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land comprises two separate sites located on Gorge Road, where the former Arthurs Point Hotel once stood, and the informal car park on the opposite side of the road. The land is on the southern edge of the Arthurs Point residential area, with some amenities available nearby (playground, access to the Shotover River, café). The land has a bus stop directly outside, and is a short drive to Queenstown. The car park riverside site is flat with a power line cutting across the eastern corner. The hotel site is flat next to the road then slopes steeply up towards old Arthurs Point.

The hotel site is zoned Low Density Residential with a site-specific Visitor Accommodation overlay. The car park is zoned Rural General and overlooks the Shotover River Outstanding Natural Feature. The land meets the location criterion.

2. Adequate Infrastructure

The EOI does not consider access to the sites. Both lots have frontage with Gorge Road, which has a speed limit of 70kph in this area. The EOI does not provide an indicative layout, but does state that commercial activities will be included. A desktop analysis using Council's GIS software indicates that sight distances compliant with the District Plan cannot be achieved.

The hotel site has existing service connections and the car park site does not. Power and telecommunications should be available. The following confirmation or upgrades would be required:

- Extending the water main across Gorge Road to service the car park site.
- Additional fire hydrants.
- On site sewage storage and pump station.
- Confirm stormwater capacity and discharge requirements (ORC consents). Consideration of low impact designs.
- No build setback from power lines on car park site.

3. Demand for a Qualifying Development

No details are given about the proponent in the EOI, but it is noted that one of The Junction Hotel Ltd directors is Rick Pettit, a local builder and developer. The EOI is supported by professional planning expertise.

The EOI does not include any plans to show how the land could be developed. The land is split into two small sites, with the hotel site being approximately 3,100m² and the riverside site approximately 1,400m² in area. The two sites are awkwardly shaped, subject to constraints (power lines, steep slopes, vehicle access), and would be difficult to develop.

Obtaining consent for 25 units on this land does not appear to be quickly achievable. Based on the limited information provided and the uncertainties of how the land can be developed, the EOI does not meet this criterion.

4. Demand for Residential Housing

The proponent envisages a mixed use development over the two sites:

- 25 residential units in total.
- Commercial activities on the hotel site, such as convenience store and café.
- Visitor accommodation on the hotel site.
- Smaller residential units on the car park site.

The land is close to Queenstown, with a north/easterly aspect and river views. The brownfields hotel site is ideal for redevelopment, while the car park site would require careful design to mitigate any landscape or visibility concerns. The EOI includes a possible convenience store or café. Cavells Café is located nearby and there are no other local services on zoned land in Arthurs Point. The viability of commercial activities on the land is uncertain.

The EOI does not include analysis of housing demand. Houses currently for sale in Arthurs Point range from \$645,000 – \$780,000, with sections from \$335,000 - \$450,000. There are very limited numbers of either houses or sections available.

The local demand for multi-level residential units is not known. Apartment living is typically more successful in close proximity to public amenities (to balance a lack of private outdoor space, for example), such as in central Queenstown. By way of comparison, Shotover Lodge, further north in Arthurs Point, offers multi-level living, and was originally constructed for 'worker accommodation', but is now available as visitor accommodation as well as long term rentals. This might indicate that the demand for living in Shotover Lodge is limited. The land subject to this EOI is better located than Shotover Lodge, so could be more appealing for residential living. With these uncertainties, however, the EOI does not meet this criterion.

5. Affordability

The proposal does not offer any details for meeting the criterion for affordability.

6. Predominantly Residential

Visitor accommodation and commercial activities would not be ancillary to housing. The EOI does not specify if residential activities are the primary purpose of the development. The EOI does not meet this criterion.

7. Building Height

The underlying zones provide for 7m (low density residential) and 8m (rural general). The proponent suggests that the car park site would be developed up to 9m or 10m high. This additional height would provide three storeys, views over the river, and maximise the small developable area. Depending on design, a taller development could either look out of place in the surrounding landscape or integrate well into Arthurs Point. The hotel site lends itself well to additional height as it is mostly steeply sloping. Subject to suitable height(s) being agreed on, the proposal meets this criterion.

