

**QLDC Council
23 March 2018****Report for Agenda Item 4****Department: Planning & Development****Special Housing Area Expression of Interest: Bright Sky Land Limited, Wanaka****Purpose**

- 1 The purpose of this report is to present the Bright Sky Land Limited Expression of Interest (**EOI**) for consideration for recommendation to the Minister for Housing and Urban Development (**the Minister**) as a Special Housing Area (**SHA**).

Executive Summary

- 2 This report to Council sets out how the Bright Sky Land Limited (**Bright Sky**) EOI is generally consistent with the Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines (**the Lead Policy**), which includes the affordable housing contribution. Peer reviews of the infrastructure and transport assessments have confirmed that in principle the site can be adequately serviced however further upgrades to water and wastewater are required.
- 3 The Bright Sky EOI is considered to be consistent with the purpose of the Housing Accord and Special Housing Areas Act (**the HASHAA**), the Queenstown Lakes District Housing Accord (**the accord**) and the Lead Policy.
- 4 This report recommends that Council should approve in principle the recommendation of the Bright Sky SHA to the Minister of Housing and Urban Development, subject to the negotiation of a Stakeholder Deed and qualifying development criteria.

Recommendation

- 5 That Council:
 1. **Note** the contents of this report and;
 2. **Note** feedback received from the public will be provided to Councillors separately, and that responses from Aukaha, Te Ao Marama and Stantec (transportation peer review) will be reported to Councillors at the meeting;
 3. **Note** the plans provided as part of the EOI have been amended to include the land linking the site to Frederick Street.
 4. **Approve** in principle the Bright Sky Land Limited Special Housing Area, subject to further consideration of the below requirements:
 - a) Instruct the General Manager of Planning and Development to proceed with negotiation of the Stakeholder Deed that fulfils the infrastructure, parks and reserves (including trails, footpaths and connections) and

affordable housing requirements of the Special Housing Area Lead Policy titled: Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines; and

- b) Negotiate qualifying development criteria for the proposed Special Housing Area.
 - c) Amend the proposed development to provide for a connection through to Enterprise Drive.
 - d) As a consequence of the amendment above, to ensure that the reserves provision is consistent with the Parks and Open Spaces Strategy 2017.
5. **Instruct** Council officers to report back to the Council on the measures discussed in Point 4 above.

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8 March 2018

Reviewed and Authorised by:



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GM Planning and Development
14 March 2018

Background

- 6 The purpose of the HASHAA is:

The purpose of this Act is to enhance housing affordability by facilitating an increase in land and housing supply in certain regions or districts, listed in Schedule 1, identified as having housing supply and affordability issues.

- 7 On 16 September 2016, the Housing Legislation Amendment Act 2016 (**the Amendment Act**) came into effect. One of the key changes of the Amendment Act is that the date for establishing SHAs and the date of repeal of the HASHAA had been extended by 3 years to 16 September 2019 and 16 September 2021 respectively. The implications of this are that any new Special Housing Areas (**SHAs**) will have until 16 September 2019 until they are disestablished.
- 8 On the 23 October 2014 the Council entered into the Queenstown Lakes District Housing Accord (**the accord**) with the Government. This was subsequently updated on 12 July 2017. The accord is “...a key tool to facilitate development in SHAs that align with the Council’s policy and regulatory framework (including the District Plan), and is therefore an important component of the Council’s approach to housing in the District”.
- 9 On the 26 October 2017 the Council adopted an amended Lead Policy (titled: Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines) (**the Lead Policy**), to guide the Council’s implementation of the HASHAA.

- 10 In total seven SHAs have been recommended By Council and subsequently approved by the Minister including:
- Bridesdale Farm;
 - Onslow Road;
 - Arrowtown Retirement Village;
 - Arthurs Point;
 - Shotover Country;
 - Queenstown Country Club.
 - Business Mixed Use Zone (Gorge Road) (this SHA has been re-established); and
- 11 The Bridesdale SHA development has been completed and houses are now under construction. Six of the seven SHAs are under construction. These SHAs will deliver a potential yield of approximately 885 residential units and bed aged care facilities, thus contributing significantly to the Council's obligations under the accord. With the exception of the Business Mixed Use Zone (Gorge Road) all of these SHAs have been disestablished.

