

Riverton Properties Ltd Proposed Special Housing Area

Housing Accords and Special Housing Areas Act 2013

Expression of Interest

This Expression of Interest is made on behalf of Riverton Properties Ltd, the owner of land at Arthur's Point

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1.0 LOCATION

The site is located in the Arthurs Point settlement, north west of Queenstown. The location is identified as an urban area in the Queenstown-Lakes Operative District Plan.



The Arthurs Point settlement has been experiencing strong residential development over the last decade or more and is now developing an established village character.

2.0 SITE

The site is described as Lot 1 DP 12913 and is contained in Certificate of Title 8C/156. In Council's property system it is described as Gorge Road, but the site is located on Arthurs Point Road. The site is 4.1759 square metres in area. Surrounding development includes the Shotover Lodge and Nugget Point visitor accommodation developments, other tourist related facilities, residential and rural residential developments and a large Department of Conservation reserve across the road.

The site is currently vacant and the front portion has been leveled. The back portion rises steeply from the level of Arthurs Point Road.



The site is well suited to a mix of densities from relatively high densities nearer the road, reflecting the densities of adjacent visitor accommodation developments, to lower densities on the lower area of the steeply rising land. It is proposed that the steeper land at the rear of the site would be developed at a lower rural living density.

3.0 EXISTING ZONING

The site currently has a split zoning in the Operative District Plan. The front 40% approximately is zoned Low Density Residential with the rear 60% approximately being zoned Rural General. There is a 15-metre building line restriction along the road frontage of the site.

Neighboring sites to the east of the site on both sides of Arthurs Point Road are zoned Rural Visitor Zone and are developed for such uses. The adjacent site immediately to the west has the same split zoning as the site subject to this application. The land immediately across the road is the Department of Conservation Reserve.



The Operative District Plan maps suggest that the rural part of the site may have a landscape category of Outstanding Natural Landscape – Wakatipu Basin. However, no boundaries are drawn on the landscape maps in the vicinity of the site. The adjoining land to the east has already been subdivided at a rural living density (part of the Rural Visitor Zone), and is at the same elevation as the subject land. It is considered that landscape impacts would can be appropriately managed through building design and landscaping requirements as part of conditions of a landuse consent.

Current densities in the existing developed adjacent area are quite high in that they are substantial visitor accommodation developments.

4.0 HISTORY OF THE SITE

As development has occurred over the last twenty years in the surrounding Arthurs Point area, the site subject to this expression of interest has remained vacant. The site was zoned for tourist activities in the district plan prior to the current Operative District Plan.

In 1996 a resource consent application (RM930639) was approved to subdivide the site into three lots, although never implemented.

In 2006 RM050383 was approved which enabled a clean fill activity to be carried out on the site. Some such activity has been carried out which has resulted in a level platform being created over that part of the site, which is now zoned, low-density residential. In 2010 an application was lodged for a tourist accommodation activity. This was withdrawn.

In 2011 a resource consent application, RM100194 was granted. This enabled the subdivision of the site into 16 lots. These consisted of an access lot (to become vested as a road), 14 residential lots and a balance rural lot on the more elevated Rural General land. The residential lots ranged from 900 to 1541 square metres, while the balance lot was approximately 2.5 hectares. The approval contained conditions dealing with the building setback, access from Arthurs Point Road, landslide hazards and servicing among other matters. This approval is still effective and a pair of duplex units is intended to be constructed early next year.

5.0 CONCEPT PLAN

A design features report for a comprehensive development of the site is attached. In summary, the concept provides for approximately 34 dwellings as part of a comprehensive development of that part of the site zoned for low-density residential activities. Six additional large building sites are proposed for the higher part of the site zoned Rural General.

The dwellings proposed for the comprehensive development are a mix of 2 and 3 bedroom homes. Extensive landscaping and planting are provided to integrate the development along with common exterior cladding and matching roof pitches. Above code insulation is also planned.



CHARLES THOMAS ASSOCIATES ARCHITECTS DEVELOPMENT ARTHURS POINT ROAD

SCALE
A2 1:750

DEC. 2014

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6.0 WHY A SPECIAL HOUSING AREA?

With the subject site being currently vacant and of a size which enables comprehensive planning and development, an opportunity exists to promote the 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 the site being over four hectares in area and largely flat or an easy grade; an opportunity arises to comprehensively plan and develop this area. It is adjacent to existing urban development and is partly zoned for residential development.

7.0 ASSESSMENT AGAINST 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 an established urban area and adjacent to a developed site. It is partly zoned for residential development.

The existing area of Arthurs Point contains 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.

The proposal therefore meets the Strategic Objectives of the Operative District Plan and those in the draft Strategic Directions chapter of the District Plan review.

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 most necessary council services are available adjacent to the site. The front half of the site is within the water, drainage and sewer scheme area boundaries.

Stormwater drainage

From Council Plans it appears no urban standard stormwater facilities have been constructed in the vicinity. The disposal of stormwater from the site when developed, would not appear to raise any serious issues but will need to be considered at the time of resource consent. The substantial Shotover Lodge development adjacent to this site, appears to have resolved any stormwater issues arising from its development.

Wastewater

An existing sewer main has been developed in the area and is located in the Arthurs Point Road reserve at the front of the site.

Water Supply

A water main is also located in the road reserve adjacent to the front of the site.

Transport

Arthurs Point Road is built to a good standard in this locality and should easily service the demands arising from this site, when developed.

In summary, given the relatively modest scale of the proposed development, no infrastructure capacity issues are foreseen. The servicing issues for the site were satisfactorily dealt with for a 16-lot subdivision in RM100194. Any issues will be able to be dealt with at resource consent time.