8. Minimum Number of Dwellings

25 residential units are proposed, which meets the minimum requirement of two.

9. Residential Development Quality

A subdivision layout and house design plans are not included. The EOI does not meet this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 13
APPLICANT	Junction Hotel, Arthurs Point
ADDRESS	Gorge Road Arthurs Point
CURRENT ZONING	Low Density Residential /Rural General
LEGAL DESCRIPTION	
SITE AREA	

Submission Details

To create 25 Dwellings across two sites separated by Gorge Rd.

Location Diagram



Comments		
	Existing Use	Vacant Lots
	Neighbours	Residential to the West, DoC land to the East
	Topography/Aspect	

ENGINEERING			COMMENTS
	Access		The EOI does not consider access to the sites. Both lots have frontage with Gorge road so it is assumed access will be gained from Gorge Rd. Gorge Road has a speed limit of 70kph in this area. The District Plan requires sight distances of 85m for residential activities and 140m for other activities. The submission does not provide an indicative layout, but does state that commercial activities will be included. A desktop analysis using Council's GIS software indicates that sight distances compliant with the District Plan cannot be achieved.

SERVICES	Existing Services		The Western site (the old hotel) has existing service points the Eastern site is un serviced.
	Water	Potable	The western site is serviced by a 200mm water main that would need to be extended across Gorge Road to service the full proposed development.
		Fire-fighting	An existing hydrant is available in McChesney Rd. However additional hydrants would be required to service the proposed 25 dwellings
	Effluent Disposal		The application indicates that council main runs along Gorge Road. This is a pressure main and connection to this would require a specific design likely to require on site storage and a pump station.
	Stormwater		The application indicates that storm water will be discharged via existing stormwater reticulation. Confirmation of capacity and discharge requirements (i.e. ORC consents) will need to be considered. If approved the detailed design should consider the use of low impact designs to control storm water on site.
	Power & Telecoms		The application does not address the provision of Power or telecommunications. The eastern site has power lines crossing the eastern corner and a no build zone will need to be taken into account.

NATURAL HAZARDS	Hazards on or near the site		Council's hazard mapping indicates that the liquefaction risk for these sites is nil to low.
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Prepared by:

Richard Flitton
PRINCIPALRESOURCE MANAGEMENT ENGINEER

Queenstown-Lakes District Council – Special Housing Area Assessment

14

SHA Name	Highview Terrace
Property Address	52 and 60 Highview Terrace
Legal Description	Lots 500, 501 & 502 DP 465471
Approximate Size	6,991m ²
Landowner	St Andrews Park (Queenstown) Ltd
Proponent	St Andrews Park Ltd
Brownfield/Greenfield	Greenfield (urban)
Approximate Yield	18 medium density sections

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is located on Highview Terrace, with access also from St Lukes Court. The land is undeveloped, flat to rolling, with a watercourse running east to west, and adjoins Queenstown Hill reserve to the north. The land is within an existing residential area, with a local reserve to the east (visible in the aerial above), views over Lake Wakatipu, and is a short drive to Queenstown or Frankton amenities.

The land is zoned Low Density Residential. The titles were created variously by subdivision consents RM030803, RM050869, RM120794, and RM130325. Consent notices and covenants on the title relating to roof pitch, materials and external colours, and boundary fences and planting, will require attention at the time of resource consent.

The land meets the location criterion

2. Adequate Infrastructure

The vehicle accesses shown on the indicative subdivision are 4m and do not meet the minimum 4.5m required by NZS 4404:2010. The two accesses from Highview Terrace were created by subdivision consents, one of which was approved after 2010 and did not comment on access width (RM130325). The District Plan references the earlier version of that standard, NZS4404:2004, and allows 4m for accesses serving 1-6 units. These two accesses would serve 10 lots together or 5 each, which complies with the District Plan. The accesses could only be widened by agreement with the neighbouring properties (via a land purchase and boundary adjustment or right of way easement). The proposed access off St Lukes Court appears to be wider than 4m.

