



CLARK FORTUNE MCDONALD & ASSOCIATES

REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS



Clark Fortune McDonald & Associates

Licensed Cadastral Surveyors - Land Development - Planning Consultants

JACKS POINT ZONE

HOMESTEAD BAY

SPECIAL HOUSING

AREA



Prepared by: Nick Geddes, Planner

Date: 5th December 2014

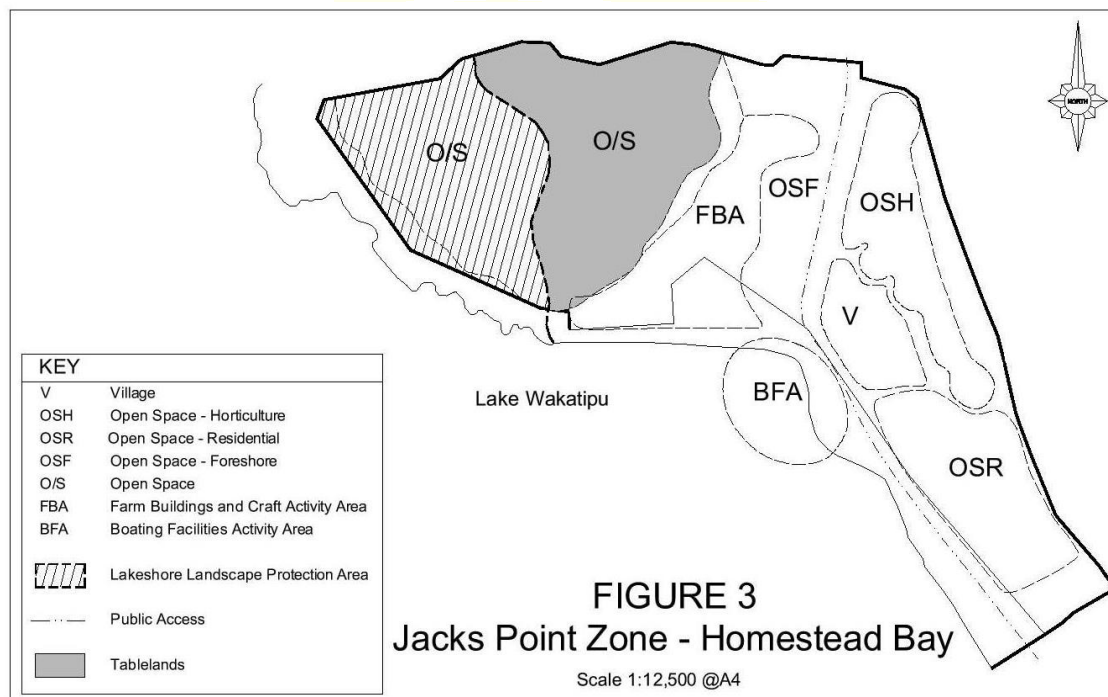
1.0 ASSESSMENT CRITERIA

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

1.1 Location

Homestead Bay is situated within the Jacks Point Zone which is recognised by the Queenstown Lakes District Plan as a Special / Resort Zone. A location plan is contained in Attachment [A]. The subject land pertains to Pt Lot 6 DP443832 which is held in the certificate of title for the property contained in Attachment [B].

Landuse within the zone is provided for in the Structure Plan in the figure below:



The provisions relating to horticultural activities are outdated and not relevant to the context of the Jacks Point setting. It is proposed to change the activity provisions within the OSH (open space horticulture) activity area to similar activity provisions within the R(JP) (residential jacks point) activity area as depicted on the Clark Fortune McDonald and Associates - Concept Plan - Drawing 01 contained in Attachment [C].

The existing village activity area could then be developed to provide a mix of housing types with an emphasis on higher density residential living contained within multiunit development as depicted on the Mason & Wales Architects - Master Plan - Sheet 5 contained in Attachment [C]. The multi unit development designs can provide for a mix within one building, from small single bed studio apartments, through to 3 to 4 bedroom apartments.

To maximise the potential development opportunities and the desirability of the zone, we would request that consideration be given to designating the area as a special housing area.

1.2 Infrastructure

An infrastructure report has been completed and is contained in Attachment [D]. This report is summarised as follows:

Water Supply, there are two options which are being currently considered to support development within the zone. Either of these can appropriately amended to accommodate any additional demand required as a result of the Special Housing Area.

Sewerage System, a reticulation system has been designed which provides for the connection of a dwelling directly to communal treatment and disposal. This system

can be appropriately amended to accommodate any additional demand required as a result of the Special Housing Area.

Access, the Jacks Point Zone relies on public access to Lake Wakatipu and connectivity to development within Homestead Bay. The existing pedestrian and cycleway network within the Jacks Point Zone will be extended as part of development within Homestead Bay.

