

Proposed Rere Road Special Housing Area

Housing Accords and Special Housing Areas Act 2013

Expression of Interest

1.0 APPLICANT

The applicant for the proposed Rere Road Special Housing Area is Quinn McMahon

The address for service is : John Edmonds and Associates Ltd,
PO Box 95
Queenstown

Attn: John Edmonds

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021-409-075

2.0 LOCATION

The proposed Rere Road Special Housing Area is located at Rere Road, Lake Hayes Estate, Queenstown



The site currently has frontage to Rere Road, with an existing house also accessed from the lower level Quill Street. Surrounding land has been developed with low-density residential development and immediately to the north is a Council Reserve, playground and sports ground. A council walkway is also developed in the immediate neighborhood.

The location is well serviced from a transport point of view with public transport and school bus services nearby. Urban amenities are also close by, with the newly developed shop and café in the Nerin Square locality (210m). Pre-school facilities in nearby Onslow Road (200m) and the new primary school under construction at the adjoining Shotover Country subdivision (1.5km walking distance) also add to the existing community facilities in the area.

The High Voltage electricity supply line into the Frankton Substation transverses this location with pylons being located near the northern boundary of the site.

3.0 SITE

The site is described as Lot 14 DP 372310 and is contained in Certificate of Title 292420. The site totals 4871 square metres in area. The site currently has one dwelling unit on it accessed from Quill Street. The vacant area of the site, at a higher level than the area with the dwelling and fronting Rere Road totals approximately 2,800 square metres and is currently undeveloped and in pasture.



The site is well suited to further residential development of either low or medium density.

4.0 EXISTING ZONING

When the Lake Hayes Estate was originally developed a core area was zoned low density residential. This was then framed with an area of rural residential zoned land and beyond that an area of Rural General zoning. Over the years much of the land zoned rural residential (with a planned minimum lot size of 4,000 square metres) has been developed at urban

densities (typically 800 to 1,000 square metres) as has some of the land zoned Rural General beyond that. Such a pattern of development has occurred in the vicinity of the applicant's site.

The site is currently zoned Rural Residential in the Operative District Plan. All of the surrounding area is also zoned Rural Residential. The playground and sports ground immediately to the north is zoned and designated reserve in the District Plan. Residential development beyond the reserve (to the north) is zoned low density residential.

Current densities in the existing developed adjacent area are in the range of 800 to 2000 square metres. There are a few remaining larger sites in the locality of around 3000 square metres in area.

The rural-residential zoning of the site and surrounding area provide for a density and minimum lot size of 4,000 square metres. Much of the development of the area has been via discretionary and non-complying resource consents. This is why densities more in keeping with low density residential have resulted. Many lots are in the range of 600 to 800 square metres.

The provisions of the rural-residential zone also require lower building coverage, larger setbacks and Controlled Activity resource consents, even when the 1 to 4000 square metres density is met. These provisions tend to run contrary to higher yields and therefore affordability.

5.0 HISTORY OF THE SITE

When the Lake Hayes Estate area was originally developed the applicant's site was larger than the zoned minimum density. Most surrounding sites were sized and developed well below this minimum. A dwelling unit was built on the site accessed from Quill Street and the majority of the site (2,800 square metres), on the higher level and fronting Rere Road, has remained vacant.

6.0 WHY A SPECIAL HOUSING AREA?

An opportunity exists to enable development of the applicant's site that better meets of objectives of the Housing Accords and Special Housing Areas Act 2013.

As stated in the Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines the Act has the purpose of enhancing housing affordability by facilitating an increase in land and housing supply in certain regions or districts, listed in Schedule 1, that have been identified as having housing supply and affordability issues.

Queenstown-Lakes District is one of the areas listed in Schedule 1. The housing affordability issues in the district are well documented. The Council and the Minister for Building and Housing have entered into a Housing Accord under the Act to assist housing supply and affordability in the District, with a specific focus on the Wakatipu Basin. This Policy should be read in conjunction with the Queenstown-Lakes Housing Accord.

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

With a large part of the site remaining vacant for some time, an opportunity now arises to comprehensively plan and develop this area. It is surrounded by existing urban development that has been developed at densities well in excess of the operative zoning. The area of Lake Hayes Estate has all the services and facilities required for a quality housing development.

