

**TASMAN HOUSING ACCORD – SPECIAL HOUSING AREA
LOCATION SUMMARY T02-11**

Recommendation	
	That Council recommends to the Minister that 115 Main Road Hope (T02-11), be established as a special housing area

Land Parcel Information	
Application Number	T02-11
SHA Name	Hope SHA
Property Address	115 Main Road Hope
Area (ha)	3.6719 Ha
SHA Requester	A J & J K Mudgway

Development Proposal	
Developer	A J & J K Mudgway
Brownfield/Greenfield	Greenfield
Expected yield	40 – 47 sections/dwellings
Expected delivery programme	Timing/roll out
Affordability provisions	Claimed 100% affordable – to be sold as sections
Qualifying development criteria	
<ul style="list-style-type: none"> Maximum number of storeys that building may have: 	1
<ul style="list-style-type: none"> Maximum calculated height that building must not exceed: 	7.5 metres
<ul style="list-style-type: none"> Minimum dwelling or residential site capacity: 	40

SHA Establishment Criteria as per Lead Policy														
Criteria	Notes													
Consistent with Tasman Housing Accord	The application is considered to be generally consistent with the Tasman Housing Accord and lead policy. It meets eight of the nine assessment criteria under the lead policy and partially meets the ninth criteria.													
2.1 Alignment with Tasman Resource Management Plan and other Council plans	<p>The proposed pattern of development and the average lot density is in general keeping with the TRMP for residential development taking into account the minimum number of dwellings applied for in the SHA. However, the area is zoned Rural 1.</p> <p>The area of Rural 1 land between White Road and the current southern boundary of residentially zoned land in Richmond is identified as a possible future growth location in the proposed Future Development Strategy that is currently open for public submissions.</p> <p>The Applicant's property is part of a larger area that is identified as a possible location for future urban expansion.</p>													
Infrastructure availability / readiness, including available capacity <table border="1" style="display: inline-table; vertical-align: middle;"> <thead> <tr> <th colspan="2" style="background-color: #cccccc;">Readiness</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Very Good</td> <td style="background-color: #008000;"></td> </tr> <tr> <td style="text-align: center;">Good</td> <td style="background-color: #90EE90;"></td> </tr> <tr> <td style="text-align: center;">OK</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="text-align: center;">Poor</td> <td style="background-color: #FFA500;"></td> </tr> <tr> <td style="text-align: center;">Very Poor</td> <td style="background-color: #FF0000;"></td> </tr> </tbody> </table>	Readiness		Very Good		Good		OK		Poor		Very Poor		Stormwater <ul style="list-style-type: none"> There is insufficient detail in the application to determine how stormwater will be managed. However with detailed design stormwater could be adequately managed. This level of detail is required for resource consenting. Because this can be addressed through the resource consent process and detailed design, it meets the requirements for a SHA to be established Development would be required for Pre- and Post-development flows to be the same. On site detention and soakage needs to be designed into the subdivision Initial designs show that a combination of detention at the dwelling and swales and soakage in and alongside the roads will mitigate flows off site to pre-developed flows. Secondary flow paths are shown out to SH60 via public access ways. Some raising of the land to be required due to flood maps showing inundation. 	POOR
Readiness														
Very Good														
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	<p>Wastewater</p> <ul style="list-style-type: none"> This development will take up most of the last remaining capacity in the local reticulation system. Due to overflows further downstream in the turn main, and likely elevated ground water levels at times. It is proposed to reticulate with low pressure wastewater pump stations on each lot and discharging to the sewer main in Whites road. These Pump stations will discharge between the hours of midnight and 4am, required to have storage of approximately 1m³ and be telemetry to the Council scada system via one transmission device. Once the trunk main and NRSBU main is upgraded, these limitations can be removed. <p style="text-align: right;">good</p>
	<p>Water</p> <ul style="list-style-type: none"> The source water is secure in three years once the Waimea Community Dam is operational. Until then, any properties on this site that develop will contribute to summer time restriction challenges (along with all other developments in progress). Council has storage, treatment, and reticulation capacity for this site. Out of zone application. Water is sourced from the Brightwater system. Will take a portion of the capacity which is available for existing residential zoned land and for deferred land. Net impact minor. <p style="text-align: right;">Good</p>
	<p>Transport</p> <ul style="list-style-type: none"> Has NZTA approval and good access to the highway network with the Right Turn Bay at the SH6/Whites rd. intersection. Access is off White s road and walkway links back out the SH6 and doubles as secondary flow path and services location <p style="text-align: right;">Very good</p>
	<p>Reserves and Facilities</p> <ul style="list-style-type: none"> The applicant has indicated they will provide for a reserve or reserves consistent with the council's policies and level of service requirements. The applicant has provided an undertaking that the plans submitted with any resource consent application under HAASHA will include a reserve to vest in the location identified. <p style="text-align: right;">Good</p>
2.2 Infrastructure	<p>A. Infrastructure Exists with Capacity</p> <ul style="list-style-type: none"> HAASHA requires that infrastructure exists or is likely to exist. With the exception of stormwater, infrastructure with capacity already exists. <p>B. Infrastructure in LTP Enabled by Developer</p> <ul style="list-style-type: none"> The proposed development does not require an upgrade to existing Council infrastructure <p>C. Unplanned Infrastructure Enabled by Developer</p> <ul style="list-style-type: none"> No unplanned infrastructure is required for the proposed development <p>D. Stormwater Mitigation provided to Meet Appropriate Standards</p> <ul style="list-style-type: none"> Stormwater can be managed with appropriate design and construction of a stormwater system. <p>E. Infrastructure to be Designed to Meet Appropriate Standards</p> <ul style="list-style-type: none"> The application not include any proposed infrastructure that is not in keeping with the Tasman District Council Engineering Standards and Policies or NZS4404. <p>F. Concept Engineering Plans Provided</p> <ul style="list-style-type: none"> None provided