Gas, reticulation is provided to the boundary of the subject site where it can be designed to provide gas supply to each residential unit within the Homestead Bay area subject to the requirement of network provider Rock Gas.

Power and Telecommunications, reticulation is provided to the boundary of the subject site where it can be designed to provide each of these services to every residential unit within the Homestead Bay area subject to the requirements of network providers Chorus and Delta.

1.3 Demand for a Qualifying Development

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

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

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

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

The multi-unit development within the Village Area seeks to provide between 200-250 residential units while Lots 1-134 total 50 - 140 residential allotments depending on density specifications. In total these areas seek to provide 250 – 390 residential units.

1.4 Demand for Residential Housing

It is evident that there is a demand for a range of housing types that could be developed within a Special Housing Area. Homestead Bay has two distinct areas which seek to provide a range in housing as outlined on the plans contained in Attachment [C]. Dwelling size, ownership or tenure arrangements are not precluded by Murphy's Development Ltd. Terms, conditions or covenants that support a range of housing types should form part of future discussions should form the basis of any future negotiations.

1.5 Affordability

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

Murphy's Developments Ltd accepts that a range of dwellings and allotment sizes will be required to establish a range in affordability and this may require the imposition of land covenants on various sections. However, the Implementation Guide sets out 'negotiation' for these housing outcomes. Murphy's Developments

Ltd is amenable to addressing this with relevant parties at a later stage of the process.

1.6 Predominantly Residential

The primary landuse is residential as depicted on the Outline Development Plans contained in Attachment [C]. The balance of land uses within Homestead Bay is discussed in Part 1.8 below.

1.7 Development Controls (building height)

Building development can take place up to 10 metres in the Village Activity Area. The Village comprises of an area being approximately 6.2 hectares. The current district plan rules enable a building coverage of 2.15 hectares.

Building height is restricted to 8.0 metres within the Open Space Residential Activity Area and Open Space Horticultural Activity Area.

The surrounding land is zoned Rural General where the maximum building height specified in Part 5.3.2.1(i)(a) is 8 metres.

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

1.8 Density (minimum number of buildings)

The Village Activity Area

The Village Activity Area is adequately provided for and enables ample flexibility in terms of future development. An increase in site density within the zone would allow more efficient use of the land area within the village area.

The Open Space Residential Activity Area

We consider that it would be fundamental to increase the building coverage within this activity area. Based on our experience with the subdivision of sites of this nature, we believe that the current building coverage area is too small and would be a disincentive for potential purchasers. We would recommend an increase in building coverage area from 500m² up to 1,000m². This is the building platform area only and would still enable multi level dwellings up to 8.0m in height.

Increasing the buildable area, and therefore increasing the density of these sites, has an overall affect on the zone, most significantly to the current restriction on the density provision of 2.5%. We would recommend an increase in site density across all of the Homestead Bay zone from the current 2.5% up to 5%. The 5% density compliments the density found within both the Jacks Point and Henley Downs areas of the zone.

The Open Space Horticulture Activity Area

This area of the zone has the capacity to absorb a higher density of development over and above what is currently provided for. We would suggest a density which complements the existing residential areas found in Jacks Point. This would enable the 12.7 hectares of the OSH area to be developed for residential housing which would provide between 80 to 150 residential allotments based on an average site area of approximately 800m². This includes land required for infrastructure, roading, pedestrian and cycle ways. The Concept Plans contained in Attachment [C] depicts the layout of residential housing and roading.

Building coverage would have to be restricted to 40% per site to achieve the overall 5% density requirement discussed above.

1.9 Residential Development Quality

Expectations set by the Implementation Guidelines seek:

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

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

1.9.1 Integrating into the Neighbourhood

The Village area is restricted to small-scale commercial activities, health activities, educational activities, office and administration activities, and indoor and outdoor recreation facilities. The village also provides for Residential and Visitor Accommodation Activities including conference, cultural and community facilities and office and administration activities ancillary to the above. The neighbouring Lots 1-134 will directly benefit from facilities in the Village due to relative proximity and connectivity through the proposed vehicular network and pedestrian corridors.

All existing vehicular, pedestrian and cycle connections through the neighbouring Jacks Point area will be continued through Homestead Bay. The proposed layout of the Village and Residential Lots 1-134 is considered to respect the existing development throughout Jacks Point. Consistency between the two zones will be

reinforced through comparative development guidelines but departure from these will be required to avoid a homogenous appearance across the area.

1.9.2 Creating a Place

Homestead Bay is recognised as being the ‘foreshore’ of the Jacks Point Zone where there is opportunity for access to and enjoyment of the Lake. The design of the Village as depicted on plans contained in Attachment [C] recognises the areas relationship to the Lake.

