



Order Paper for an ordinary meeting of the

QUEENSTOWN LAKES DISTRICT COUNCIL

to be held on

Friday, 9 March 2018

commencing at 9.30am

In the Council Chambers, 10 Gorge Road,

Queenstown

9.12 ITEMS OF BUSINESS NOT ON THE AGENDA WHICH CANNOT BE DELAYED

A meeting may deal with an item of business that is not on the agenda where the meeting resolves to deal with the item and the Chairperson provides the following information during the public part of the meeting:

- (a) the reason the item is not on the agenda; and
- (b) the reason why the discussion of the item cannot be delayed until a subsequent meeting.

s. 46A (7), LGOIMA

Items not on the agenda may be brought before the meeting through a report from either the chief executive or the Chairperson.

Please note that nothing in this standing order removes the requirement to meet the provisions of Part 6, LGA 2002 with regard to consultation and decision-making.

9.13 DISCUSSION OF MINOR MATTERS NOT ON THE AGENDA

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

REFERENCE:

Queenstown Lakes District Council Standing Orders adopted on 15 December 2016.

Agenda for an ordinary meeting of the Queenstown Lakes District Council to be held in the Council Chambers, 10 Gorge Road, Queenstown on Friday, 9 March 2018 commencing at 9.30am

Item	Page No.	Report Title
		Apologies/Leave of Absence Requests An apology has been received from Councillor Ferguson.
		Declarations of Conflict of Interest
		Matters Lying on the Table
		Public Forum
		Special Announcements
		Confirmation of Agenda
1.	4	2018-2028 10 Year Plan Consultation Document

**QLDC Council
9 March 2018****Report for Agenda Item: 1****Department: Corporate Services****2018-2028 10 Year Plan Consultation Document****Purpose**

- 1 The purpose of this report is to adopt the Council's 2018-2028 10 Year Plan Consultation Document and supporting documents for public consultation.

Executive Summary

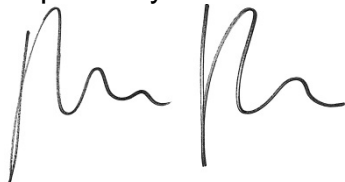
- 2 The 2014 amendments to the Local Government Act 2002 now require Councils to use a Consultation Document to consult with the community on the Council's 10 Year Plan (Long Term Plan). The 10 Year Plan itself will not be adopted until the consultation process has been completed and any changes made (28 June 2018).

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Adopt** the 10 Year Plan (Long Term Plan) supporting documents (Volumes 1 and 2);
3. **Adopt** the Draft 10 Year Plan (Long Term Plan) Consultation Document for consultation; and
4. **Approve** the Council entering into consultation on the proposed amendments to the Policy on Development Contributions in accordance with section 102 (4) (b) of the Local Government Act 2002.

Prepared by:

Meaghan Miller
GM Corporate Services

26/02/2018

Reviewed and Authorised by:

Stewart Burns
GM Finance and Regulatory

26/02/2018

Background

- 3 The Consultation Document is a requirement for all Councils under 2014 amendments to the Local Government Act 2002 ['LGA'].
- 4 The documents informing the Consultation Document include but are not limited to the following:
 - Financial Strategy
 - Infrastructure Strategy
 - Revenue and Financing Policy
 - Council Activity Statements
 - Forecasting Assumptions
 - Risk Mitigation Strategy
 - Funding Impact Statement
 - Financial Contributions Policy
 - Council's Community Outcomes
 - Rates Remission Policy
- 5 The supporting documents must be adopted prior to the adoption of the Consultation Document in accordance with section 93G of LGA.

Comment

- 6 The Consultation Document is a requirement for Councils and while the legislation provides some guidance on what can and cannot be included in the Consultation Document, there should remain a high level of flexibility as to how this information is presented to the community.
- 7 Section 93B of the LGA sets out that:

“The purpose of the consultation document is to provide an effective basis for public participation in local authority decision-making processes relating to the content of a long-term plan by—

(a) providing a fair representation of the matters that are proposed for inclusion in the long-term plan, and presenting these in a way that—

(i) explains the overall objectives of the proposals, and how rates, debt, and levels of service might be affected; and

(ii) can be readily understood by interested or affected people; and

(b) identifying and explaining to the people of the district or region, significant and other important issues and choices facing the local authority and district or region, and the consequences of those choices; and

(c) informing discussions between the local authority and its communities about the matters in paragraphs (a) and (b)”.
- 8 As outlined the supporting documents will be amended in response to the submission and hearing process and will be recommended for adoption as the 10 Year Plan 2018-2028 on 28 June 2018.

Proposed Amendments to the 2018/19 Policy on Development Contributions

- 9 The Local Government Act 2002 (LGA) allows Council to amend the Policy on Development Contributions at any time in accordance with section 102 (4) (b) of LGA.
- 10 As in previous years, Council intends to update the Policy in parallel with the Long Term Plan consultation. The 10 Year Plan supporting documents include the proposed amendments to the Policy on Development Contributions.
- 11 The main reason for the amendment is to update contribution levels as a result of the incorporation of the latest actual expenditure and the revised capital programme proposed by the 10 Year Plan 2018/2028.
- 12 As well as the annual update of contribution levels, the additional proposed amendments are intended to simplify and clarify certain areas of the policy; some of which have not been amended since the policy was first introduced. Many of the proposed changes involve the introduction of clearer definitions and simpler assessment methodologies as well as extension of contributing areas to include new development areas. The proposed amendments include:
 - a) Deletion of the paragraph referring to applications received prior to 8 May 2004;
 - b) Quail Rise, Ladies Mile and Kingston added as new contributing areas;
 - c) Create a single fixed water supply contribution by incorporating the Network Factor Charge;
 - d) Updated policy differentials;
 - e) Inclusion of two new Development Types – retirement villages and childcare centres;
 - f) Amend the Average Unit size to 140m²;
 - g) Include an explanation of Mixed Use Accommodation;
 - h) Include an explanation of when Home Occupation will be assessed and how;
 - i) Update the references to the Parks Strategy 2002 to Parks and Open Space Strategy 2017;
 - j) Update the 2015 assessed reserve land values to current land value rates;
 - k) Include guidance on when a stormwater remission will not be granted;
 - l) Extension of the Queenstown water and wastewater scheme boundaries to include Hanley Downs Subdivision, Kingston and Woolshed Road, Kawarau Falls; and
 - m) Subject to Housing Infrastructure Funding, inclusion of new water, wastewater and stormwater schemes for Kingston Village, Quail Rise and Ladies Mile.

Options

- 13 Options are not discussed in this report as the only reasonably practicable option for the Council is to comply with the statutory requirements and adopt the 10

Year Plan supporting documents (Volumes 1 and 2) and the Draft 10 Year Plan 2018-2028 (Long Term Plan) Consultation Document for consultation.

Financial Implications

14 There are no financial implications in relation to adopting the 10 Year Plan supporting documents and Consultation Document. The cost of consultation is budgeted.