The zoning anticipates at least three dwellings and the lots all have individual connections for water, foul sewer and stormwater. Power and telecommunications connections should be readily available, and existing fire hydrants should be adequate. Some upgrades might be required to service the additional dwellings:

- The elevation of the sites and increased water demand may cause an issue with low pressure. Recommended to undertake modelling of the existing network to ensure adequate pressure.
- Cover levels of existing sewer lines vary, and depending on the final layout the downstream network may require deepening to ensure cover levels are maintained.
- It is likely that the existing stormwater connections will need to be upsized to accommodate the potential for increased impervious areas. A catchment management plan would also be required to ensure adequate overland flow paths are provided.

3. Demand for a Qualifying Development

The proponent's experience in land development is unknown, but is supported by professional planning expertise. Obtaining consent for a small-scale 18-lot subdivision should be achievable in a short timeframe. The EOI meets this criterion.

4. Demand for Residential Housing

The proposal is for 18 small sections. An indicative subdivision plan is included, but not house designs. The plan shows provision for the stream along some rear boundaries. The lots would be accessed from Highview Terrace and St Lukes Court by shared driveways. Some of the sections are very small, awkwardly (triangular) shaped, or require a setback from the stream. It is not clear if a dwelling can be accommodated on each lot. The layout may need to be redesigned.

The surrounding St Andrews Park residential area has recently (and reasonably quickly) developed and is characterised by large houses, with current listings from \$890,000 – \$1,100,000, and sections priced from \$269,000 – \$395,000 (over 900m²). The demand for smaller sections and smaller houses in this area is uncertain, but the land is well-located for amenities and would have panoramic views of the lake and mountains, although limited winter sunshine. It is considered that there might be demand for housing in this area. The proposal appears to meet this criterion.

5. Affordability

The indicative subdivision plan shows 17 out of 18 sections would be less than 400m², which meets the criterion for affordability.

6. Predominantly Residential

The EOI is for an entirely residential subdivision, and meets this criterion.

7. Building Height

The underlying zoning provides 8m building height for flat land. With Queenstown Hill behind, the proponent considers there is scope for additional height. 8m should be sufficient for two storey houses, or up to 10m would allow three storeys (for example). Additional height would not seem out of character in the local area, and would maximise the small developable areas. Subject to a height limit being agreed on, the proposal meets this criterion.

8. Minimum Number of Dwellings

18 sections are proposed, which meets the minimum requirement of two.

9. Residential Development Quality

As noted above, the subdivision layout may need redesigning if a dwelling cannot be accommodated on each lot. With this uncertainty, the EOI does not meet this criterion.



Comments		
	Existing Use	Vacant Lots
	Neighbours	Residential to the South. QLDC reserve land to the north
	Topography/Aspect	

ENGINEERING			COMMENTS
	Access		The proposed development layout indicates that access to the lots from Highview Terrace is via 4m wide lanes. The minimum width permitted by NZS 4404:2010 is 4.5m. To meet this standard additional widening of these access routes would be required.

SERVICES	Existing Services		The existing lots have been provided with individual connections for potable water, foul sewer and storm water.
	Water	Potable	Although there are existing connections to each site, the elevation of the sites and increased demand may cause an issue with low pressure. Modelling of the existing network to ensure adequate pressure can be provided is recommended.
		Fire-fighting	There are a number of existing hydrants in Highview Terrace and St Georges Ave that appear to be adequate to service the proposed development.
	Effluent Disposal		Cover levels of existing sewer lines vary, and depending on the final layout the downstream network may require deepening to ensure cover levels are maintained.
	Stormwater		The application indicates that storm water will be discharged via existing stormwater reticulation. It is likely that the existing connections will need to be upsized to accommodate the potential for increased impervious areas. A catchment management plan would also be required to ensure adequate overland flow paths are provided.
	Power & Telecoms		The application indicates that due to the existing adjacent development provision of these services is unlikely to be a problem.