Criteria and process for considering SHAs

- 12 The Council will consider each proposed SHA on its own merits. In addition, to the degree of consistency with the Lead Policy, other factors, such as planning and RMA matters, may be relevant to the Council's exercise of discretion to make a recommendation to the Minister. The below process is generally followed when assessing the EOI:

Step 1 - An initial consideration of an EOI to ensure it is consistent with the Council's intent, and there is sufficient information provided to be able to assess it;

Step 2 - Seek public feedback including statutory agencies and iwi;

Step 3 - Seek comments from internal Council departments and others as necessary;

Step 4 - Report to Full Council to consider whether or not to agree in principle the establishment of an SHA;

Step 5 - Should the EOI be accepted in principle, negotiate an appropriate Stakeholder Deed that fulfils the requirements of the Lead Policy (and other matters that are deemed to be relevant) and any other outstanding matters raised;

Step 6 - Council considers the draft Stakeholder Deed and makes a determination on whether or not to recommend the EOI to the Minister as a potential SHA; and

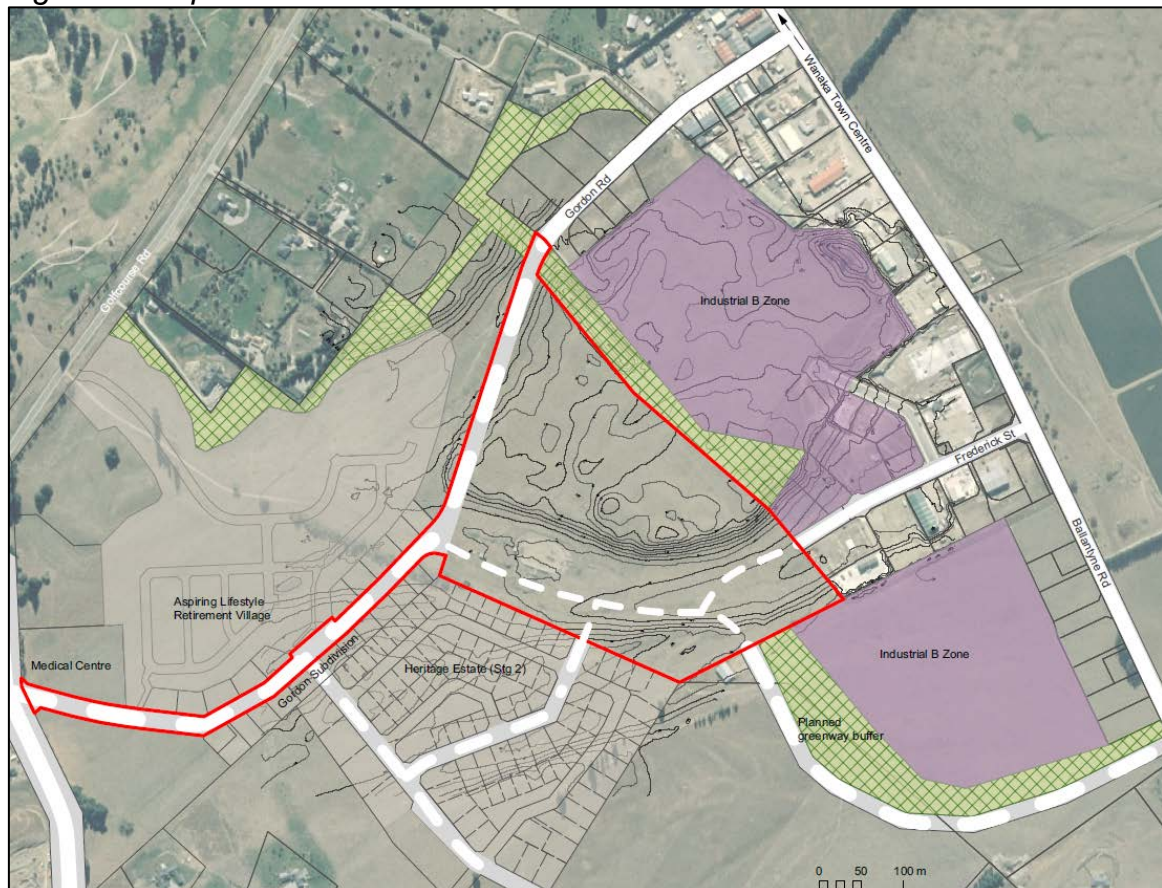
Step 7 - If a Stakeholder Deed is agreed and signed, the proposed SHA will be recommended to the Minister.

- 13 Steps 1 to 3 have been completed and this report addresses Step 4. If the EOI is accepted in principle a subsequent report to Full Council will address Steps 5 and 6.