Council Policies, Strategies and Bylaws

15 The following Council Policies were considered:

- 2015-28 10 Year Plan
- 2017/18 Annual Plan

Local Government Act 2002 Purpose Provisions

16 The 10 Year Plan (Long Term Plan) is a statutory requirement under LGA (section 93).

Consultation: Community Views and Preferences

17 Following its adoption, the 2018-2028 10 Year Plan Consultation Document will be published online, available from Libraries and Council offices and circulated as per Scuttlebutt (Council newsletter) distribution, in accordance with the Special Consultation Procedure (as prescribed under section 93 and in accordance with section 83). The following is an outline of consultation key dates:

9 March 2018	2018-2028 10 Year Plan Consultation Document adopted
12 March 2018	Public Submissions open
13 April 2018	Public Submissions close
15-16 May 2018	Hearing of Submissions
28 June 2018	2018-2028 10 Year Plan recommended for adoption

Attachments

- A 10 Year Plan supporting documents (Volumes 1 and 2) **(Circulated separately)**
- B Draft Consultation Document **(Circulated separately)**
- C Statement of Proposal: Proposed Amendments to the Policy on Development Contributions 2018/19

STATEMENT OF PROPOSAL

Proposed Amendments to the Policy on Development Contributions

Proposal

In accordance with section 102 (4) (b) of the Local Government Act 2002 (LGA), the Queenstown Lakes District Council (QLDC or Council) has begun consultation on amendments to the Policy on Development Contributions. The reason for the amendment is to update the contribution amounts as a result of the capital programme adopted within the Long Term Plan 2018-28. As well as the annual update of contribution levels, the additional proposed amendments are intended to simplify and clarify certain areas of the policy; some of which have not been amended since the policy was first introduced. Many of the proposed changes involve the introduction of clearer definitions and simpler assessment methodologies as well as extension of contributing areas to include new development areas. The proposed amendments include:

The proposed amendments to the Policy on Development Contributions include:

1. Deletion of the paragraph referring to applications received prior to 8 May 2004
2. Quail Rise, Ladies Mile and Kingston added as new Contributing areas
3. Create a single fixed water supply contribution by incorporating the Network Factor Charge
4. Updated Policy differentials
5. Inclusion of two new Development Types – retirement villages and childcare centres
6. Amend the Average Unit size to 140m²
7. Include an explanation of Mixed Use Accommodation
8. Include an explanation of when Home Occupation will be assessed and how
9. Update the references to the Parks Strategy 2002 to Parks and Open Space Strategy 2017
10. Update the 2015 assessed reserve land values to current land value rates
11. Include guidance on when a stormwater remission will not be granted

12. Extension of the Queenstown water and wastewater scheme boundaries to include Hanley Downs Subdivision, Kingston and Woolshed Road, Kawarau Falls.
13. Subject to Housing Infrastructure Funding, inclusion of three new water, wastewater and stormwater contributing areas for Kingston Village, Ladies Mile and Quail Rise

It is proposed that these changes will apply to any application for resource consent, building consent or application for service connection lodged on or after 1 July 2018

Consultation Timeline

The LGA allows Council to amend the Policy on Development Contributions at any time in accordance with section 102 (4) (b) of the Local Government Act 2002. The consultation undertaken must be in accordance with section 82 (Principles of Consultation). There is no requirement to use the Special Consultative Procedure (SCP), however, we do intend to handle the consultation in a similar manner:

9 March 2018	Approval to commence consultation
12 March 2018	Commence consultation
13 April 2018	Consultation ends
15 & 16 April 2018	Hearing of submissions
28 June 2018	Final decision on proposal

Submissions close on **13 April 2018**. Submissions can be emailed to liz.simpson@qldc.govt.nz or posted to DC Policy Submission, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348.

PART A - PROPOSED CHANGES TO THE POLICY

SUMMARY OF PROPOSED AMENDMENTS TO DEVELOPMENT CONTRIBUTIONS

The following changes are proposed to the Policy on Development Contributions in order to provide greater clarity around certain aspects of the policy.

It is proposed that these changes will apply to any application for resource consent, building consent or application for service connection lodged on or after 1 July 2018.

Amendment 1 – delete the paragraph referring to applications received prior to 8 May 2004

The Policy includes a reference to how applications received prior to 8 May 2004 and granted on or after 1 July 2007 will be assessed, as all applications received prior to 8 May 2004 and granted after the 1st July 2007 will have either lapsed, been cancelled or withdrawn it is no longer necessary to include this, accordingly the following text is deleted:

NOTES - (Page 202 – deleted text struck out, (Page 152 of the 16/17 Policy)

~~Until the 2007 version of the Policy, Council has assessed Development Contributions on any application for resource consent, building consent or service connection lodged after 8 May 2004 and granted on or after 1 July 2004. It is now deemed appropriate to amend the application date of the Policy so that Development Contributions may also be assessed on any application for resource consent, building consent or service connection lodged before 8 May 2004 and granted on or after 1 July 2007. This amendment will affect very few applications as most applications received prior to 8 May 2004 have either been granted previously or withdrawn.~~

Amendment 2 – Inclusion of new Contributing Areas Quail Rise, Ladies Mile and, Kingston Village subject to the Ministry of Business, innovation & Employment Housing Infrastructure Fund

The Queenstown Lakes District has identified three new housing growth areas being Quail Rise, Ladies Mile and Kingston that have been allocated 'in-principle' funding from the Ministry of Business, innovation & Employment (MBIE) Housing Infrastructure Fund (HIF). Kingston will include new water supply and wastewater treatment along with reticulation network infrastructure for water supply, wastewater and stormwater. The Ladies Mile and Quail Rise development areas will include the provision of water, wastewater and stormwater network infrastructure and road networks and connections to State Highway 6. The infrastructure will provide for approximately 3,200 houses. Accordingly, the schedule of development contributions per dwelling equivalent required by contributing areas is updated as follows:

SCHEDULE OF DEVELOPMENT CONTRIBUTIONS PER DWELLING EQUIVALENT REQUIRED BY CONTRIBUTING AREAS 2018/19 (EXCLUDING GST) TABLE - (Page 205 – new text shown as underlined, (Page 155 of the 16/17 Policy)

Contributing Area	Water Supply (\$)	Wastewater (\$)	Stormwater (\$)	Transportation (\$)	Transportation Eastern Access Road (\$) ¹	Reserve Improvements* (\$)	Community Facilities (\$)	Total Cash Contribution (\$)	Reserve Land Contribution (\$ or Land)
Urban Areas - Including All Land Uses									
Queenstown	3,748	4,959	1,951	5,005		1,036	1,354	18,053	27.5m ²
Frankton Flats ¹	3,748	4,959	3,979	5,005	749	1,036	1,354	20,830	27.5m ²
Arrowtown	4,939	3,013	417	5,005		1,036	1,354	15,763	27.5m ²
Glenorchy	13,561	3,689	290	5,005		1,036	1,354	24,935	27.5m ²
Lake Hayes	6,010	6,271		5,005		1,036	1,354	19,676	27.5m ²
Shotover Country	6,010	1,460		5,005		1,036	1,354	14,865	27.5m ²
Arthurs Point	2,813	2,320		5,005		1,036	1,354	12,527	27.5m ²
<u>Kingston</u>	<u>6,633</u>	<u>17,584</u>	<u>4,955</u>	<u>5,005</u>		<u>1,036</u>	<u>1,354</u>	<u>36,567</u>	<u>27.5m²</u>
<u>Quail Rise</u>	<u>4,144</u>	<u>3,006</u>		<u>5,005</u>		<u>1,036</u>	<u>1,354</u>	<u>14,545</u>	<u>27.5m²</u>
<u>Ladies Mile</u>	<u>5,683</u>	<u>3,500</u>	<u>2,121</u>	<u>5,005</u>		<u>1,036</u>	<u>1,354</u>	<u>18,699</u>	<u>27.5m²</u>
Wanaka	4,829	5,016	1,865	1,971		1,677	867	16,225	27.5m ²
Hawea	5,091	7,503	316	1,971		1,677	867	17,425	27.5m ²
Luggate	9,172	5,016	1,120	1,971		1,677	867	19,823	27.5m ²
Albert Town	4,829	5,016	583	1,971		1,677	867	14,943	27.5m ²
Cardrona				1,971		1,677	867	4,515	27.5m ²
Other Wakatipu Townships				5,005		1,036	1,354	7,395	27.5m ²
Other Wanaka Townships				1,971		1,677	867	4,515	27.5m ²
Rural Areas - Including all Rural Residential/Rural Life Style									
Wakatipu Rural				5,005		1,036	1,354	7,395	27.5m ²
Wanaka Rural				1,971		1,677	867	4,515	27.5m ²
Hawea Rural Res.	5,091	7,503	316	1,971		1,677	867	17,425	27.5m ²
Aubrey Road Rural Res.	4,829	5,016	1,865	1,971		1,677	867	16,225	27.5m ²