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SHA Establishment Criteria as per Lead Policy	
Criteria	Notes
	G. Land is Geotechnically Stable <ul style="list-style-type: none"> • Yes.
2.3 Demand for a QD	The applicant states that the site is entirely residential. It will provide between 40 and 47 residential lots. The primary purpose of this proposal is to deliver new residential housing in a timely manner, thereby supporting the aims and targets of the Tasman Housing Accord.
2.4 Demand for Residential Housing	The applicant states that the proposal will provide additional sections to meet current and forecasted demand as required by the Tasman Housing Accord.
2.5 Predominantly Residential	The proposed development is entirely residential. If approved the site would require rezoning once completed.
2.6 Commercial Viability	The applicant has advised that the SHA status will change the financial viability of the project by allowing it to proceed quickly as development costs are increasing every year. The applicant's own research indicates that the cost of development has increased 30-35% over the last 18 months.
2.7 Building Height	The proposed building height is consistent with the adjoining zones.
2.8 Consultation	The applicant has consulted with Council prior to acquisition of the property and as part of the pre-application process. The applicants indicate they have consulted with one neighbour who supports their proposal. The Council's Lead Policy indicates it may choose to seek feedback from the community on new SHA proposals. Given the Government's deadline of 30 April for any new SHA recommendations, there is not enough time available to seek community views.
2.9 Affordability	The applicants have indicated they intend to sell all 40-47 lots for between s 9(2)(b) through to (capped) s 9(2)(b) , depending on costs at time of subdivision construction. The application proposes a number of measure to address affordability including: <ul style="list-style-type: none"> • Selling sections only, no house and land packages. • Covenants on titles to prevent rapid on-selling of sections at increased prices • Developing quickly to beat increasing development costs

Ownership information per parcel	
Street Address	115 Main Road Hope
Owner	JK & AJ Mudgway
Valuation Number	1943026600
CT Number	3C/163
Legal Description	PART SECTION 15 WAIMEA EAST DISTRICT BLO CK VI WAIMEA S D
Area (ha)	3.6719 ha

TRMP Provisions	
Zone	<ul style="list-style-type: none"> • Rural 1 – (3.7ha)
Density (Controlled Activity)	<ul style="list-style-type: none"> • Residential – 450 square metres (Rule 16.3.3.1(a)) • Rural Residential – 5,000 square metres (Rule 16.3.8.1(a)) • Rural 1 – 12 hectares (Rule 16.3.5.1(a)) • Rural 1 – 30m setback to Rural land (Rules 17.5.3.1 (kb))
Height Limit (Permitted Activity)	<ul style="list-style-type: none"> • Residential – 7.5 metres (Rule 17.1.3.1(p)(ii)) • Rural 1 – 7.5 metres (Rule 17.5.3.1(f))
Area Overlays	<ul style="list-style-type: none"> • The site is not affected by any area overlays • Land Disturbance Area 1

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Resource Consents Required	<ul style="list-style-type: none"> • Subdivision Consent • Land Use Consent • Discharge Permit – Stormwater
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Other Comments	
Reasons for using SHA Process	The applicants state the reason for using the SHA process is “to get as many young couples/young families into affordable housing as soon as possible”. The applicant considers that the process will enable them to realise their vision in a timely manner. They state that they have had experienced staff leave as a consequence of unaffordable housing.
Planning History	The following Resource Consents are noted against the property: 160608 land use consent to construct a second dwelling within the Rural 1 zone (July 2016)