The Homestead Bay site affords panoramic views which extend across Lake Wakatipu to the south, Jacks Point to the west and the Remarkables Mountain Range to the east. This site is considered to provide a high level of visual interest.

Residential allotments 1-134 are sufficient in size to accommodate an adequate level of landscaping to compliment any proposed built form. Residential Units within the Village will be incorporated into a wider landscape / park / reserve plan which will encompass the entire Village area and Lake Wakatipu foreshore.

Overall, the design of Homestead Bay is considered to create exceptional living environment and a village community centred around and based upon open space, natural and recreational values.

1.9.3 Street & Home

Streetscape within proposed Lots 1-134 will be well appropriated with landscaping and street tree plantings. Parking spaces will be allocated within the road reserve where they integrate with the streetscape planting and located where they promote the desired target operating speed for vehicle movements. Overall, the layout of Lots 1-134 has been designed to capture maximise passive solar gain

whilst providing useable areas within each allotment which can incorporate a generous amount of landscaping and/or the provision of storage.

The Village is considered to require a dynamic interface between the land uses intended for this area. This interface will provide a clear distinction between private and public areas. Residential Units will be accommodated in blocks set amongst comprehensively landscaped areas which will be apart from commercial components of the Village. The residential blocks have been positioned to maximise passive solar gain and visual corridors to the lake.

1.9.4 Environmental Responsibility

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

- Buildings are healthy and comfortable, where it is easy to keep the warmth in and the moisture out;
- Minimise energy consumption through energy efficient devices, reducing appliance numbers and onsite energy generation;
- Water efficiency of taps, showers and toilets. Reusing, collecting and treating water onsite;
- Systems for reducing waste and increasing recycling;
- Site and building aspect to maximise passive solar gain;
- Select sustainable building materials.

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

The other directives listed above relate to the specific design of the residential dwellings. Murphy's Developments is amenable to specifications placed upon development as required by within the proposed lots which promote each of the above. These may require the imposition of land covenants.

2.0 MURPHY'S DEVELOPMENTS LTD

The subject land is owned by Murphy's Development Ltd directed by Andrew Guest, Brain Chen and Dan Xiao. The company will be responsible for the management of all development at Homestead Bay.

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

CFMA has been involved in the strategic planning, engineering design, cadastral survey, subdivision and landuse administration for the Jacks Point residential area.

Nick Geddes

Planner

Clark Fortune McDonald and Associates

ngeddes@cfma.co.nz

(03) 441 6071

ATTACHMENT [A]

Homestead Bay Location Plan





CLIENT REVIEW 05.12.14



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

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz

Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

HOMSTEAD BAY VILLAGE
SITE LOCATION PLAN

Client	Surveyed	Signed	Date	Job No.	Drawing No.
HOMSTEAD BAY TRUSTEES Ltd	-	-	-	11760	04
Notes:			Scale	Sheet 001	
All dimensions shown are in meters unless shown otherwise.			1:5000 @ A1	1:10000 @ A3	
Any person using Clark Fortune McDonald drawings and other data accepts the risk of:			05.12.14	Datum & Level	
- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.			-	Rev.	
- Ensuring the information is the most recent issue.			-	Mt Nic 2000 & MSL	
- Copyright on this drawing is reserved.			-	-	

ATTACHMENT [B]

Certificate of Title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Guaranteed Search Copy issued under Section 172A of the Land Transfer Act 1952

Identifier 607922
Land Registration District Otago
Date Issued 21 January 2013

Prior References

555574

Estate	Fee Simple
Area	125.0295 hectares more or less
Legal Description	Lot 2 Deposited Plan 443832 and Part Lot 6 Deposited Plan 443832 and Part Lot 6 Deposited Plan 443832 and Section 1 Survey Office Plan 389253

Proprietors

Dickson Stewart Jardine as to a 3/20 share
Jillian Frances Jardine as to a 3/20 share
Dickson Stewart Jardine and HGW Trustee's Limited as to a 7/20 share
Jillian Frances Jardine and HGW Trustee's Limited as to a 7/20 share

Interests

5572493.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.5.2003 at 9:00 am (Affects part Lot 6 DP 443832 formerly Lot 1 DP 300502)

Appurtenant to part Lot 6 DP 443832 formerly Lot 1 DP 300502 are rights of way, rights to convey water, electricity and telecommunications and store water created by Easement Instrument 5572493.6 - 2.5.2003 at 9:00 am

The easements created by Easement Instrument 5572493.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part Lot 6 DP 443832 formerly Lot 1 DP 300502 is a right to convey water created by Transfer 5572493.7 - 2.5.2003 at 9:00 am

The easements created by Transfer 5572493.7 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part Lot 6 DP 443832 formerly Lot 1 DP 300502 is a right to convey water for a term of 25 years from the 19.11.2002 created by Deed of Easement 5572493.8 CT 89115 embodied in the register - 2.5.2003 at 9:00 am