* Reserve improvements contribution excludes requirement for 27.5m² reserve land contribution

¹ The contribution area for the Eastern Access Road is not the same as the contributing area for Frankton Flats Stormwater. Refer to the map of the Eastern Access Road contributing area in the detailed supporting document to see where this development contribution applies.

Notes:

1. Development Contributions are triggered and may become payable on the granting of a resource consent, a building consent or an authorisation for a service connection. Those sites that apply for consents that result in additional demand beyond what has been assessed will be reviewed and further contributions required if the units of demand exceed those previously paid for

Amendment 3 – Create a single fixed water supply contribution by incorporating the Network Factor Charge

The Policy currently splits water supply into a variable and fixed contribution, the variable calculation is Gross Floor Area driven and the fixed calculation is an add-on for the Network Factor charge (NFC) that relates to firefighting component of the water supply. It is proposed to create a single water differential which is then consistent with other categories. Accordingly, the column relating to 'Plus Network Factor Dwelling Equivalents' will be removed from the table and the dwelling equivalents per 100m² GFA will be updated to include the Network Factor Charge component. Accordingly, the following is proposed to be included in the Policy:

DWELLING EQUIVALENT CALCULATION TABLE - (Page 157 of the 16/17 Policy – Table one shows the column to be removed deleted text shown struck out, and Table two displays the proposed layout (Page 208 of the 17/18 policy))

Table One: (column shown as struck out to be deleted)

Water Supply		
Category	Dwelling Equivalents per 100m ² GFA	Plus Network Factor Dwelling Equivalents
Residential	1 Dwelling Equivalent (DE)	
Residential Flat	0.37	0.40
Multi-Unit Residential	0.37	0.40
Accommodation	0.25	1.30
Commercial	0.16	1.17
Industrial	0.16	1.17
Country Dwelling	n/a	
Other	To be individually assessed	
CBD Accommodation	0.25	1.30
CBD Commercial	0.16	1.17
Mixed Use Accommodation	1 DE per Dwelling	
Mixed Use Commercial	1 DE per Dwelling	
Primary Industry	1 DE per Dwelling	
Restaurant/Bar	0.83	1.17
Unusual Developments	To be individually assessed	

Table Two: (proposed)

Water Supply	
Category	Dwelling Equivalents per 100m ² GFA
Residential	1 Dwelling Equivalent (DE) per unit
Residential Flat	0.71
Multi Unit Residential	0.71
Country Dwelling	Treated as residential if connected to council supply
Retirement units	0.68 per unit
Accommodation	0.90
Commercial	0.74
Industrial	0.74
Other	To be individually assessed at the time of application
Childcare Centre	0.63
CBD Accommodation	0.90
CBD Commercial	0.74
Mixed Use Accom.	1 DE per Dwelling
Mixed Use Comm.	1 DE per Dwelling
Primary Industry	As per residential
Restaurant/Bar	1.42
Unusual Developments	To be individually assessed at the time of application

Amendment 4 – Updated Policy differentials

The differentials have been revised to better reflect demand and growth projections. Water and wastewater differentials are based off the expected demand for the various land uses, ratings data and, their peaking factors on an average demand of 250L/person/day. Country Dwellings are amalgamated under Residential whilst Mixed Use Commercial and Mixed Use Accommodation will be amalgamated under Commercial and Accommodation respectively. The differentials for mixed used accommodation and mixed use commercial are updated by apportioning a 75/25 ratio of residential and accommodation and commercial respectively for Community Facility and Transportation, the Reserves Improvements and Reserves Land differential are standardised to 1 DE per dwelling. The Transportation differentials are to be updated as a result of a large change in capital expenditure. Accordingly, the following is proposed to be included in the Policy:

DWELLING EQUIVELANT CALCULATION TABLE - (Page 208 – new text shown as underlined), (Page 157 of the 16/17 Policy)

	Water Supply	Wastewater	Stormwater	Community Facilities		Reserve Improvements & Reserve Land		Transportation		Transportation - Eastern Access Road
Category	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² Impervious Surface Area	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA
Residential	1 Dwelling Equivalent (DE) per unit									
Residential Flat	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Multi Unit Residential	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Country Dwelling	Treated as residential if connected to council supply					0.66 DE's per Dwelling		1.0 DE's per Dwelling	1.0 DE's per Dwelling	1.0 DE's per Dwelling
<u>Retirement units</u>	<u>0.68 per unit</u>	<u>0.60 per unit</u>	<u>0.38</u>	<u>0.65 per unit</u>		<u>0.41 per unit</u>		<u>0.35 per unit</u>		<u>0.35 per unit</u>
Accommodation	0.90	0.49	0.38	0.89	1.71	0.89	1.71	1.88	2.25	1.36
Commercial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	2.13	1.98	2.99
Industrial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	0.94	0.87	0.88
Other	To be individually assessed at the time of application									
<u>Childcare Centre</u>	<u>0.63</u>	<u>0.77</u>	<u>0.38</u>	<u>0.04</u>	<u>0.06</u>	<u>n/a</u>	<u>n/a</u>	<u>4.29</u>	<u>4.29</u>	<u>4.29</u>
CBD Accommodation	0.90	0.49	0.38	0.89	1.71	0.89	1.71	1.88	2.25	-
CBD Commercial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	2.13	1.98	-
Mixed Use Accom.	1 DE per Dwelling		0.38	0.97	1.18	0.97	1.18	0.89	0.93	1.09
Mixed Use Comm.	1 DE per Dwelling		0.38	0.76	0.76	1 DE per Dwelling		1.32	1.46	1.50
Primary Industry	As per residential					0.66 DE's per Dwelling		1.0 DE's per 27Ha	1.0 DE's per 41Ha	-
Restaurant/Bar	1.42	1.34	0.38	0.04	0.06	n/a	n/a	2.13	1.98	2.99
Unusual Developments	To be individually assessed at the time of application									
Notes:										
1. A residential property is always 1 Dwelling Equivalent (DE) or has 140m ² GFA.										
2. A residential property is always assumed to have 260m ² Impermeable Surface Area (ISA)										
3. Non-residential developments (Commercial, Industrial, CBD Commercial, Mixed Use Commercial and Restaurant/Bar) will not be assessed for a Reserve Improvements contribution.										