Bright Sky Expression of Interest

- 14 The EOI for the proposed Bright Sky SHA was formally received by Council on 19 February 2017. The site is located off Gordon Road, Frederick Street and Cardrona Valley road, Wanaka. The total area of the site is approximately 13.2 hectares and it adjoins the Aspiring Lifestyle Retirement Village (located to the west of the subject site and which is now largely developed). The EOI site also adjoins the 'Alpine Estates Stage 1' consented subdivision (14 lots accessed off Cardrona Valley road), and the Gordon subdivision, 23 lots including the formation of a new road and intersection from Cardrona Valley Road (RM170094). 'Alpine Estates Stage 2' (shown in Figure 1 below as 'Heritage Estates Stage 2') has lodged resource consent for 96 lots but has not been progressed and remains on hold for further information (RM170065).
- 15 The proposal comprises a residential development of approximately 281 dwellings, with a mix of section sizes and housing types. Full details of the proposed development are available in the EOI. The proposal site is shown outlined in red in Figure 1 below.

Figure 1: Proposed SHA location



- 16 The site is located in the following zones of both the Proposed and Operative District Plans:

Operative District Plan (ODP)	Proposed District Plan (PDP)
<ul style="list-style-type: none"> Rural General 	<ul style="list-style-type: none"> Low Density Residential Rural (Small area off Frederick St) Within the Urban Growth Boundary (UGB)

- 17 In summary the proposal will be predominantly residential and involves the construction of the 281 units in a mix of sizes from 1-4 bedroom units as shown in Figure 2 below. The buildings are in a range of different building styles, as shown in the EOI.

Figure 2: Proposed building layout



- 18 The proposal also includes the vesting of reserves and roads with Council. The developer has also confirmed that they will satisfy the affordable housing requirements of the Lead Policy by providing 10% of the developable land area.
- 19 The EOI comprises of concept design plans and images of the Bright Sky SHA, with supporting assessments from a planner, urban designer and engineers. The updated EOI forms part of **Attachment A**. The appendices to the EOI are not included in the published version of the agenda but are available on the Council's website: <http://www.qldc.govt.nz/your-council/your-views/proposed-bright-sky-special-housing-area/>

Housing Accord Targets and potential yield

20 The Housing Accord sets the following targets:

Total number of dwellings and sections consented						
	Year 1 (24 Oct 2014 to 23 Oct 2015)	Year 2 (Oct 24 2015 to Oct 23 2016)	Year 3 (Oct 24 2016 to 23 Oct 2017)	Year 3 (1 Jan to 31 Dec 2017)	Year 4 (1 Jan to 31 Dec 2018)	Year 5 (1 Jan to 31 Dec 2019)
Targets	350	650	750	1100-1200	1200-1300	1300-1400
Actual	557	760	317 at 30 April 2017			

- 21 At the time of agenda cut off, the analysis for 2017 has not been completed but will be reported to Planning & Strategy Committee as soon as possible.
- 22 The Accord targets were amended on the 12 July 2017 with the key changes being that these targets now relate to the entire district (Year 1 to 3 only relate to the Wakatipu Basin) and the reporting period for the targets is 1 January to the 31 December.
- 23 As noted above, 7 SHAs have been approved. These qualifying developments are anticipated to deliver a yield of approximately 885 units plus bed aged care facilities, thus contributing significantly to meeting Council's targets under the Accord.
- 24 The Council has also recommended the re-establishment of the Business Mixed Use (Gorge Road) SHA that was approved via an Order in Council on the 14 August 2017. Approximately 100 to 150 apartments are anticipated to be delivered from this SHA.
- 25 The potential yield from the proposed SHA being considered in this report would contribute approximately 281 residential units (final numbers would be determined at the resource consent stage). While the site is proposed to be rezoned Low Density Residential under the Proposed District Plan, the SHA process will increase the yield. In this respect, the proposal, if accepted, is considered to be consistent with the purpose of the HASHAA, which is set out in paragraph 6 above.

Councils Lead Policy on SHAs

- 26 The developer has undertaken a review of the proposal against the Lead Policy. It should be noted that consideration of the Lead Policy is not a 'tick box' exercise – whilst important the Lead Policy provides a framework of relevant considerations for the Council to assess proposed SHAs, other factors, such as planning and RMA matters may be relevant to the Council's exercise of discretion to make a recommendation to the Minister. These still need to be considered in the context of the HASHAA's purpose of increasing housing supply. Full discretion lies with Council on whether or not to recommend an area to the Minister to be a SHA.
- 27 An assessment of the criteria for recommending a SHA to Government is set out further below:

Assessment of the Lead Policy's criteria

Location & Strategic Direction (Point 3.1 & 3.2 of the Lead Policy)