NATURAL HAZARDS	Hazards on or near the site	Council's hazard mapping indicates that the liquefaction risk for these sites is nil to low.
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Prepared by:

Richard Flitton
PRINCIPALRESOURCE MANAGEMENT ENGINEER

Queenstown-Lakes District Council – Special Housing Area Assessment

15

SHA Name	Onslow Road
Property Address	Onslow Road, Lake Hayes Estate
Legal Description	Lot 403 DP 379403
Approximate Size	1.1689 hectares
Landowner	Scott Crawford
Proponent	As above
Brownfield/Greenfield	Greenfield (rural)
Approximate Yield	22 medium – low density sections

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is on the southern edge of the Lake Hayes Estate residential area, contains an existing shed (which would be removed) and is flat to rolling, with the eastern part of the land dropping away steeply into a gully. Nearby amenities include reserves, café, bus stop and early childhood education centre, as well as the new primary school at Shotover Country.

The land is zoned Rural General. The topography means that the land is connected to the residential area and is physically separated from rural land on the lower terrace. Adjoining Rural General zoned land has been developed at residential densities. This can be seen in the aerial with zoning overlay below (this aerial also shows the out-of-date Queenstown Airport Outer Control Boundary). The land subject to this EOI and the other lots nearby were created by a 93-lot subdivision consent RM030892 (granted 11 April 2005) and associated variation RM060484. Consent notices attached to the title will require attention at the time of resource consent (in regard to conditions for roof colour, building height, etc).



It appears from the Council's landscape maps that the land is within a Visual Amenity Landscape, on the edge of the Outstanding Natural Landscape near the Kowarau River.

The EOI suggests that an adjoining parcel of Council-owned Recreation Reserve on Widgeon Place could be included in this EOI. This area of reserve is sloping (steeply in parts) and well-maintained with mown grass and pockets of native shrubs. Redevelopment of a public reserve for private housing is unlikely to be viewed as appropriate.

The proposed land meets the location criterion.

2. Adequate Infrastructure

Access would be from Onslow Road, which is unformed next to the land and would need to be constructed to Council standards.

The land is serviced with water and foul sewer. Power and telecommunications should be available. The following confirmation or upgrades would be required:

- The Lake Hayes Estate Water scheme is constrained. Additional water modelling required to confirm if the current infrastructure can supply this additional load or if an upgrade is required.
- Additional fire hydrants required.
- Confirm sewer pipe gradients and cover levels.
- Require stormwater management plan to confirm stormwater discharge point is adequate.

All of Lake Hayes Estate is subject to possible liquefaction risk.

3. Demand for a Qualifying Development

The proponent's experience in land development is unknown, but is supported by professional planning expertise. Obtaining consent for a 22-lot subdivision should be achievable in a short timeframe. The EOI appears to meet this criterion.

4. Demand for Residential Housing

The proponent envisages up to 22 low to medium density sections. The indicative subdivision plan appears to show some sections in the bottom of the gully. The layout does not relate very well to the topography and may need redesigning. The land would be accessed from Onslow Road.

Evidence of housing demand is not supplied. There are few sections available within Lake Hayes Estate or nearby Shotover Country and limited houses priced from \$639,000 (\$595,000 at Shotover Country). The land is next to an established residential area, with successful medium density developments nearby at Nerrin Square and Shotover Country. There may be demand for similar housing on this land. The EOI appears to meet this criterion.

5. Affordability

The indicative subdivision plan shows 14 out of 22 sections would be less than 400m², which meets the criterion for affordability.

6. Predominantly Residential

The EOI is for a small scale, entirely residential subdivision.

7. Building Height

The proponent suggests a maximum building height based on surrounding zoning, which is 8m. This height will allow for single or two storey dwellings and meets this criterion.