Amendment 5 – Inclusion of two new Development Types – retirement villages and childcare centres

To reflect the increasing number of retirement villages and childcare centres that are being developed, it is proposed to include two new category types into the policy, this will reduce the number of special assessments and enable developers to estimate the level of contributions in the feasibility stage. Accordingly, the following is proposed to be included in the Policy:

Development Contributions per Dwelling Equivalent required by Contributing Area – (Page 208 – new text shown as underlined) (Page 157 of the 16/17 Policy)

	Water Supply	Wastewater	Stormwater	Community Facilities		Reserve Improvements & Reserve Land		Transportation		Transportation - Eastern Access Road
Category	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² GFA	Dwelling Equivalents per 100m ² Impervious Surface Area	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA for Wakatipu	Dwelling Equivalents per 100m ² GFA for Wanaka	Dwelling Equivalents per 100m ² GFA
Residential	1 Dwelling Equivalent (DE) per unit									
Residential Flat	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Multi Unit Residential	0.71	0.71	0.38	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Country Dwelling	Treated as residential if connected to council supply					0.66 DE's per Dwelling		1.0 DE's per Dwelling	1.0 DE's per Dwelling	1.0 DE's per Dwelling
<u>Retirement units</u>	<u>0.68 per unit</u>	<u>0.60 per unit</u>	<u>0.38</u>	<u>0.65 per unit</u>		<u>0.41 per unit</u>		<u>0.35 per unit</u>		<u>0.35 per unit</u>
Accommodation	0.90	0.49	0.38	0.89	1.71	0.89	1.71	1.88	2.25	1.36
Commercial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	2.13	1.98	2.99
Industrial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	0.94	0.87	0.88
Other	To be individually assessed at the time of application									
<u>Childcare Centre</u>	<u>0.63</u>	<u>0.77</u>	<u>0.38</u>	<u>0.04</u>	<u>0.06</u>	<u>n/a</u>	<u>n/a</u>	<u>4.29</u>	<u>4.29</u>	<u>4.29</u>
CBD Accommodation	0.90	0.49	0.38	0.89	1.71	0.89	1.71	1.88	2.25	-
CBD Commercial	0.74	0.57	0.38	0.04	0.06	n/a	n/a	2.13	1.98	-
Mixed Use Accom.	1 DE per Dwelling		0.38	0.97	1.18	0.97	1.18	0.89	0.93	1.09
Mixed Use Comm.	1 DE per Dwelling		0.38	0.76	0.76	1 DE per Dwelling		1.32	1.46	1.50
Primary Industry	As per residential					0.66 DE's per Dwelling		1.0 DE's per 27Ha	1.0 DE's per 41Ha	-
Restaurant/Bar	1.42	1.34	0.38	0.04	0.06	n/a	n/a	2.13	1.98	2.99
Unusual Developments	To be individually assessed at the time of application									

Amendment 6 – Amend the Average Unit size to 140m²

The average dwelling size according to the median dwelling size from the Queenstown Lakes District Councils 2011 rating database is 140m². Accordingly, the dwelling equivalent calculation table notes need to be updated:

DWELLING EQUIVALENT CALCULATION TABLE - (Page 208 – deleted text shown struck out, new text shown as underlined), (Page 157 of the 16/17 Policy)

Note: 1. A residential property is always 1 Dwelling Equivalent (DE) or has ~~460~~140m² GFA. 2. A residential property is always assumed to have 260m² Impermeable Surface Area (ISA). 3. Non-residential developments (Commercial, Industrial, CBD Commercial, Mixed Use Commercial and Restaurant/Bar) will not be assessed for a Reserve Improvements Contribution.

Amendment 7 – Include an explanation of mixed use accommodation

MIXED USE ACCOMMODATION - (Page 209 –new text shown as underlined) (Page 158 of the 17/18 Policy)

There is currently no explanation of when the mixed use accommodation development type applies, resulting in confusion for applicants as to when a mixed use accommodation development contribution will be triggered, an explanation is therefore proposed. Accordingly, the following is proposed to be included in the Policy:

This relates to any development that involves the redevelopment of an existing residential dwelling unit, flat or multi-unit residential apartment that is converted to short or long term visitor accommodation. When assessing the number of dwelling equivalents, the assessment will be done using the Gross Floor Area of the development and the mixed use accommodation differentials shown in the dwelling equivalent calculation table. Credits will be based on the existing demand as per the Table of credit types. This method more clearly defines the impact of redevelopment from residential to visitor accommodation.

Amendment 8 – Include an explanation of when Home Occupations will be assessed for a development contribution

HOME OCCUPATIONS - (Page 209 –new text shown as underlined) (Page 158 of the 17/18 Policy)

There is currently no explanation of when a home occupation activity is assessed, resulting in confusion for applicants as to when a Development contribution will be triggered, an explanation is therefore proposed. Accordingly, the following is proposed to be included in the Policy:

This relates to any development that involves the redevelopment of an existing residential dwelling unit, flat or multi-unit residential apartment that is converted to a home occupation activity that requires a resource consent. When assessing the number of dwelling equivalents, the assessment will be done using the Gross Floor Area of the development and the mixed use commercial differentials shown in the dwelling equivalent calculation table. Credits will be based on the existing demand as per the Table of credit types. This method more clearly defines the impact of redevelopment from residential to home occupation activities.

Amendment 9 – Update the references to the Parks Strategy 2002 to Parks and Open Space Strategy 2017

The Policy currently refers to the Parks Strategy 2002 this policy has been superseded by the Parks and Open Space Strategy 2017 which also includes an amendment to the distance of an accessible reserve. Accordingly, the following is proposed to be included in the Policy:

RESERVES LAND CONTRIBUTION - (Pages 210 – 212, deleted text shown struck out, new text shown as underlined) (Page 159 & 160 of the 17/18 Policy)

Greenfield in Urban Areas

Where residential development is proposed in urban areas¹ and does not have resource consent for future development by 1 July 2017⁸ consideration for reserve land contributions will be on a case by case basis. Consideration will be given to whether there is existing accessible² reserve land within ~~800m~~ 600m of the site, and whether the reserve is of an appropriate size and purpose³ relative to the proposed development and existing surrounding developments.

Greenfield in Rural Areas

Where residential development is proposed in rural areas⁴ and does not have resource consent for future development by 1 July 2017⁸, consideration for reserve land contributions will be on a case by case basis. Consideration will be given to whether there is existing accessible reserve land within ~~800m~~ 600m of the site, and whether the reserve is of an appropriate size and purpose relative to the size of the proposed development and surrounding development. Should these lots be required to pay a Reserve Land contribution, and not connected to Councils water or wastewater reticulation and are larger than 4000m² they will be assessed under the Country Dwelling category and subject to a reduced level of reserve land development contributions as the demand for reserve land tends to be less than the demand generated by new land parcels that are smaller and within more highly developed areas. As the establishment of piecemeal reserves through rural areas is undesirable, land contributions in lieu of cash contributions will not be accepted for this type of development/subdivision.