The easements created by Deed of Easement 5572493.8 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 6128838.2 - 27.8.2004 at 9:00 am (Affects Lot 2 DP 443832 and Part Lot 6 DP 443832 formerly Lot 2 DP 366795)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 443832)

8967860.4 Mortgage to ANZ National Bank Limited - 1.3.2012 at 9:21 am (affects Lot 2 DP 443832 and Part Lot 6 DP 443832)

9227911.1 Encumbrance to Queenstown Lakes District Council - 7.11.2012 at 10:57 am (affects Lot 2 DP 443832 and Part Lot 6 DP 443832)

9222087.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 26.11.2012 at 1:12 pm (affects Part Lot 6 DP 443832)

Subject to Section 120(9) Public Works Act 1981

Subject to a right (in gross) to convey and transform electricity over Section 1 SO 389253 in favour of Aurora

Identifier**607922**

Energy Limited created by Easement Instrument 9333470.2 - 1.4.2014 at 12:47 pm

Subject to a right (in gross) to convey and transform electricity, convey water and telecommunications over Section 1 SO 389253 in favour of Coneburn Water Supply Co Limited created by Easement Instrument 9333470.3 - 1.4.2014 at 12:47 pm

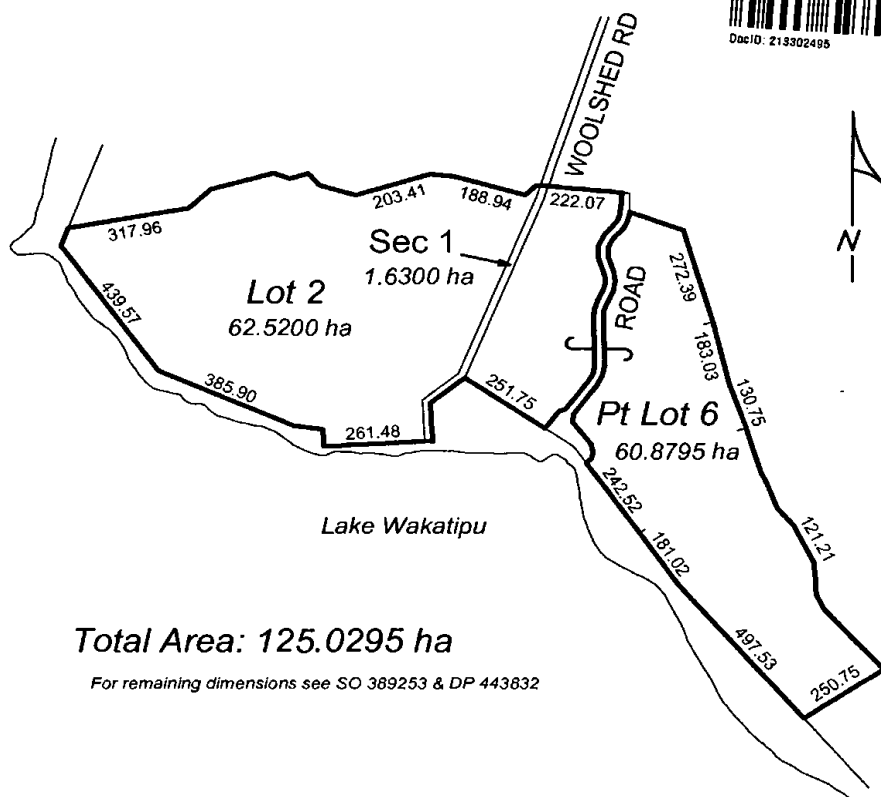
Subject to a right (in gross) to convey telecommunications and computer media over Section 1 SO 389253 in favour of Chorus New Zealand Limited created by Easement Instrument 9333470.4 - 1.4.2014 at 12:47 pm

Title Diagram CT 607922

Cpy - 01/01, Pgs - 001, 08/02/13, 08:04



DacID: 213302495



Total Area: 125.0295 ha

For remaining dimensions see SO 389253 & DP 443832

ATTACHMENT [C]

Concept Plans



DRAFT REVIEW 15.12.10

Clark Fortune McDonald & Associates
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21 Reece Crescent, P.O. Box 550, Wanaka
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Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

CONCEPT PLAN FOR DEVELOPMENT OF OSH ACTIVITY AREA FOR RESIDENTIAL USE.