8. Minimum Number of Dwellings

22 sections are proposed, which meets the minimum requirement of two.

9. Residential Development Quality

An indicative subdivision plan is included in the EOI, but as noted above this may need redesigning. The EOI does not meet this criterion.



Comments		
	Existing Use	Pasture and farm shed
	Neighbours	Residential to the South. QLDC reserve land to the north
	Topography/Aspect	

ENGINEERING			COMMENTS
	Access		Access to the proposed site would be via the currently unformed road adjacent to the site. This would need to be formed to council standards.

SERVICES	Existing Services		The site is serviced with a 50mm water connection and 150mm foul sewer.
	Water	Potable	It is likely that the existing supply is inadequate for the proposed development and will need to be upgraded. Detailed modelling of the Lake Hayes Estate water supply will be required to confirm capacity.
		Fire-fighting	Additional hydrants would be required to be installed to service the proposed development.
	Effluent Disposal		The existing 150mm pipe is of sufficient size to cater for the proposed development. Pipe gradients and cover levels will need to be confirmed.
	Stormwater		The application indicates that storm water will be discharged via existing stormwater network located to the south east of the site. Whilst a stormwater management plan will be required to confirm overland flow paths are provided it is likely that the indicated stormwater discharge point is adequate.
	Power & Telecoms		The application indicates that due to the existing adjacent development provision of these services is unlikely to be a problem.

NATURAL HAZARDS	Hazards on or near the site		QLDC hazard maps indicate that the South east section of the site is susceptible to liquefaction whilst the north west section of the site is possibly susceptible to liquefaction (All of current Lake Hayes Estate development falls within this classification)
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Prepared by:

Richard Flitton
PRINCIPAL RESOURCE MANAGEMENT ENGINEER

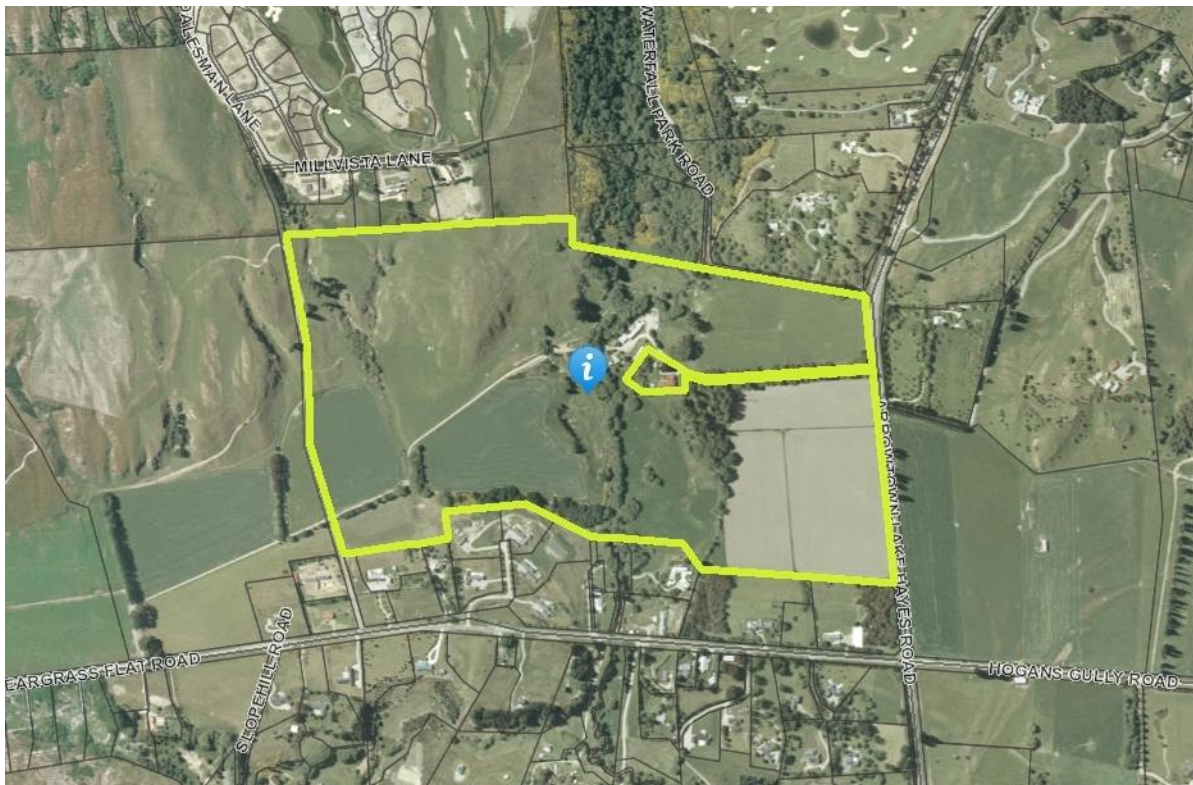
Queenstown-Lakes District Council – Special Housing Area Assessment