Brownfield Sites

Brownfield sites are developed land parcels in urban areas that contain existing development or have been subdivided previously for residential purposes. The Queenstown Lakes District has good provision of accessible reserve land in developed urban areas. As such there is an opportunity to reduce development contributions for reserve land in these areas. Reserve land contributions will therefore not be applicable to the development of Brownfield sites. In addition, there is a desire to encourage infill development in respect of residential flats, so neither urban nor rural sites will be required to pay reserve land contributions for a residential flat that accompanies a primary dwelling.

Notes:

¹2015 Estimate based on medium growth from 2013 census - Queenstown Lakes District Projections for Resident Population, Dwellings and Rating Units to 2065 April 2014

²~~Parks Strategy 2002~~ [Parks and Open Space Strategy 2017](#)

³ As per the Local Government Act amendments 2014

No

¹ Urban areas in this policy are all zones that are not zoned Rural General, Rural Residential or Rural Lifestyle)

² For a reserve to be 'accessible' it is considered it should easily accessed by pedestrians. Council retains discretion on the consideration of what is appropriately accessible in any given case.

³ For reserve land to meet its purpose for recreation, it includes reserve areas that can be used for active and passive recreation including flat, open park spaces usable for play activities e.g. kicking a ball. To avoid doubt, reserves do not include Department of Conservation land, Ministry of Education land, road reserves, esplanade reserves, drainage reserves or public walkways with ROW easements in favour of Council.

⁴ Rural areas in this policy are Rural General, Rural Residential or Rural Lifestyle zones.

When a Reserve Land Contribution is Required

At Council's discretion the reserves contribution can be either land or cash or a combination of both. Consultation with Council is required prior to an application for an outline development plan, a plan change, a resource or building consent being lodged. In some instances, Council may accept or require a contribution to the equivalent value in the form of land or infrastructure. An outcome of the consultation will be to form a developer's agreement as to whether cash or land or both are appropriate in any given case. For example, to allow reserve assets to vest in Council through the subdivision consent process, where they are considered of a suitable standard in terms of Council's reserve requirements, and credit them against the contributions required. Land offered to Council in lieu of cash development contributions for Reserve Land acquisition must be of a suitable standard, size and purpose to be accepted by Council. This shall be at the discretion of Council and the following guidelines will assist developers to provide proposals for suitable land:

CHARACTERISTIC	STANDARD
Gradient	Land offered shall be generally easily maintainable flat land. This will ensure costly maintenance of unsuitable high gradient land is not borne by ratepayers in the future and land provided is suitable for recreational purposes. In some cases, where Council deems it appropriate, land not meeting this gradient standard may be acceptable to allow land not suitable for active use to be accepted to protect amenity or landscape features, to protect scenic backdrops and heritage landscapes or to create walking or cycling connections that cannot otherwise be made on gentler gradients.
Size	27.5m ² per potential residential unit. Reserves shall be of a usable size. Pocket parks are generally not to be accepted unless they protect amenity or landscape features, or protect scenic backdrops and heritage landscapes or create walking or cycling connections that cannot otherwise be made through the provision of existing reserves or new larger reserves.
Unrestricted	No legal covenants that will restrict Council from meeting its Reserves Act Obligations
Accessible	Within 800m <u>600m</u> of housing or accommodation it serves

Amendment 10 – Update the 2015 assessed reserve land values to current land value rates

The Development Contribution Policy land values were assessed back in 2015 when the policy was first amended, these figures no longer reflect the Districts current land values. APL Property have reviewed these figures and accordingly the following is proposed to be included in the Policy:

CATEGORY OF LAND (Page 212 – deleted text struck out, new text shown as underlined) (Page 160 of the 16/17 Policy)

Category of Land	Land Value
Wakatipu Ward	
Urban	\$335/m² <u>\$615/m²</u>
Township	\$150/m² <u>\$270/m²</u>
Wanaka Ward	
Urban	\$235/m² <u>\$470/m²</u>
Township	\$150/m² <u>\$255/m²</u>

Amendment 11 – Include guidance on when a stormwater remission will not be granted

Stormwater remissions are requested on a regular basis, but there is no clear policy guidance on when remissions should be granted. Resulting in confusion for applicants as to when a stormwater reconsideration will be considered, an explanation is therefore proposed, accordingly, the following is proposed to be included in the Policy:

Postponement Or Remission - (Page 215 – new text shown as underlined) (Page 163 of the 16/17 Policy)

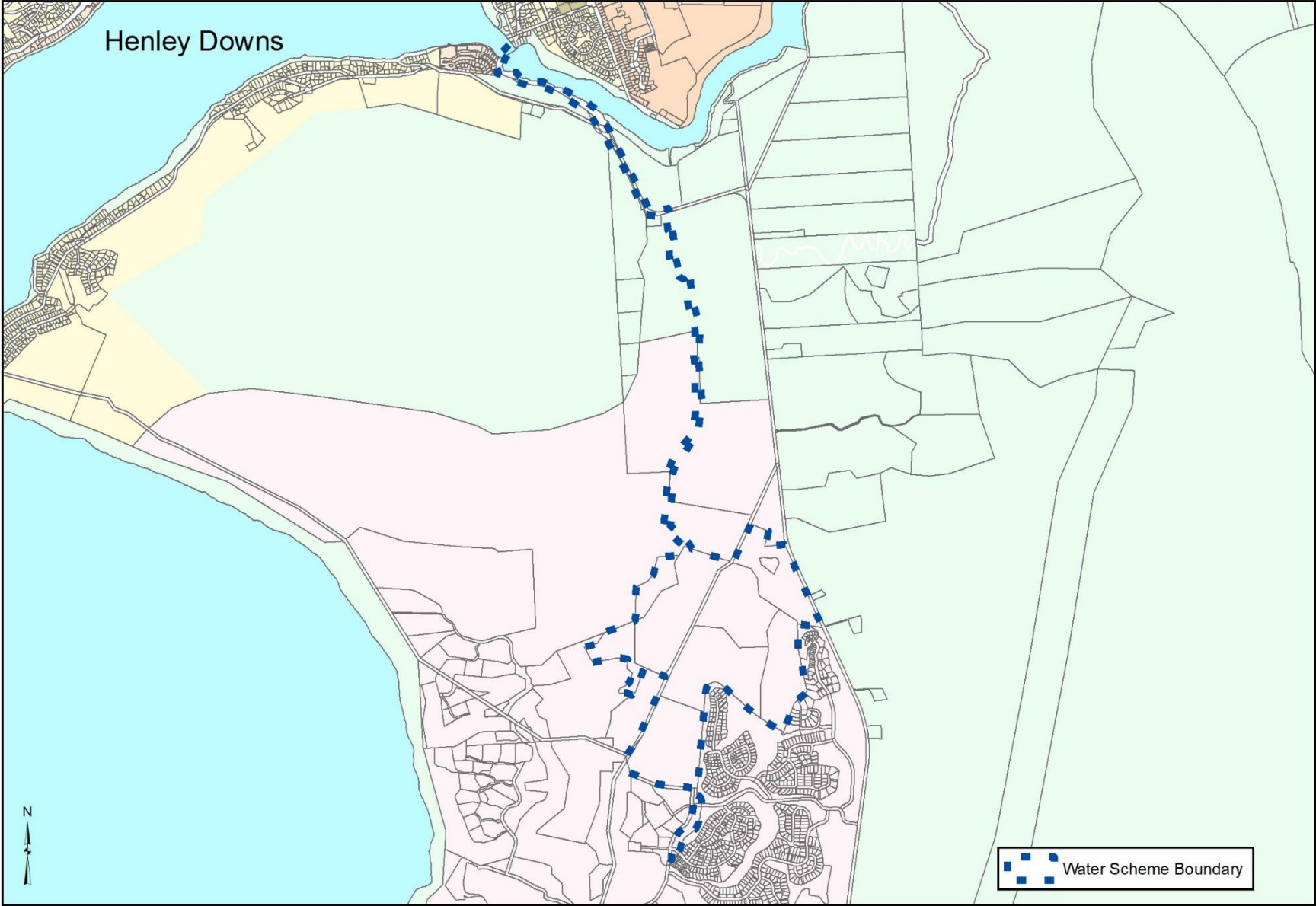
Note: Some sites within Councils stormwater reticulated zones also have a requirement to install on-site stormwater systems, this requirement does not preclude the land owner from paying stormwater development contributions as Council systems that development contributions recoup costs for have been designed and installed to cater for larger than normal storm events. Therefore, the stormwater charge is in addition to any costs associated with any onsite development undertaken.