- 28 The majority of the subject site is zoned Low Density Residential Zone in the PDP, which has been identified in the Lead Policy as an area potentially suitable for the establishment of a SHA (Category 2 of the Lead Policy). The small portion of the site is located in the Rural Zone of the PDP and some dwellings are proposed to be located in this area. This parcel of Rural zoned land is considered an anomaly as it was overlaid by an open space annotation, which was subsequently removed from the PDP as it was incorrectly added into Stage 1.
- 29 The Lead Policy is consistent with the strategic direction set out in the PDP. In particular, Goal 3.2.2 of the PDP specifies:
- Ensure urban development occurs in a logical manner:
- to promote a compact, well designed and integrated urban form;
 - to manage the cost of Council infrastructure; and
 - to protect the District's rural landscapes from sporadic and sprawling development.
- 30 In particular, it emphasises the establishment of SHAs within existing or proposed urban areas that are contained within the proposed UGB of the PDP. The SHA area is located within the proposed Wanaka UGB.
- 31 Notwithstanding the above, it is recommended that the entire site be included as an SHA and the merits of whether or not residential development is appropriate in the Rural zoned portion of the site can be considered at the resource consent stage.
- 32 Overall, the proposal is considered to be well located for SHA purposes, particularly as the majority of the site that built form is proposed is located within the proposed Low Density Residential Zone and the UGB of the PDP.

Infrastructure (Point 3.3 of the Lead Policy)

- 33 If Council agrees with the establishment of the SHA in principle, a Stakeholder Deed would need to be negotiated that secures the infrastructure requirements. This would be reported back to Council at a later stage. A summary of the report and Council Officer response is provided below.
- 34 *Stormwater.* Wherever possible stormwater disposal to ground will be utilised within lots and carriageways. A geotechnical report provided for an adjoining site confirms the land is generally suitable for onsite storm water disposal. Where soakage is not deemed suitable for stormwater disposal to ground, stormwater will be piped to a suitable attenuation area. Council engineers have advised that the approach is acceptable in principle and that details can be worked through at the resource consent and engineering acceptance stages. The stakeholder deed can secure that the applicant is responsible for the physical works and cost of connecting to the attenuation areas.

- 35 *Potable water:* A comprehensive modelling report was prepared by Watershed Limited. The Bright Sky development will be supplied via a 150mm diameter water main from Gordon Road through the main development road to Frederick Street, with a secondary 100mm connection. Modelling identifies that potable water will be available with the planned Beacon Point trunk main installation. This infrastructure is planned for 2020-2021 and is currently being investigated for expediting. This is a matter that can be addressed in the Stakeholder Deed.
- 36 *Wastewater:* Council has undertaken modelling which shows that some negative downstream impacts on the wastewater network are anticipated. Proposed upgrades to the Gordon Road pump station will be required to mitigate these impacts. This is a matter that can be addressed in the Stakeholder Deed.
- 37 *Transport:* The development proposed will be accessed from five different locations, being Cardrona Valley Road, Gordon Road, Frederick Street, a future link through the Alpine Estates development and a future link from Enterprise Drive provided through land owned by Orchard Road Holdings Ltd and shown on a structure Plan for the adjacent Industrial B zone (Figure 3 below). The area will be very well connected and permeable for all transport modes.
- 38 The development will result in the provision of an east west link between Ballantyne and Cardrona Valley Roads, a key linkage in terms of opening up access to the future Three Parks commercial centre. It is noted this direct connection between Ballantyne and Cardrona Valley Roads is not entirely consistent with the Wanaka Transportation and Parking Strategy 2008 (Figure 4 below), which does not show such a link.
- 39 Officers consider a direct link to be crucial in terms of an efficient east – west link, but the interface issues for a road that starts as an industrial area and turns into a residential area will have to be carefully addressed at the resource consent stage. The interface can be addressed through road narrowing, landscaping treatment and other methods to ensure a suitable transition.
- 40 Since the 2008 Strategy document was prepared, Plan Change 46 (Wanaka industrial and residential extension) has also altered the situation somewhat. The Structure Plan of the adjoining Industrial B area is shown in Figure 3 below. The alignment of the new 'Road 3' off Ballantyne Road on that structure plan, and the proposed Bright Sky roading alignment is consistent (shown in Figure 3 below).
- 41 It is also noted that the linkage from Enterprise Road circled red has not been provided for in the EOI, and this needs to be addressed:

Figure 3: Extract from Industrial B zone showing Road 3 and indicative road (circled red) in relation to Bright Sky site (blue cross)