Client	Surveyed	Signed	Date	Job No.	Drawing No.
HOMESTEAD BAY TRUSTEES LTD	JJ		SEPT 2014	11760	01
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn	Signed	Date	Scale	
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	Designed	Signed	Date	Datum & Level	Rev.
	NM		19.09.14	Mt Nic 2000	-





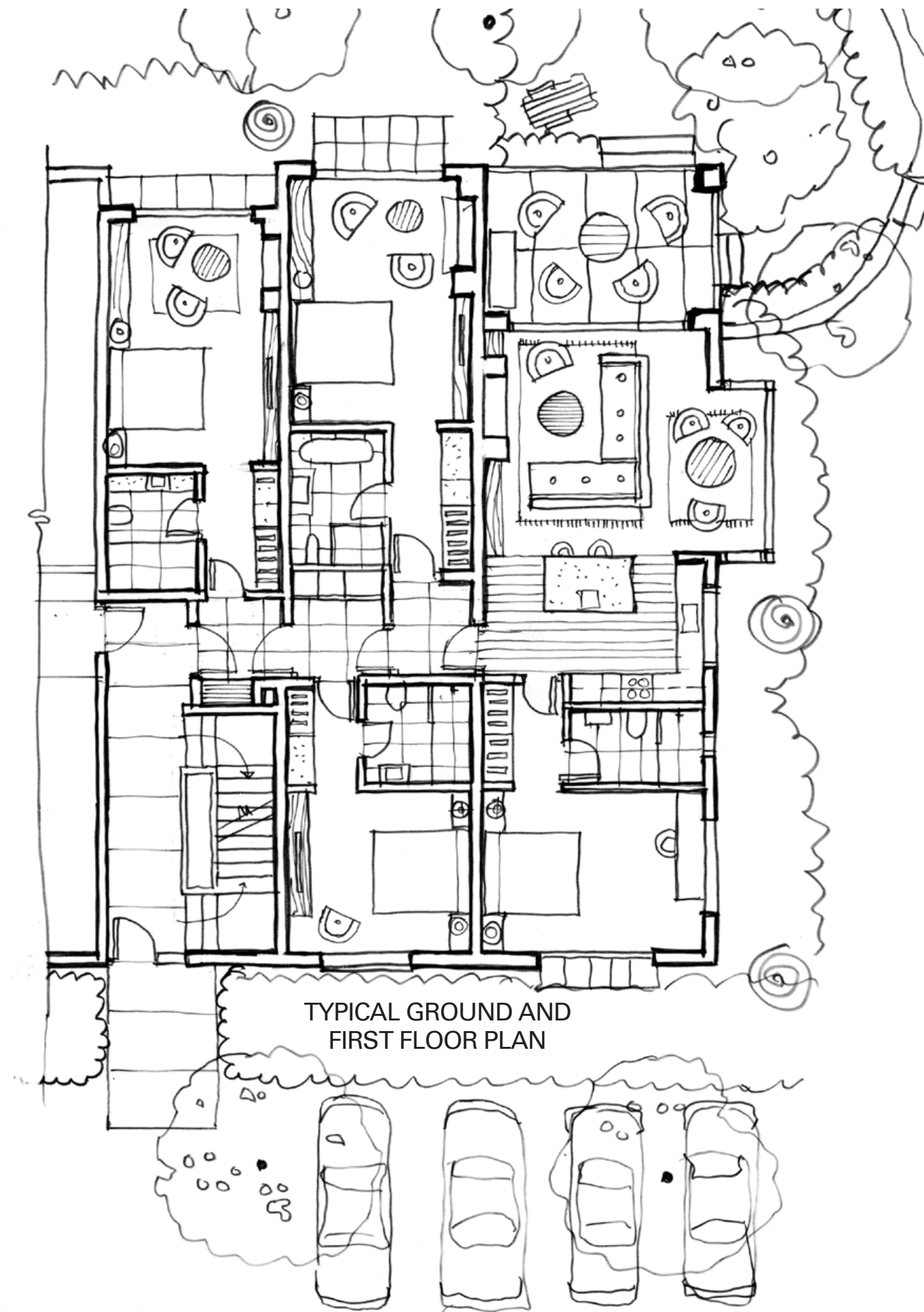
5675_Master_Plan_141008