Amendment 12 – Extension of the Queenstown water and wastewater scheme boundaries to include Hanley Downs Subdivision, Kingston and Woolshed Road, Kawarau Falls.

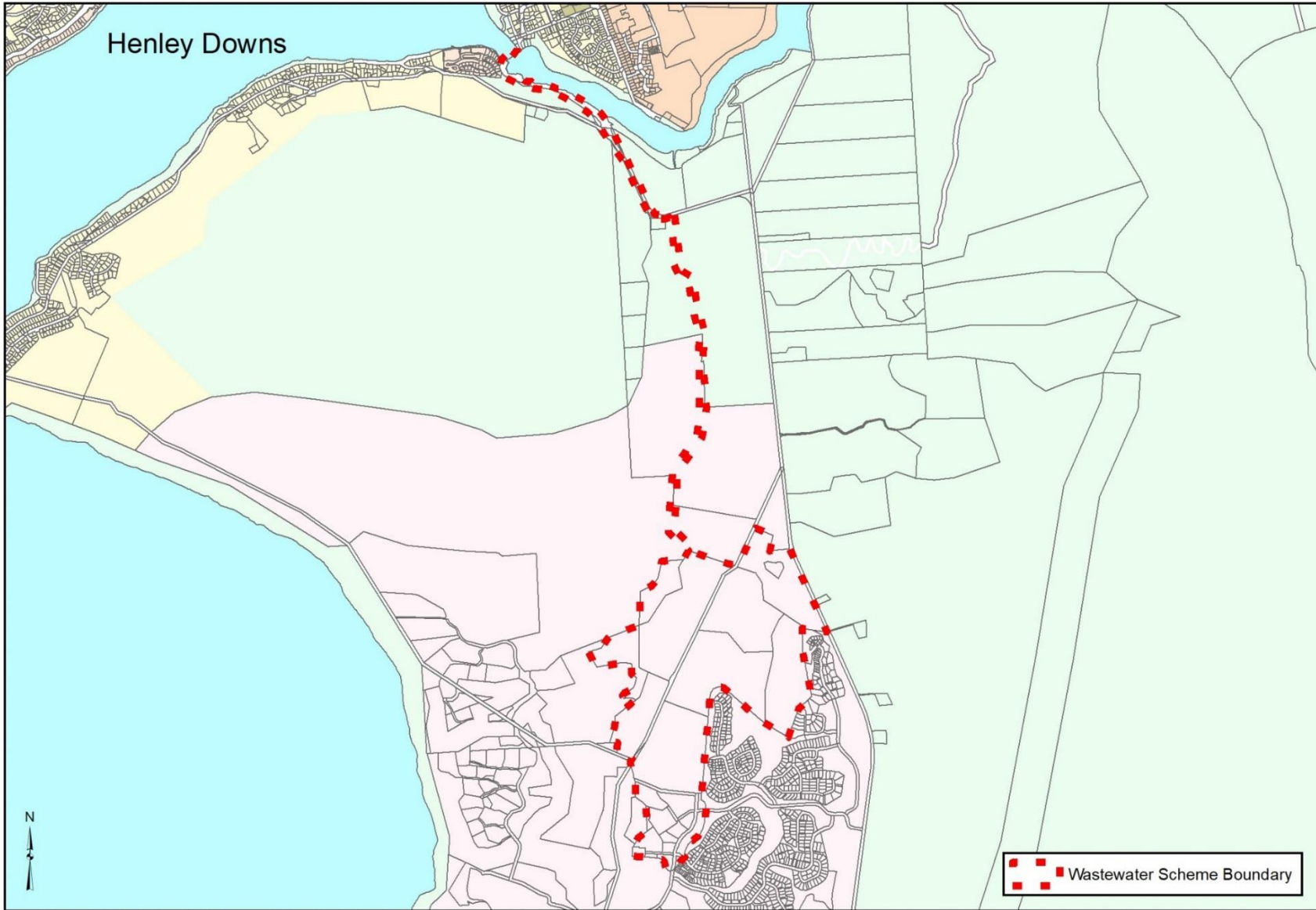
On the 14th December 2017, the Council agreed to extending the Queenstown wastewater supply boundary for the Hanley Downs and Jacks Point Village subdivisions at Kingston Road (SH6) as well as extending the Queenstown water supply boundary for Hanley Downs subdivision and Woolshed Road, accordingly the following proposed water and wastewater scheme boundaries are proposed to be included in the Policy:

PART 5 – DETAILED SUPPORTING DOCUMENT - SCHEME BOUNDARIES (Page 211 – 214 –new text shown below), (Page 210 - 244 of the Policy on Development Contributions and Financial Contributions - Detailed Supporting Document Policy version of 01/07/15)