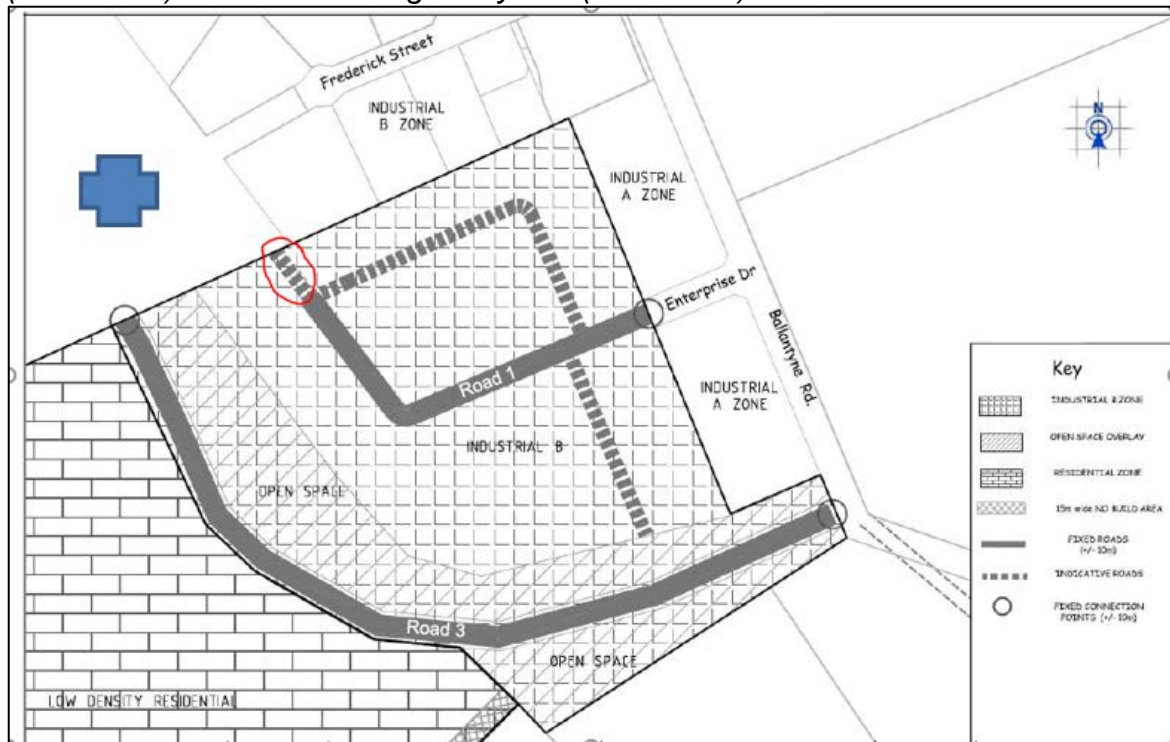
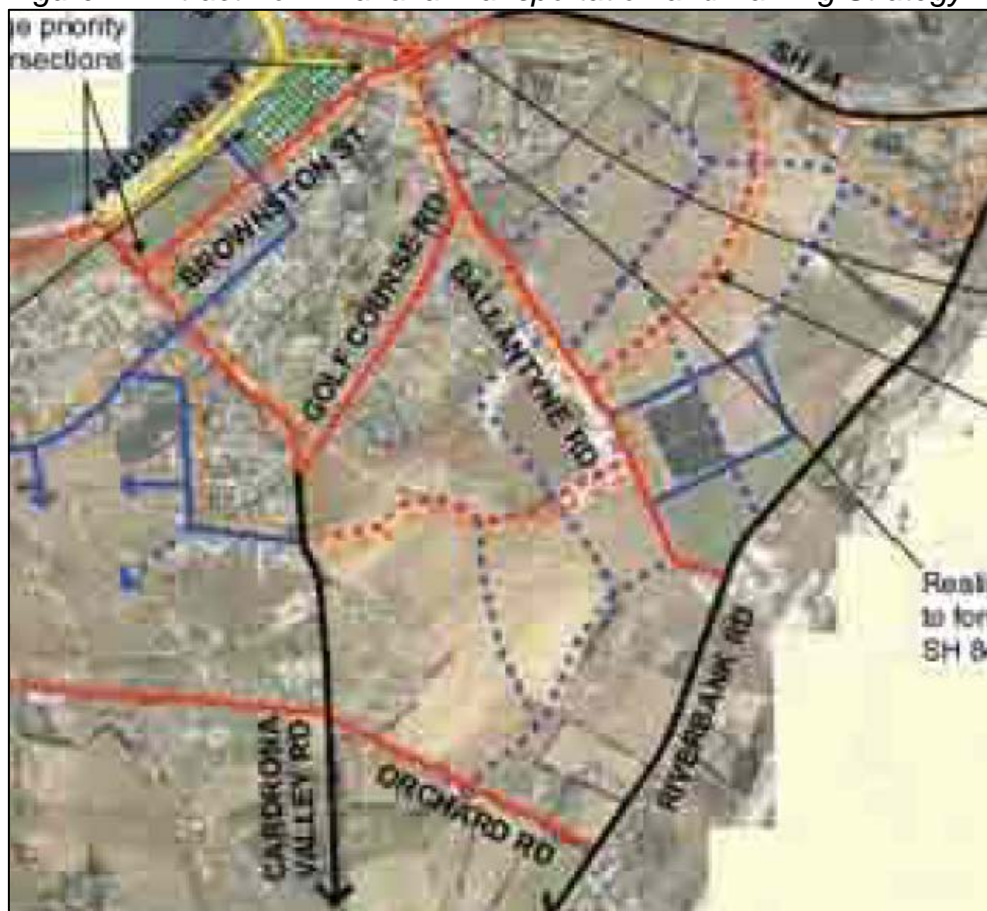