7.0 ASSESSMENT AGAINST THE SPECIAL HOUSING AREA CRITERIA.

7.1 Background.

As outlined in the Act, Accord and Guidelines, in the process for considering a Special Housing Area, Council will embark on an engagement process with the community (including land and property developers) in November 2014. Council will request Expressions of Interest from landowners and developers for land that might be suitable for consideration as Special Housing Areas. The engagement process will also allow members of

the general public to contribute their ideas on housing, with a specific focus on where new housing should be focused and what type of housing is required. This process will not preclude Council from identifying and considering areas as Special Housing Areas which have not been nominated via the Expression of Interest process. For example, there might be broader urban areas in multiple ownership that are not nominated that Council considers might be suitable for Special Housing Area status. Council will negotiate directly with landowners or developers seeking to use the provisions of the Act to ensure the agreed aims and targets in the Queenstown-Lakes Housing Accord are supported.

Each proposed Special Housing Area will be considered on its own merits.

This expression of interest is a result of the above process.

7.2 Criteria for recommending a Special Housing Area to Government

The guidelines state that the Council will assess an Expression of Interest against the following criteria. It should be noted that the location criterion is not a statutory consideration under the Act. However, in the interests of sound resource management planning practice, environmental and economic impact, and consistency with the draft Strategic Directions chapter of the District Plan review – location is considered to be a vitally important consideration for Council.

a. Location

The proposed area shall be located within or adjacent to existing urban areas. Areas located in rural areas remote from existing urban areas and services will generally not be viewed favorably.

The proposed site is within a developed residential suburb and has all the location characteristics needed for successful development.



The existing area of Lake Hayes Estate and the neighboring Shotover Country development contain a variety of urban and community facilities. These will provide support to future residents of this area and the development of this site will in turn support those facilities.

b. Adequate Infrastructure

For Council-related services of water supply, wastewater, transport, stormwater and reserves the Council is satisfied:

- a) That infrastructure exists and has additional capacity to accommodate the likely cumulative demand from a qualifying development/s in the special housing area or infrastructure is planned or programmed in the Council's Long Term Plan and Development Contributions Policy, and/or*
- b) That infrastructure would be provided and funded by the private sector ahead of the Long Term Plan programmed time at no additional cost to Council, and/or*
- c) Where not planned or programmed in the Council's Long Term Plan and Development Contributions Policy, infrastructure would be fully provided and funded by the private sector at no cost to Council and can connect to existing infrastructure that has additional capacity to accommodate the likely cumulative demand from a qualifying development/s in the special housing area, and*

- d) For stormwater, mitigation will meet the conditions of any relevant consent held by the Council or such other relevant engineering standards that are applicable, and*
- e) That infrastructure will be designed and constructed in accordance with the relevant requirements of the Council's Infrastructure Development Code, and any other specific design, specifications and plans for infrastructure works arising from any consent or infrastructure agreement between the Council and any other party.*

Council's Infrastructure plans show all necessary council services adjacent to or onto the site.

Stormwater drainage

A 1,200mm Stormwater drainage main exists in Rere Road, adjacent to the site.

Wastewater

A 150mm Sewer Main is constructed in Rere Road adjacent to the site.

Water Supply

Water supply is currently provided to the site in the form of a 100mm water main in Rere Road.

Transport

Public and school transport is currently provided to the area. Roading is constructed to full urban standards and is easily capable of servicing development of this site.

In summary, given the relatively modest scale of the proposed development, no infrastructure capacity issues are foreseen. Any issues will be able to be dealt with at resource consent time. No financial issues for the Council will arise.

c. Other (Non-Council) Infrastructure

For other (non-Council) infrastructure of state highways, government facilities such as education, or network utilities (electricity, gas and telecommunications) the Council is satisfied that infrastructure exists or is planned by the relevant service provider with additional capacity to accommodate the likely cumulative demand generated from a

qualifying development/s in the special housing area.

All the usual non-council infrastructure is developed and available in the area. Given the relatively modest scale of the proposed development, no capacity problems are foreseen.

d. Demand for a Qualifying Development

The Council is satisfied that there is evidence that the qualifying development/s in the Special Housing Area will deliver new residential housing that supports the aims and targets of the Queenstown Lakes Housing Accord in a timely manner.

The applicant is keen to progress development on the site and the yield arising from this process will help deliver new residential housing that better supports the aims and targets of the Housing Accord.



d. Demand for Residential Housing

The Council is satisfied that there is evidence of demand for a range of housing types that could be developed within a Special Housing Area. Furthermore Council shall be satisfied that a variety of dwelling sizes and dwelling ownership or tenure arrangements are not ruled out by any proposed terms and conditions or covenants that would apply within the Special Housing Area.

The fact that the Housing Accord has been developed between the District and the Government is evidence of demand for a range of housing types that could be developed on this site if it were to become a Special Housing Area.