16

SHA Name	Ayrburn Farm
Property Address	341-343 Arrowtown-Lake Hayes Road
Legal Description	Pt Lot 3 DP 5737 Lot 4 DP 319854 Lots 3- 5 DP 343305
Approximate Size	45.7 hectares
Landowner	Ayrburn Farm Estates Ltd
Proponent	Ayrburn Farm Developments Ltd
Brownfield/Greenfield	Greenfield (rural)
Approximate Yield	150 medium density sections with pre-approved house designs

Analysis against Lead Policy Assessment Criteria 5.2.1 – 5.2.9

1. Location



The land is located on the Arrowtown-Lake Hayes Road, is farmed and otherwise undeveloped apart from an existing dwelling and farm buildings. Mill Creek runs through the land. The land is a short drive from Arrowtown urban amenities, and a longer drive to Frankton and Queenstown.

The land is zoned Rural General, and is bounded to the north by Millbrook Resort, the undeveloped Waterfall Park zone, and Rural Residential zoning to the south along Speargrass Flat Road.

The land contains historic buildings listed in the District Plan as 110 – Ayrburn Homestead and Stone Farm Buildings, a protected tree listed as 196 – Wellingtonia, and the Avenue of Spruce leading to the homestead is listed as 275. The EOI retains these features and includes a heritage assessment with proposed adaptive reuse for the historic buildings.

Development on this land would be highly visible from the Arrowtown-Lake Hayes and Speargrass Flat Roads. The EOI includes a 300m setback from the road to be retained as paddocks with tree planting to screen the housing from public views.

While the land is not remote, it is not within or adjacent to an existing urban area, so does not meet the location criterion.

2. Adequate Infrastructure

Access to the proposed development is from the Arrowtown Lake Hayes Road. A preliminary traffic assessment has been provided and concludes that suitable access to the development can be gained subject to improvements and widening to allow turning lanes to be formed.

The land is not serviced. Power and telecommunications should be available. The following would be required for development:

- Confirm capacity of water network and upgrade existing pipe in Arrowtown-Lake Hayes Road.
- Additional fire hydrants.
- Confirm capacity and likely upgrades required for effluent disposal.
- ORC consent for stormwater discharge to Mill Creek.
- Confirm how flood hazard will be mitigated.

Further investigation will be required for the following hazards:

- Flooding from rain fall.
- Active alluvial fans.
- Possible moderate risk of liquefaction.

3. Demand for a Qualifying Development

The proponent is an experienced residential developer associated with the Bridesdale Farm SHA EOI, Northlake subdivision near Wanaka, Lakes Edge subdivision at Kelvin Heights, and other local developments. The EOI provides an extensive list of professional support, including planning, surveying, and architecture. The proponent intends to appoint two preferred homebuilders to construct the houses.

Obtaining subdivision consent for 150 sections would not usually be achievable in a short timeframe. The EOI, however, includes a subdivision layout, home plans, and supporting expert assessments.