Figure 4: Extract from Wanaka Transportation and Parking Strategy 2008



- 42 A transport assessment provided by the developer was prepared by Bartlett Consulting. Modelling of the impact of the development on existing intersections has been undertaken and the Bartlett report confirms existing intersections can handle the additional traffic volume generated by the development.
- 43 Given the key location of this area, and its significant contribution to the roading hierarchy, officers have requested Stantec undertake a peer review of the assessment, given the key location of the development in the Wanaka roading hierarchy and the provision of a key linkage road between Ballantyne & Cardrona Valley Roads. The Stantec peer review is at a higher level than the Bartlett report, which focuses more on the site itself.
- 44 At the time of the agenda cut-off, the Stantec peer review report was not available and this will have to be updated to Councillors at the meeting.
- 45 Bartlett Consulting conclude that the proposal can be supported from a transport perspective. The existing intersections will be able to accommodate the additional traffic as a result of the proposed residential development with only minor change in the operational efficiency. The traffic modelling demonstrates that the existing road infrastructure can accommodate the proposed Bright Sky SHA.
- 46 *Geotechnical:* A geotechnical report has been provided for an adjacent site, and it is expected that the conclusions would equally apply to the Bright Sky land. A specific report for the subject site
- 47 Overall, the proposed development can be provided with the necessary infrastructure subject to some upgrades which can be secured through a Stakeholder Deed.

Affordability and Affordable Housing Contribution

- 48 The EOI would help to address housing supply issues in Wanaka by providing for a variety of smaller homes situated on compact sections. The developer has advised that property speculation would be “avoided” as the whole development (land and buildings) would be delivered by the developer, as opposed to vacant sections.
- 49 As Council is aware from the Bridesdale SHA, and from its deliberations regarding whether to add Ladies Mile into the Lead Policy, it is very difficult to prevent speculation of bare sections and /or land and building packages. The developer may deliver them to the market at a relatively affordable rate, however the on selling can quickly escalate prices. There is no easy solution to preventing speculation, although it is accepted that providing land and house packages reduces it due to the greater capital outlay required compared to just a section.
- 50 The developer has confirmed they would satisfy the affordable housing requirements of the Lead Policy (10% contribution). If the EOI is accepted in principle, the details of this would be negotiated and form part of the Deed that would be reported back at a Full Council meeting in mid-2018.

- 51 The proposed SHA is not to be used for visitor accommodation purposes. Clauses can be added to the Draft Deed to restrict the proposed SHA being used for short term rental/visitor accommodation, as identified by section 3.4 of the Lead Policy. This has been agreed with the developer.

Community Feedback

- 52 HASHAA does not set any statutory responsibilities in terms of consultation on the establishment of SHAs. However, the Council has sought public feedback / comment regarding the proposed SHA, which it has done for all SHA proposals. In addition, should the SHA be established, the consent authority may request the written approval of adjoining land owners if they are deemed to be affected and may undertake a limited notification resource consent process.
- 53 The EOI was placed on the Council's website on 21 February 2018, which is consistent with how other SHAs were considered. Feedback closes on 18 March 2017 and will be collated and provided to Councillors and made public prior to the Council meeting.