The Housing Accord between Queenstown-Lakes District Council and the Government is intended to increase housing supply and improve housing affordability in the district. The agreed medium-term targets for the Wakatipu Basin are:

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

The applicant's proposal for this site will help the Council meet these targets. It is not proposed to have any terms and conditions or covenants that would rule out a variety of dwelling sizes and dwelling ownership or tenure arrangements on the site.

e. Affordability

In order to achieve the targets in the Housing Accord to deliver more dwellings at affordable price points, the Council will negotiate housing outcomes for each Special Housing Area and/or qualifying development on an individual basis. The delivery of more affordable housing options within qualifying developments will be appropriately balanced against:

The need for development to remain profitable and commercially viable.

Other strategic outcomes important to the Council such as integrated urban growth management.

The approach to affordability will be not to mandate the delivery of housing at specified price points, but to focus on requiring a certain proportion of qualifying developments to comprise smaller subdivision allotments or dwellings.

The negotiation of these housing outcomes will therefore cover:

- a) The type and size of dwellings to be built; it is anticipated that in most if not all Special Housing Area at least 20% of dwellings will comprise two bedroom dwellings.*
- b) The size of sections; for typical low density housing subdivisions where the typical allotment size may be in the order of 500-700 square metres, land developers will be required to provide a certain proportion (typically at least 30%) of the allotments at smaller sizes i.e. 250-400 square metres.*
- c) The nature of any covenants (or similar restrictions) imposed on sections;*
- d) The potential for a development to target specific housing need e.g. first home buyers, the rental market or social housing;*
- e) The potential to spread or mix the type and size of sections and dwellings to be developed throughout the proposed special housing area.*
- f) Other relevant matters that are identified.*

The applicant is willing to positively engage with the Council to achieve the above outcomes. The achievement of the above outcomes is one reason why the applicant has developed this Expression of Interest.

f. Predominantly Residential

A qualifying development within a Special Housing Area will have the primary purpose of supplying residential dwellings to the market. Any non-residential activities should be ancillary to the residential development and negotiated with the Council before the recommendation for a Special Housing Area is made to the Minister of Housing, including

reserves and open space areas, commercial or community activities.

The applicant proposes that the development of the site will be exclusively residential. Given the existing reserve adjacent to the site, it is considered that few, if any, further reserves will be required.



g. Building Height

The maximum calculated building height for a qualifying development in a special housing area will be determined as part of the declaration of that special housing area. It will be determined by the Council in discussion with the landowner/ developer with reference to:

- a) The characteristics of the land in the special housing area and land directly adjoining;*
- b) The maximum height provided for in the zone of the operative District Plan that currently applies to the land in question, and any changing and evolving direction regarding building height apparent through the development of the Proposed District Plan;*
- c) The maximum height provided for in the Act.*

The applicant's proposal for the site will not exceed the maximum height provided for in the Act. It is proposed that the maximum height for the development on the subject site will be the same as in the rural residential zone applying to the site and that provided for in the low density residential zone applying to the surrounding development in the Lake Hayes Estate area.

h. Minimum Number of Dwellings

The minimum number of dwellings required in any special housing area to constitute a qualifying development will vary from area to area. In existing developed areas, the minimum number is likely to be set low e.g. two dwellings. In greenfield developments the figure will be higher, but is likely to vary depending on circumstances.

While the proposed development is relatively modest and the site not particularly large, it will easily exceed the minimum number of dwellings outlined in the guidelines. It is estimated that up to 10 household units could be developed on the site. This will depend on detailed design prior to resource consent and will be evaluated during that process.

i. Residential Development Quality

Council's development quality expectations are set out in Appendix B. Council will seek SHA land owners / developers to agree in principle with these requirements.

The applicant agrees with these requirements and considers these are important, particularly if the greater housing yields (and therefore supply and affordability) are to be achieved.

In particular the applicant would seek to ensure that all residential units are developed in accordance with the Lifemark and Homestar guidelines, with a particular emphasis on designing efficient warm homes that are adequately insulated

j. Assessment of environmental effects

In addition to those effects dealt with earlier, there are additional matters that should be considered in relation to the proposed site.

18.1 High Voltage Transmission Line Corridor.

As stated earlier a high voltage electricity line crosses the area on the northern boundary of the site. Although the Queenstown Lakes Operative District Plan has not been changed to implement the National Policy Statement on Electricity Transmission (NPSET) it is considered that the NPS provisions provide good guidance for the future development of the site. The provisions of the NPSET will therefore apply and development of the site will keep clear of the required 12 metre and 20 metre-wide corridors. Development should be kept clear of the 12-metre corridor and be managed within the 20-metre corridor. The corridors are measured from the centre line of the pylons.