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.

e. 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. Thirty-four dwellings are proposed in the design features concept plan attached to this expression of interest. This is over and above any development on the rural general zoned part of the site.

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.

f. 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:

- o The need for development to remain profitable and commercially viable.*
- o 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.

The concept plan shows 34 dwellings. These will be a mix of 2 and 3 bedroom dwellings. The density and sizes indicate that the applicant will meet the above objectives.

g. 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 along with any reserves that Council considers are required. The concept plan shows 34 residential dwellings along with possibly 6 rural-residential lots.

h. 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 provided for in the low-density residential zone applying to the site or the rural visitor zone applying to the neighboring site.

i. 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 developable area of the site not particularly large, it will easily exceed the minimum number of dwellings

outlined in the guidelines. Thirty-four residential dwellings are proposed.

j. 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 in principle with these requirements and considers these are important, particularly if the greater housing yields (and therefore supply and affordability) are to be achieved.

The concept plan attached gives early indications of the design and quality of any proposed development. The design of the dwellings, building materials to be used, insulation standards, layout of the site and landscaping and planting all point to the expectations in appendix B being met by this proposal.

k. 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.

Natural Hazards

The Council's Hazard Register indicates that the site is of nil to low risk of liquefaction. It also indicates that the northern, steeper part of the site may have a landslide risk termed Pre-existing Schist Debris (Activity Unknown). Most of this area is not planned for substantial development.

The issues arising from this identified hazard were considered when RM100194 was approved in 2011. In summary the approval stated that the site was a part of the "Coronet Peak Landslide" that was in "marginal equilibrium". The consent stated, "residential development was geotechnically feasible provided that stated remediation measures were implemented".

In any case, any issues arising from these indications can be considered in depth at the time of resource consent.

Contaminated Land.

Much of the part of the site proposed for development appears to have had earthworks carried out in the past. It has also been a clean fill, on and off, since a 2006 consent (RM050383). The issues arising from this were successfully dealt with by conditions in RM100194 in 2011 for a 16-lot residential subdivision approval.

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.

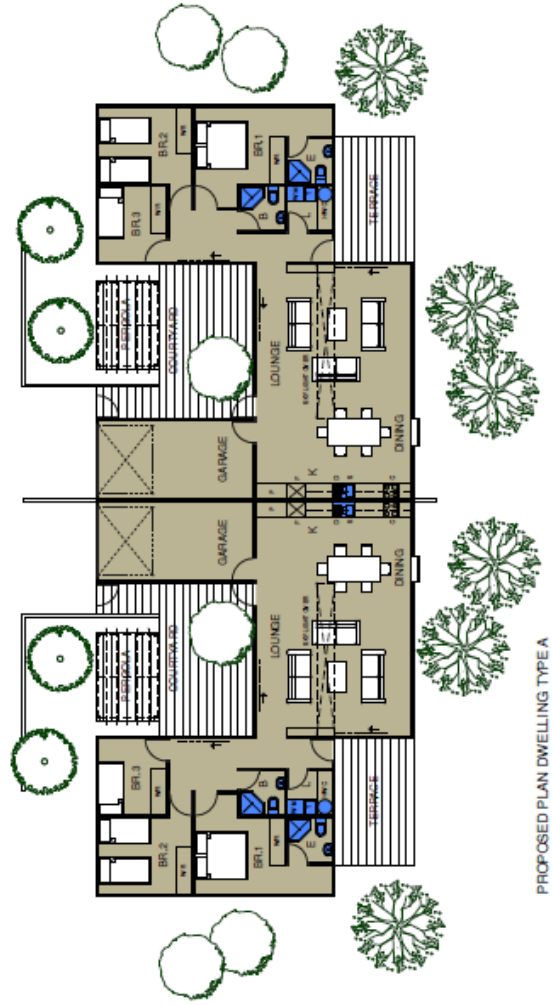
This Expression of Interest has attempted to set out the applicant's vision for the site and how that vision meets the aims and criteria of the "Housing Accords and Special Housing Areas Act 2013".

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.

Attachments

- A. Draft Development Plan
- B. Typical Draft Unit Layout
- C. Architectural Statement





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Proposed comprehensive development Arthurs Point Road for Arthurs Point Properties

DESIGN FEATURES REPORT

The proposed development provides a mixture of accommodation types sited within an integrated landscaped environment.

A total of 34 dwellings are proposed as part of the comprehensive development plus 6 additional large building sites.

The total development will comprise 40 lots.

The dwellings proposed for the comprehensive development are a mixture of 3 bedroom and 2 bedroom homes.

The incline of the site is used to provide views and amenity for all the lots.

Extensive landscaping and planting is incorporated to provide a total integrated development.

The proposed dwellings will have matching pitched roof profiles and common exterior cladding materials.

Exposed timber trusses over living areas, coved ceilings to bedrooms, exposure to north sun, robust alpine claddings and above code insulation to walls, ceilings and floor provide an enjoyable living environment suitable for Queenstown conditions.

Families, couples, elderly and single residents are catered for.

Proposed dwelling types:

- A Single level U shaped 3 bedroom with open plan living, central sunny courtyard and attached garage.
The plan configuration allows the enjoyment of southern views and northern sunshine from the main living areas.
These homes will suit families and elderly residents.
Accessible features are incorporated in the design and all spaces are on one level.
- B Single level terrace style 2 bedroom with open plan living, northern sunny courtyard and basement garage.
These homes will suit young families, couples and single residents.
- C Single level linear 3 bedroom with open plan living, northern sunny terraces and basement garage.
The plan configuration allows the enjoyment of southern views and northern sunshine from the main living areas.
These homes will suit families.

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