Quality and Design Outcomes (Point 3.7 of the Lead Policy)

- 54 The EOI is a design-led proposal that is well located close to the existing Wanaka town centre and other developing urban centres. The design is deliberately 'permeable' and will provide for walking and cycling. The design positively responds to the urban design principles set out in the Urban Design Protocol and the design outcomes specified in Attachment C of the Lead Policy.
- 55 The EOI plans show three areas as open space is to be provided. One larger area is centrally located and would be in general accordance with a 'neighbourhood reserve' scale space.
- 56 Given the resolution sought requires a re-design of some of the development area to provide for a roading link through to Enterprise Drive, the reserve spaces will require adjustment as a result of that redesign.
- 57 Further work is required to determine whether a revised layout is entirely consistent with the Council's Parks and Open Space Strategy 2017. Any network trails should be developed in conjunction with the Council and the Queenstown Trails Trust. This requirement could also be included in a draft Deed.

Timely Development (Point 3.8 of the Lead Policy)

- 58 The developer has confirmed that they are motivated and willing to develop as soon as possible. The developer has provided a development programme as part of their EOI and it is accepted that they are motivated to commence development. The requirement to proceed in a timely manner would form part of the draft Stakeholder Deed.

Conclusion

- 59 In recommending the SHA to the Minister, the Council has to be satisfied that the proposal is generally consistent with the principles espoused in the Lead Policy.

The land is predominantly zoned Low Density Residential and is within the proposed UGB under the PDP. The proposal a mixture of different sizes sized dwellings (1 to 3 + bedrooms). Council's Infrastructure Department have confirmed that the proposal is acceptable in principle, subject to upgrades being provided for through the Stakeholder Deeds.

Agency Responses

Otago Regional Council (ORC)

- 60 Correspondence from ORC notes that the area is mapped as being 'possibly susceptible' to liquefaction. This is a matter that can be addressed at the building consent stage. The ORC is also concerned to ensure that overland flow paths are protected and to determine whether the works affecting overland flow paths with require ORC consent.

Ministry of Education (MoE)

- 61 The Ministry of Education has written confirming its current plans for expanding the schooling network in Wanaka can accommodate the anticipated school age population likely to result from the SHA.

New Zealand Transport Agency (NZTA)

- 62 The site is not in close proximity to the State Highway network. NZTA were consulted and have written advising they have no concerns with the proposal.

Aukaha (formerly Kai Tahu Ki Otago) and Te Ao Marama Inc. (TAMI)

- 63 Aukaha and TAMI comments had not been received at the agenda deadline and will be reported to Council at the meeting.

Planning Considerations

- 64 When the Minister considers a recommendation from a local authority to establish a particular area as an SHA, the Minister is required to consider whether:
- *adequate infrastructure to service qualifying developments in the proposed special housing area either exists or is likely to exist, having regard to relevant local planning documents, strategies, and policies, and any other relevant information; and*
 - *there is evidence of demand to create qualifying developments in specific areas of the scheduled region or district; and*
 - *there will be demand for residential housing in the proposed special housing area.*
- 65 Other than (by extension) considering these matters, HASHAA provides no guidance by way of specified criteria on what other matters local authorities may consider when deciding whether or not to make a recommendation to the Minister on potential SHAs. In particular, it does not indicate whether it is appropriate to consider 'planning issues', such as landscape, District Plan provisions, and previous Environment Court decisions.

- 66 However, the High Court in *Ayrburn Farm Developments Ltd v Queenstown Lakes District Council* [2016] NZHC 693 confirmed that:

“...the HASHAA gave both the Minister and a local authority a discretion and, clearly, the actual location of areas of land to be recommended (and to that extent what could be described as planning or RMA matters) were always appropriate considerations in any such recommendation”.¹

- 67 However, while these considerations are relevant, Council’s decision-making should remain focussed on the purpose and requirements of HASHAA and how to best achieve the targets in the accord. While the weight to be afforded to any consideration – including the local planning context – is at the Council’s discretion, HASHAA considerations are generally considered to carry more weight. The purpose of HASHAA has been set out in paragraph 6 of this report.
- 68 In theory, all or most proposed SHAs are likely to be contrary to an ODP / PDP provision – an EOI would not be made for a permitted or a controlled activity.
- 69 In this case the proposal is consistent with the PDP zoning and is located within the proposed UGB. Currently the PDP has limited weight, with decisions on the Stage 1 chapters (which includes the position of the UGB) due to Council on 2 May 2018. However the proposal is consistent with the Council’s stated planning direction as set out in the PDP.

Options

- 70 Option 1: Accept in principle the establishment of the Bright Sky SHA subject to the negotiation of a Stakeholder Deed.