Decision Implications	
Comments	None

Reviewed by	
Site Visit	2019
Consents	2019
Engineering	2019
Environmental Policy	2019
Reserves and Facilities	2019

Released under the provision of the Official Information Act 1982

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Aerial site photo of 115 Main Road Hope



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28 March 2019

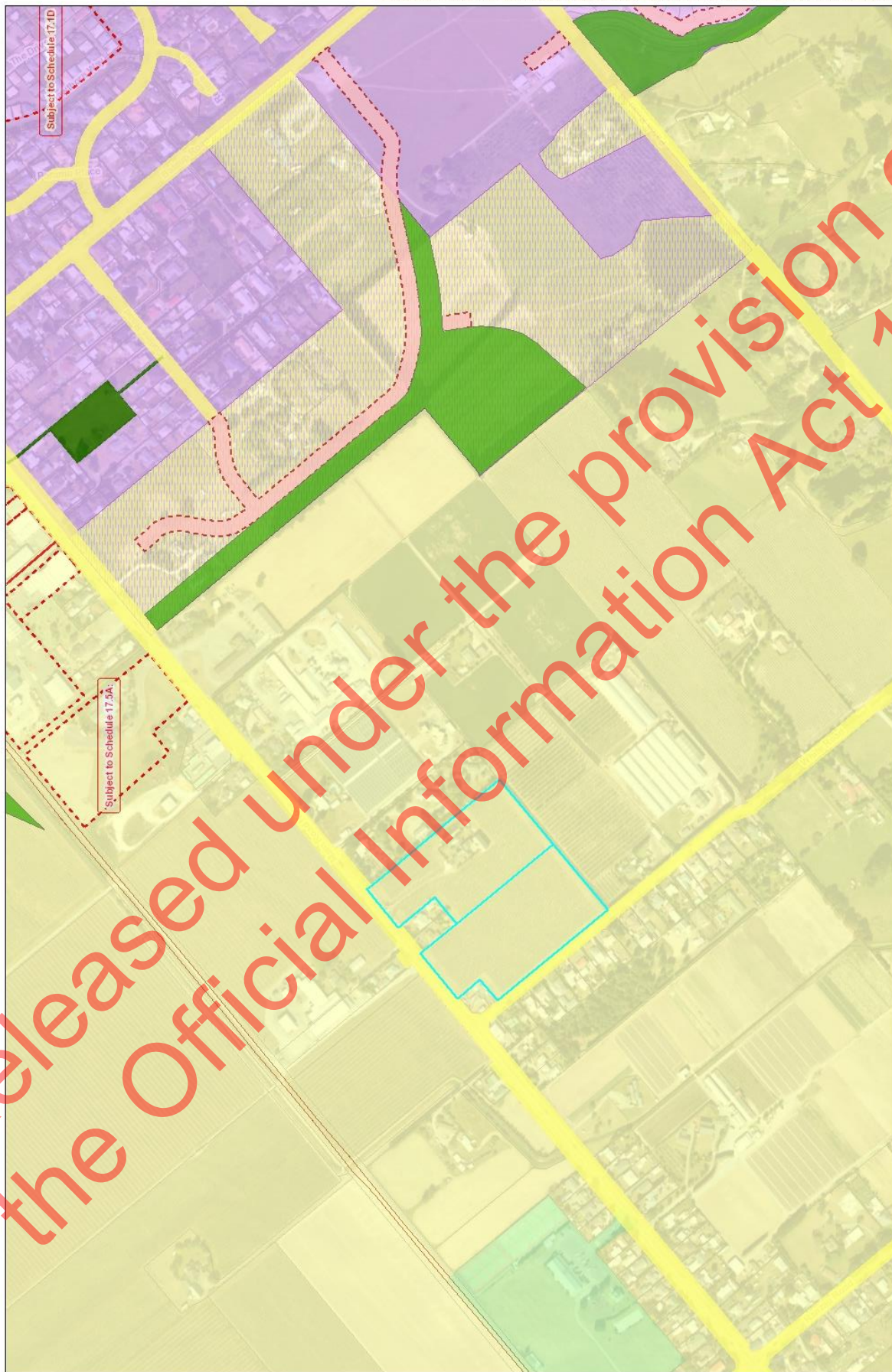


Application site



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Tasman Resource Management Plan – Zone and Overlays Map



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Concept Plan provided by Developer