Based on these considerations, the proponent may be able to obtain a consent in a short timeframe, and the EOI meets this criterion.

4. Demand for Residential Housing

The EOI includes a subdivision for 150 medium density sections, with an average section size of 400m², and pre-approved house designs.

The EOI includes some evidence of demand for medium density living by quoting strong demand experienced at the Bridesdale Farm proposed SHA. Ayrburn Farm is not as well-located as Bridesdale Farm in terms of urban amenities, but will provide an equally pleasant living environment. Nerrin Square and Shotover Country medium density developments have been successful, so there may be demand for similar housing in this location. There are some uncertainties, but the EOI appears to meet this criterion.

5. Affordability

The EOI proposes that house and land packages will be marketed from \$450,000. At least 20% of houses will be two-bedroom, and at least 70% of lots will be less than 400m². The EOI meets this criterion.

6. Predominantly Residential

The EOI includes some ancillary activities including reserves and playground, and possible café, garden centre, farm machinery museum, farmers market. It is not known if all these activities will be successful. The development would be primarily residential, which meets this criterion.

7. Building Height

The EOI proposes a maximum building height of 5.5m for single storey buildings, which is less than the underlying zoning (8m). This height meets this criterion.

8. Minimum Number of Dwellings

150 sections are proposed, which meets the minimum requirement of two and satisfies this criterion.

9. Residential Development Quality

The EOI includes a detailed landscaped subdivision layout and pre-approved house plans. The plans show three clusters of residential development set in the landscape, with setbacks from Mill Creek and provision for internal reserves and walkways that connect with the Wakatipu Trail, and possible adaptive reuse of heritage buildings. The proposal meets this criterion.



SPECIAL HOUSING AREA ENGINEERING ASSESSMENT

DATE: February 2015

SUBMISSION DETAILS	
REFERENCE	EOI 17
APPLICANT	Ayrburn Farm Developments Ltd
ADDRESS	Arrowtown Lake Hayes Rd
SITE AREA	453518m ²

Submission Details

To create a medium density residential development of up to 150 new dwellings in addition to the existing homestead

Location Diagram



ENGINEERING			COMMENTS
	Access		Access to the proposed development is off of the Arrowtown Lake Hayes Road. A preliminary traffic assessment has been provided and concludes that suitable access to the development can be gained subject to improvements and widening to allow turning lanes to be formed.

SERVICES	Existing Services		Council's GIS system does not show any existing services to the lots
	Water	Potable	An infrastructure assessment has been provided indicating that detailed modelling will be required to confirm adequate capacity within the existing network. The existing pipe located in Arrowtown Lake Hayes road is 50mm and would need to be upsized to accommodate the proposed development
		Fire-fighting	Additional hydrants would be required to be installed to service the proposed development.
	Effluent Disposal		The infrastructure assessment provided highlights the need for the downstream network to be modelled and it is likely that this may need to be upsized to accommodate the proposed development.
	Stormwater		The application indicates that storm water will be discharged to Hayes Creek and that this will likely require ORC consent. A site wide catchment study will be required to confirm how the flooding identified in Council's hazard mapping will be mitigated and to demonstrate how large rain fall events will be managed. A hydrology report has been provided and it concludes that the flooding hazard can be mitigated.
	Power & Telecoms		The application indicates that due to the existing adjacent development at Milbrooke the provision of these services is unlikely to be a problem.

NATURAL HAZARDS	Hazards on or near the site		<p>QLDC hazard maps indicates that the centre of the site (north to south) is subject to possible flooding from rain fall. Hazard mapping also identifies active alluvial fans and areas that are subject to a possibly moderate risk of liquefaction.</p> <p>A geotechnical report has been provided in regards to the liquefaction hazard and concludes that further detailed investigation will be required.</p>
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Prepared by:

Richard Flitton
PRINCIPALRESOURCE MANAGEMENT ENGINEER