This will mean that the residential development of the site will be to the south. This will have the added benefit of orienting development towards the north and maintaining the amenity of the Council reserve, playground and sports facilities.

18.2 Natural Hazards

The Council's Hazard Register indicates that the only known possible hazard on the site is that of liquefaction. The site is shown as "possibly susceptible." This category of risk is the same as most of the Lake Hayes Estate area including the already developed neighborhood.

Any issues arising from this indication can be considered in depth at the time of resource consent.



18.3 Contaminated Land.

Much of the site appears to have had earthworks carried out on it at the time of the development of the adjacent residential subdivision. There does not appear to be any likely contamination issues, but the requirements of the NES can be met at the time of resource consent.

8..0 CONCLUSION

This Expression of Interest has attempted to set out the applicant's vision for the site and how that vision meets the aims and criteria of the "Housing Accords and Special Housing Areas Act 2013".

The analysis above has shown that the site is capable of being successfully developed as proposed while appropriately managing the effects of that development. Given the above, it

is considered that the proposal should gain the support of the Council, and its positive recommendation to the Minister.

Owner/Proponent:

Quinn McMahon

Postal: 14 Quill St. Lake Hayes Estate, 9304

0212036690

quinnmcmahon1@yahoo.com

Environmental Consultant Report:

Supplied separately from, **John Edmonds & Associates. Ltd**

03 4500009

Location of Section for Consideration:

12 Quill St

Lake Hayes Estate

(Northern end of the section, accessed off Rere Road,

Adjacent to McBride Park)

1st December 2014

Her Worship, Mayor Vanessa Van Uden and Council Members,

Please accept my Expression of Interest for Special Housing Area consideration. I am a Queenstown-Lake Hayes Estate resident, with unutilized land on my section. I have approached John Edmonds & Associates Ltd. To supply an Environmental Report. The Report will be sent directly to the Council from their offices. I have enclosed some additional information below.

Thank you for your consideration

Sincerely

Quinn McMahon

Note: Full Environmental Consultant Report: Supplied **separately** from **John Edmonds & Associates. Ltd**

Owner/Proponent's Additional Contribution notes follows below

Aspect of Section



View South toward Remarkable Mountain Range



View West toward Nerin Square, Day Care Centre, and Ben Lommond



View East toward Rere Road access and Crown Range

Note: Full Environmental Consultant Report: Supplied **separately** from **John Edmonds & Associates. Ltd**

Owner/Proponent's Additional Contribution notes follows below

Section Profile:

- Location: 12 Quill St, Lake Hayes Estate, Queenstown, 9304
(Area to be considered is for the Northern end of the section, accessed off Rere Road, Adjacent to McBride Park)
- Flat, Elevated, North Facing Section with Mountain and Park Views
- Access to area is off Rere Road (Rere road Borders East side of McBride Park)
- Section is adjacent to the south end McBride Park : Children's Playground, BBQ Area, Bike Park, Sports Field

Housing Accords and Special Housing Areas Act 2013

Reference to Appendix B- Residential Development Quality Expectations- Council Lead Policy

Note: Full Environmental Consultant Report: Supplied **separately** from **John Edmonds & Associates. Ltd**

Owner/Proponent's Additional Contribution notes follows below

1. Integrating into the Neighbourhood

b. Facilities and services

Travelling Distances from the Section

- 500 metre walk to Nerin Square- Café, Dairy, Day Care Facility, Connectabus Bus Stop links to Frankton, Queenstown and Arrowtown
- 10 Minutes walk to Queenstown Trails (bike and walking) and Kawarau River
- 4 Minutes Drive to Shotover Primary School due to open 1st Term 2015
- 5 Minutes Drive to Lake Hayes
- 7 Minutes Drive to Glenda Drive Industrial Area
- 8 Minutes Drive to Queenstown Events Centre: Aqualand Pool, Tennis and Volleyball Courts, Gym
- 10 Minutes Drive to Frankton Remarkables Park -Shopping Area,
- 15 Minutes drive to central Queenstown
- 30 Minutes Drive to Coronet Peak Ski Field

c. Public Transport

Lake Hayes Estate is serviced by **Connectabus Route 12**

- Departs and Returns ten times daily from points throughout Lake Hayes Estate to Frankton (Connections to Queenstown are available via Route 11 from Frankton)
- Departs to Arrowtown Six times daily

2.b Creating a Place

- Flat, North facing section, with access to all day sunshine.(please refer to photograph on page 2)
- Park and Mountain Views of Remarkables, Ben Lommond, and Crown Range

4.a. Environmental Responsibility

- North facing section, with access to all day sunshine. (please refer to photograph on page 2)