Advantages:

- 71 Helps contribute to achieving the purpose of the HASHAA, advancing the principles and priority actions in the Housing Accord, and helps the Council to achieve the housing targets in the Housing Accord by enabling new housing aimed at first home owners to be constructed.
- 72 Generates a number of social and economic benefits (both short term and long term) such as the creation of jobs during the construction phase and long term benefits relating to the increased provision of the supply of a range of houses;
- 73 Contributes to affordable housing in the Wanaka area;
- 74 Provides the opportunity for a Stakeholder Deed to be negotiated ensuring that the proposal is consistent with the Lead Policy and can be appropriately serviced, thus reducing the overall risks to Council; and

¹ Paragraph 56

- 75 The proposal is consistent with the Council's Lead Policy, due to the majority of the site being located within the proposed UGB and the proposed Low Density Residential zone of the PDP.

Disadvantages:

- 76 Less public participation (submissions and appeals) under a HASHAA consent than a RMA consent.

77 Option 2: Not recommend the proposed Special Housing Area to the Minister

Advantages:

- 78 Would require the developer to seek consent under the RMA rather than HASHAA, with the RMA having greater opportunities for public submission and appeal.

Disadvantages:

- 79 Would forgo the opportunity of potentially providing a housing option in the Wanaka area and potentially adversely impacting on Council's ability to meet its commitments under the accord.
- 80 Would forgo the short term and long term social and economic benefits offered by the proposed (outlined above).
- 81 Would require the developers to wait for the Proposed District Plan to be finalised which could take years due to appeals.
- 82 Would not assist in meeting Housing Accord targets.
- 83 Would not result in a 10% contribution to the QLCHT.
- 84 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

- 85 This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because:
- Importance: the matter is of high importance to the District. Housing supply and affordability is a significant issue for the District;
 - Community interest: the matter is of considerable interest to the community
 - Existing policy and strategy: The proposal is considered consistent with the Housing Accord, Proposed District Plan and the Council's Lead Policy. The proposal is not consistent with the ODP.
 - Capability and Capacity: In principle it is accepted that the site can be serviced by existing infrastructure but upgrades are required in terms of water supply and waste water.

Risk

- 86 This matter relates to the strategic risk SR1 'Current and future development needs of the community (including environmental protection)' as documented in the Council's risk register. The risk is classed as high. This is because of economic, social, environmental and reputational risks.
- 87 This matter relates to this risk because the supply of housing is central to the current and future development needs of the community. In this instance, it is considered that the social and economic benefits from the provision of a wide range of housing and land packages that are targeted at all types of owners are met. The subsequent resource consent assessment process under the HASHAA also provides the opportunity for further mitigation of risk.

Financial Implications

- 88 Under the HASHAA, developers are required to provide the necessary infrastructure to service their developments. Council negotiates Stakeholder Deeds to ensure the necessary infrastructure is provided.

Council Policies, Strategies and Bylaws

- 89 The following Council policies, strategies and bylaws were considered:
- Lead Policy for SHAs;
 - The Operative District Plan;
 - The Proposed District Plan;
 - Mayoral Housing Affordability Taskforce Report.
 - Growth Management Strategy 2007;
 - Housing Our People in our Environment Strategy;
 - 2017/2018 Annual Plan and the draft Long Term Plan; and
- 90 This matter is partly included in the 10-Year Plan/Annual Plan, due to the fact that some level of development is anticipated on the site. Further investigation will confirm whether or not any upgrades are required.

Local Government Act 2002 Purpose Provisions

- 91 The proposed resolution accords with Section 10 of the Local Government Act 2002, in that it fulfils the need for good-quality performance of regulatory functions. The recommended option:
- a. Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by utilising the HASHAA to enable increased levels of residential development on the proposal site;
 - b. Can currently be implemented through current funding under the 10-Year Plan and Annual Plan;

- c. Is considered to be generally consistent with the Council's plans and policies; and
- d. Would alter the intended level of infrastructural service provision undertaken by or on behalf of the Council.

Consultation: Community Views and Preferences

- 92 The Council has sought public feedback / comment regarding the proposed SHA, which it has done for all SHA proposals. In addition, should the SHA be established, the subsequent resource consent may be limited notified to neighbouring parties.

Legal Considerations and Statutory Responsibilities

- 93 The purpose of the HASHAA is detailed in paragraph 6 of this report. HASHAA provides limited guidance as to the assessment of potential SHAs, beyond housing demand and infrastructure concerns. HASHAA is silent on the relevance of planning considerations; however in this case the proposal is consistent with the Proposed District Plan.

Attachments

- A Bright Sky Expression of Interest including updated plans