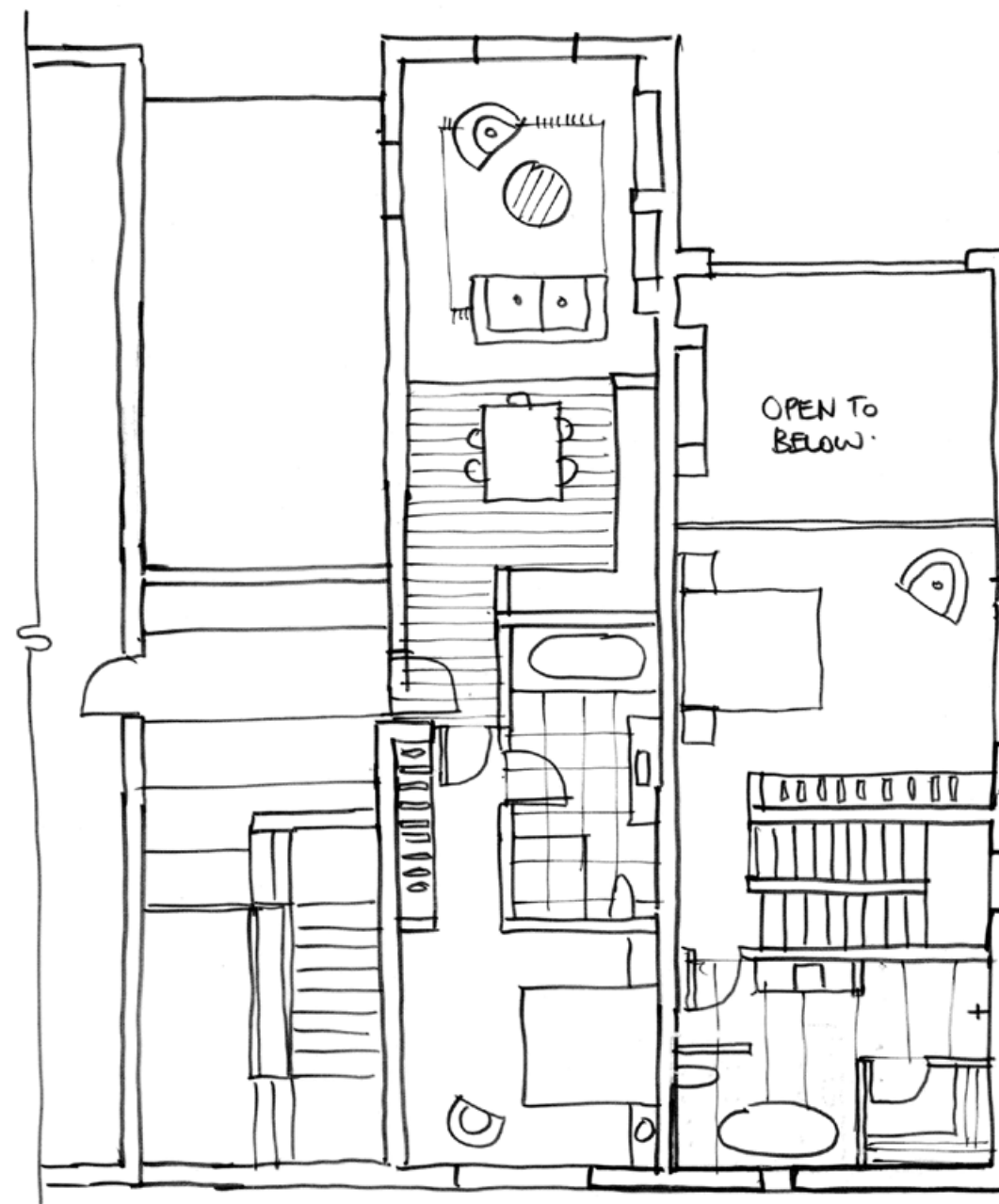
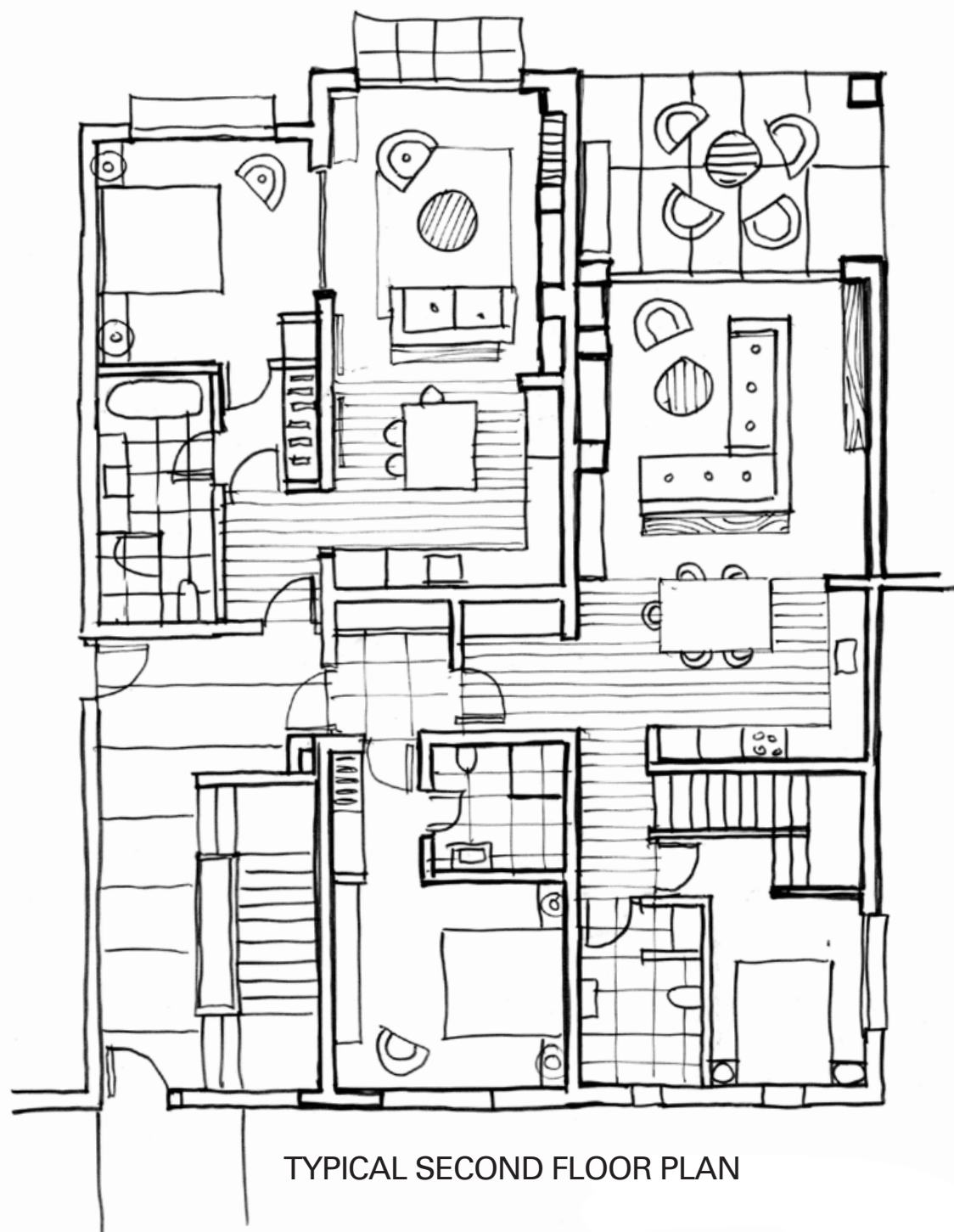
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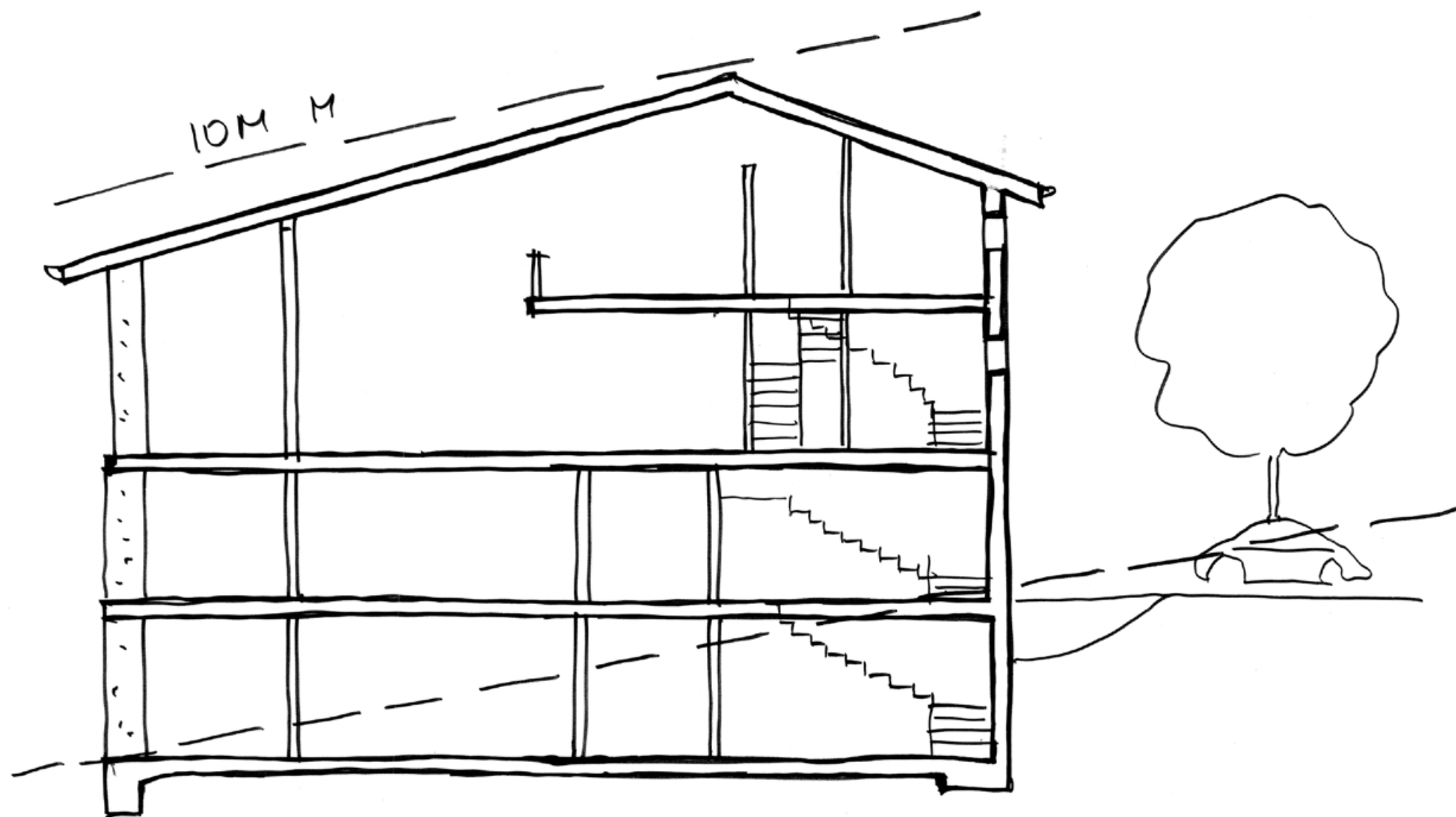




