

Proposed Arthurs Point Special Housing Area

Housing Accords and Special Housing Areas Act 2013

Expression of Interest

John Edmonds
& Associates Ltd
PLANNING • ENVIRONMENT

1.0 APPLICANT

The applicant for the proposed Arthurs Point Special Housing Area is the Junction Hotel Ltd

The address for service is :John Edmonds and Associates Ltd,

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Queenstown

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021-409-075

2.0 LOCATION

The proposed Arthurs Point Special Housing Area is located at 461 Gorge Road, Arthurs Point, Queenstown.

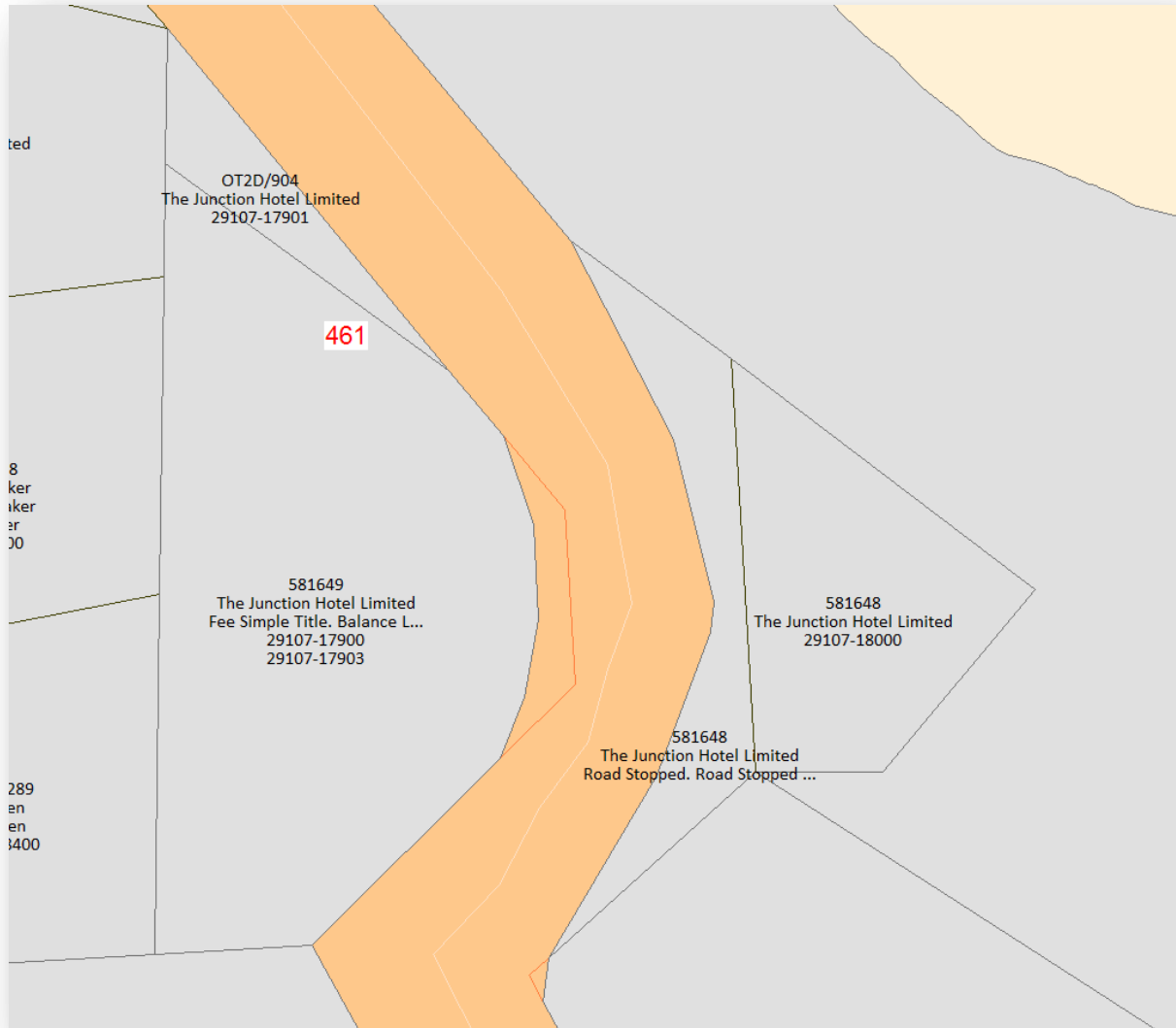


The site comprises two blocks of land – either side of Gorge Road; comprising the old Arthurs Point Hotel site and the associated car-park.

3.0 The Site

The sites are legally described as:

- Section 1 SO446319;
- Block XIX Shotover Survey District;
- Section 3 SO446319
- Section 1, SO23638



The land on the western side of the road used to be the site of the Arthurs Point hotel. The hotel was removed approximately 5 years ago.

The land on the eastern side of the road was previously used as car-parking for hotel patrons.

4.0 ASSESSMENT AGAINST THE SPECIAL HOUSING AREA CRITERIA.

a. Location

The sites are located within the existing general urban zoned area of Arthurs Point. The larger block of land on the western side of the road is zoned Low Density Residential with a site specific Visitor Accommodation overlay, while the land on the eastern side of the road is within the Rural General zone.

This area is unique, being reasonably flat land located in between a number of nearby features including the Shotover River to the east, McChesney Creek to the south, the original Arthur's Point community on the hill slopes nearby, and Gorge Road passing through and between the sites.

b. Adequate Infrastructure

Stormwater drainage

There are two stormwater mains within the site. In both cases stormwater is treated and then piped to the Shotover River.

The southern connection connects to McChesney Creek – which lies along the southern boundary of the land, and then through to the nearby Shotover River.

The northern line collects much of the uphill Arthur’s Point community, and passes through the land, under Gorge Road and drains directly to the Shotover River.

Wastewater

A Council wastewater main runs along-side Gorge Road, in between the sites. There is no known capacity issues with this main.