See next page



1.1a QUEENSTOWN – Wastewater



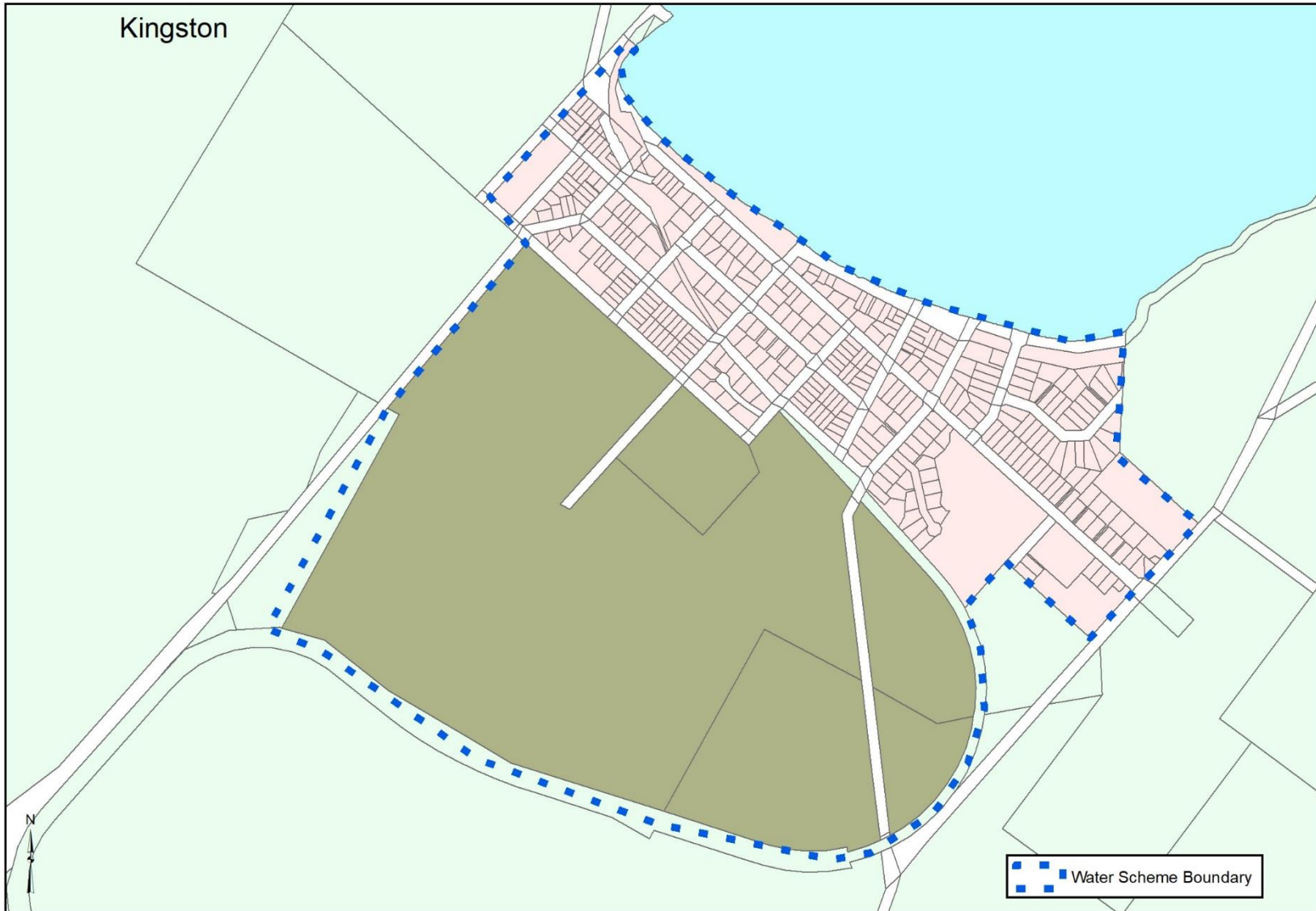
Amendment 13 – Subject to Housing Infrastructure Funding, inclusion of three new water, wastewater and stormwater contributing areas for Kingston Village, Ladies Mile and Quail Rise

PART 5 – SCHEME BOUNDARIES (Page 210 - 244 of the Policy on Development Contributions and Financial Contributions - Detailed Supporting Document Policy version of 01/07/15)

Conditional on securing Housing Infrastructure Funding with MBIE, a new water, wastewater and stormwater supply for Kingston is proposed to be included in the Policy:

See next page

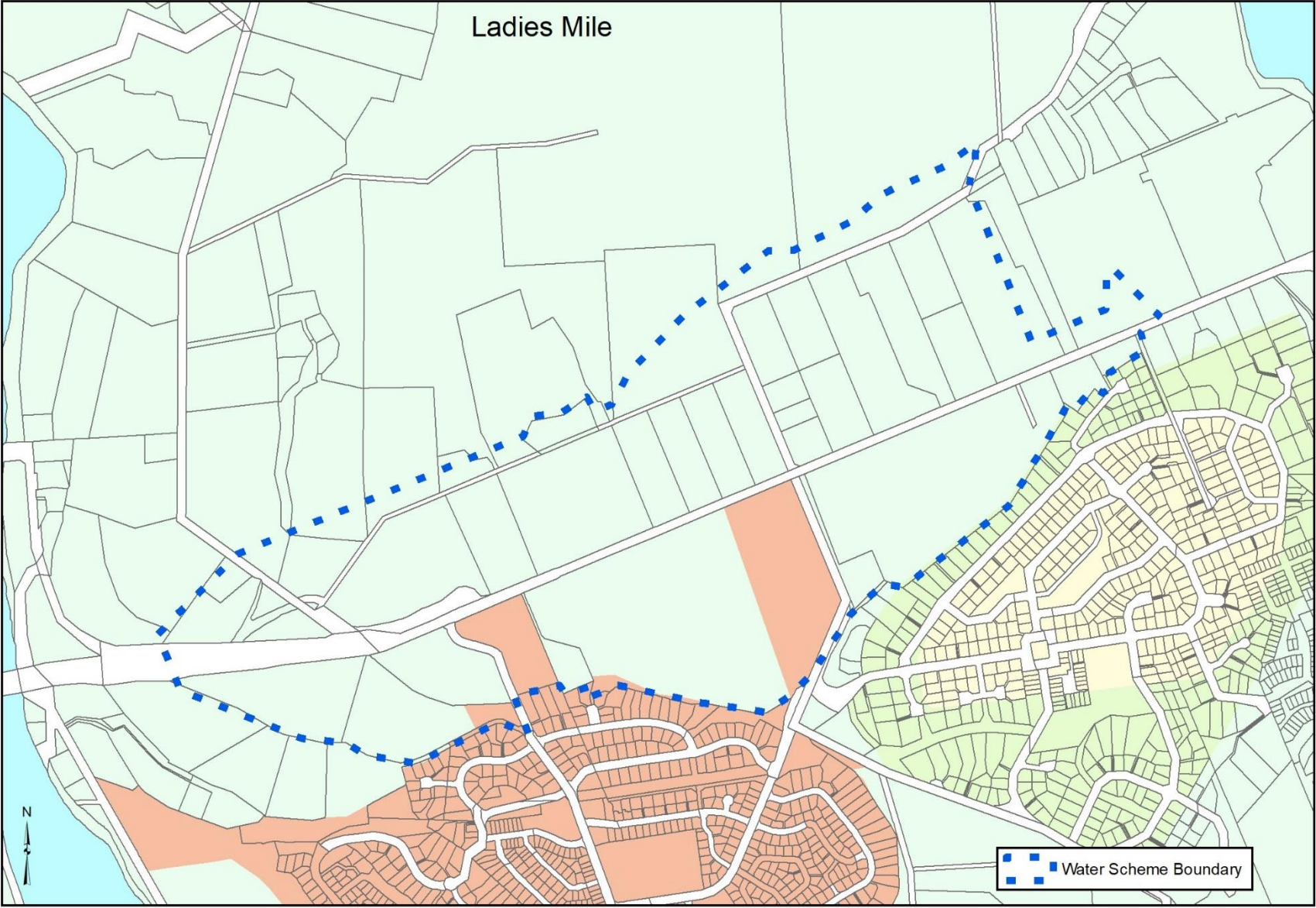
6.1 KINGSTON – Water Supply



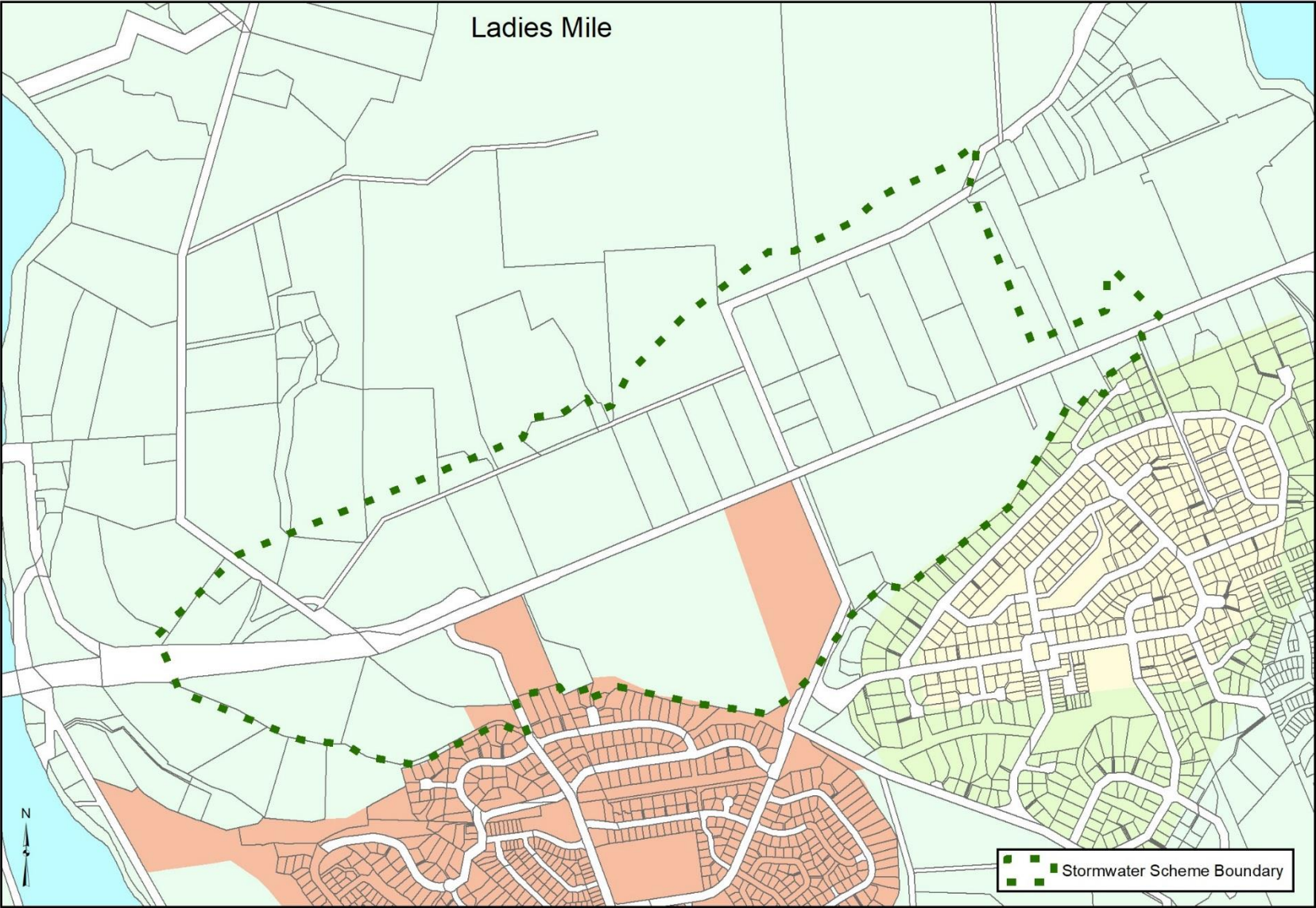


6.3 KINGSTON – Stormwater

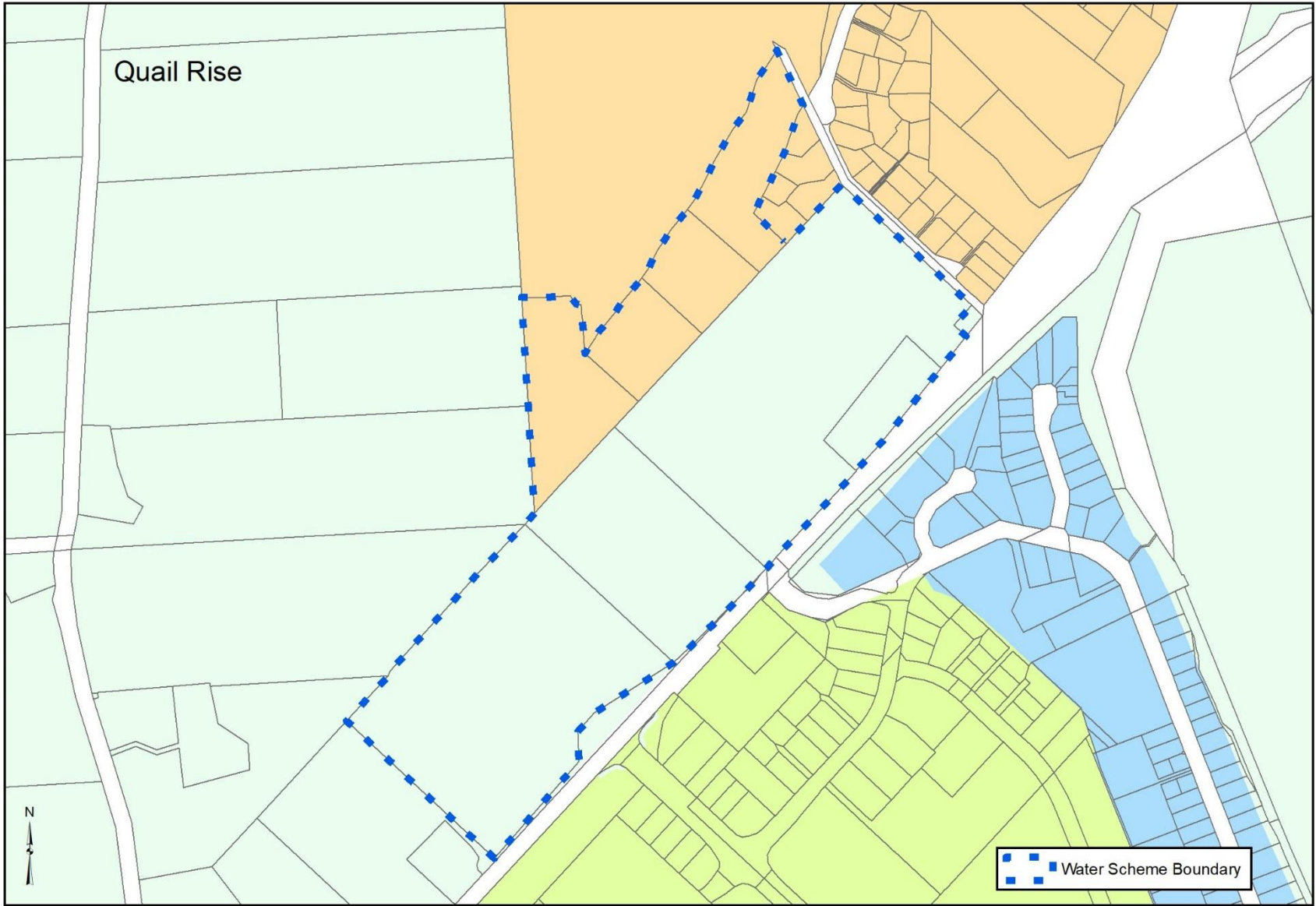








14.1 QUAIL RISE – Water Supply



14.3 QUAIL RISE – Stormwater