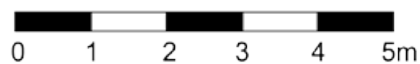


0 1 2 3 4 5m





TYPICAL CROSS SECTION





TYPICAL ELEVATION





5675_Master_Plan_141008

Perspective



ATTACHMENT [D]

Infrastructure Assessment Report



8 December 2014

SUBJECT: SERVICES REPORT FOR HOMESTEAD BAY – JACKS POINT ZONE

WATER SUPPLY:

It is proposed that the Homestead Bay area of the Jacks Point zone will be serviced with a reticulated water supply from the existing potable water supply servicing the Jacks Point Residential area. This scheme is privately owned and operated by Coneburn Water Supply Co Limited. There is an agreement in place between the owners of the original land within the zone, which binds successors in ownership to enable the utilization of the shared water supply scheme.

The scheme pumps water from a bore on the foreshore of Homestead Bay to a reservoir located on the northside of the hill between Jacks Point and Homestead Bay. There is a falling main from the reservoir to Maori Jack Road, at the entrance into the Homestead bay area.

The system may require upgrading to supply additional capacity.

A second option is to develop a standalone reticulated water supply scheme by pumping from a new bore on the homestead Bay foreshore, in the vicinity of the Village activity area, to a new reservoir located on the south side of the hill on the Jardine property in the position of an existing water supply tank.

A water supply is required to develop the zone regardless of the outcome of the application for a Special Housing Area.

Sewerage System:

It is proposed to install a gravity drainage sewerage system as traditionally found in residential areas to service the village activity area and the special housing area. This would involve lay pipes at grade between manholes draining to a sewage pumping station at the low point of the zone, being the lakefront edge of the Village area. From this point the sewage would be pumped to a treatment area on the Jardine land to the east or south of the existing zone. Treatment would be by way of a packed bed bioreactor as used at Jacks Point. The treated sewerage would then be soaked to ground via a shallow drip irrigation system. The sewage would go through a muncher or macerating pump at the pump station.

This system allows a dwelling to connect directly to the sewer reticulation without any form of primary treatment at the dwelling.

This is different to the Jacks point system which requires each dwelling to have (step tank) which settles effluent and pumps out via a macerating pump to a small bore pipeline. While this is a lesser cost system for the developer to install it adds significant cost at the time of house construction, and as a whole is a costlier system in terms of overall housing affordability.





ACCESS:

Road access is available from the end of Maori Jack Road at the Jacks Point boundary. A unformed section of legal road runs through the Homestead Bay area from the end of the formation of Maori Jack Road to the lake Wakatipu foreshore at the Boating Facilities area. A contract for the formation of the legal road has been let by the owners of the Homestead Bay area, for completion by end of March 2015. This will enable the existing residents of Jacks Point practical physical access to the lake and foreshore.

A pedestrian / cycleway will also be built as part of the development of the Homestead Bay area.

GAS:

Reticulated gas is available at the end of Maori Jack Road formation to service the Homestead Bay area. The network operator is Rock Gas, and all necessary easements are in place to provide the gas reticulation.

It is intended to extend this reticulation into the Homestead Bay area with the road construction.

POWER AND TELECOMMUNICATIONS:

Power and telecommunications are available for extension from the end of Maori Jack Road. We have confirmation from Chorus for telecommunications, and Delta on behalf of Aurora for power supply that services can be extended to service the area.

These services will be extended at the time of the road construction.

N T McDonald
CLARK FORTUNE McDONALD

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p. 03 441 6044