Water Supply

A 200mm diameter water main is located at the boundary of the old hotel site and would be available.



Transport

Gorge Road divides these sites. This is an arterial road that provides a direct connection to Queenstown – which is 5 km away. The local public transport service provides a bus stops within the site.

c. Other (Non-Council) Infrastructure

The land is located approximately 5km from Queenstown, where all essential services are located.

The Wakatipu off-road cycle and pedestrian trail passes through Arthurs Point.

d. Demand for a Qualifying Development

Previous development options for this land have included a mixed-use development that utilizes the proximity to the road and the ability to additional height where the hotel used to be located – at the toe a reasonably steep embankment.

d. Demand for Residential Housing

This land area could provide up to 25 residential units

e. Affordability

The requestor acknowledges the need for a range of residential housing options to be provided as part of any Qualifying Development. The target range of 20% @ 2 bedroom, and generally smaller allotment sizes is acknowledged.

f. Predominantly Residential

As noted above, any development of this land will include a commercial element, as the land is adjacent to the busy road and the site does lend itself to significant views down the river.

The Arthur's Point community has lost several small shops and local services in the past 10 years, including convenience retail.

Development of this land, and more likely the land on the eastern side of the road would include local services such as convenience retail and a cafe

Visitor Accommodation has previously been considered over part of the and, particularly on the eastern side of the Gorge Road, to take advantage of the Shotover River canyon.

To make re-development of the old Arthurs Point hotel site work (financially), it is necessary for the land owner to obtain certainty that the land on the eastern side of the road can be used for a range of associated activities

g. Building Height

Building height is currently limited to 7m on the western side of the road and 8m on the eastern side.

It is likely that the land on the eastern side of the road might contain smaller residential units that are up to 9 or 10m high

i. Residential Development Quality

The requestor agrees with the development principles set out on Appendix B of the REOI.