



2019 LDEG FORUM

LAND DEVELOPMENT – THE CHALLENGE OF RAPID GROWTH

14 - 15 MARCH 2019, QUEENSTOWN

DAY 1 PROGRAMME: Thurs 14 March (Queenstown Room Level 5)

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| 8:00 – 8:50am | Registration |
| 8:50 – 9:00am | Welcome/Housekeeping Ché Hedges, MC |
| 9:00 – 9:20am | LDEG Chairs address & LDEG AGM Tony McGlynn, LDEG Chairperson |
| 9:20 – 9:50am | Keynote: Building Community through Building Buildings Camia Young, OHU Enterprises |
| 9:50 – 10:20am | The Queenstown Challenge Gareth Noble, Programme Director, Property & Infrastructure, Queenstown Lakes District Council |
| 10.20 – 10.50am | MORNING TEA - Sponsored by Hynds Pipe Systems Limited |
| 10:50 – 11:20am | Master planning challenges and missing pieces Tony Pickard, Transport Strategy Manager, Queenstown Lakes District Council |
| 11:20 – 11:50am | The Operational Infrastructure Challenge Simon Mason, Contract Manager, 3 Waters, Queenstown |
| 11:50 – 12:20pm | Havelock North Water Crisis – lessons learnt Brett Chapman, 3 Waters Manager, Hastings District Council |
| 12.20 – 1:30pm | LUNCH |
| 1:30 – 2:00pm | Queenstown – balancing place & movement in a place of insatiable desirability Darren Davis, Stantec, Lead Transport & Land Use Integration Specialist |
| 2:00 – 2:30pm | Subdivision Standards - One size fits all? Grant Holland, Waugh Infrastructure |
| 2.30 – 3.00pm | Special Housing Areas (SHA's) in Queenstown Anita Vanstone, Policy & Performance Manager, Queenstown Lakes District Council |
| 3:00 – 3:30pm | AFTERNOON TEA - Sponsored by Oasis Clearwater |
| 3:30 – 4:00pm | How to ensure green infrastructure is managed during times of rapid growth Michele Frey, Interim Parks Manager & Environmental Planning Consultant, Invercargill City Council |
| 4:00 – 4:45pm | Panel Discussion |
| 4:45 – 5:00pm | Wrap-up & Recap, Tony McGlynn (Chair, LDEG) |
| 5:00 – 7:00pm | Wrap up drinks and nibbles - (Red Bar, L6) |

Thank you to the following sponsors for their support and making this event possible:





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14 - 15 MARCH 2019, RYDGES HOTEL, QUEENSTOWN

PROGRAMME - DAY 2

FIELD TRIP (SUBJECT TO CHANGE)

(No PPE required but closed footwear recommended for tour on wastewater facility.)

- 9:00am** Tour leaves Rydges Hotel
Frankton Rd past Marina development in progress - pass close to airport.
- 9:20am** Detour up Grants Road between 5 Mile and Queenstown Central development sites. Short stop to discuss engineering challenges/impacts/solutions, then continue back Hawthorne Drive/ SH6
Pass new large commercial development sites with big-box-retail and office space. **Mr Alan Hopkins** Council consultant engineer from RDA tentatively confirmed)
- 10:00am** Tour newly commissioned QLDC Lower Shotover River Wastewater Treatment Plant:
NZ first land disposal techniques. Tour led by **Mr Lane Vermaas** (QLDC) Council engineer/project manager
- 11:30am** Drive past and discussion of Queenstown Country Club retirement village SHA and future development of Ladies Mile development areas. Discussion of area north of Ladies' Mile and future SHA's and master planning
Continue through Bridesdale Special Housing Area being first SHA in Queenstown (adjacent to Lake Hayes Estate, being large elevated Special Housing Area (137 lots); each with separate garden allotment in lower flood plain.
Mr Alan Hopkins Council consultant engineer from RDA and **Michael Wardill** QLDC engineer
Continue through Shotover Country, large residential site
- 12:15pm** Lunch at Shotover Country park - circa 30 min
- 12:45pm** Travel back through via new Eastern Access Road and expanding development Remarkables Park areas discuss Road linkage project (Passes close to airport for any needing drop off).
- 1:15pm** Hanley Farm residential subdivision (circa 1600 residential lots) near base of Remarkables Mountain Range and adjacent to Jacks Point, **Mr Alan Hopkins** Council consultant engineer from RDA
- 2:00pm** Airport (Frankton)
Airport drop off
- 2:30pm** Tour ends at Rydges Hotel

FORUM SPEAKERS - LDEG 2019



Camia Young - OHU Enterprises

Building Community through Building Buildings.

Since moving to Christchurch in February 2012, Camia has been involved in a number of community based initiatives including Exchange Christchurch (XCHC), the Gap Filler Pallet Pavilion; Studio Christchurch and Te Pūtahi Christchurch Centre for Architecture and City Making. Before moving to NZ, Camia practiced as an Architect in Europe with OMA and Herzog & de Meuron.

She has three current passions / streams of work: Ohu (Office for Holistic Urbanism) is an organisation dedicated to building community, she is one of the instigators of Ohu Foundation Trust and the founding director of Ohu Development Ltd - set up to scope community led property developments and support them to become investor ready.

XCHC (Exchange Christchurch) is set up to cultivate a creative ecology by providing production space, showcase space and inviting the public to enjoy the creative expression of emerging talent. She is the founding director, trouble maker and problem solver.

Collett's Corner Ltd is a multi-use commercial building, to be constructed in the heart of Lyttelton's main street. The building is co-conceived, co-designed and co-owned by the community. It is the first equity crowdfunded community minded property development in NZ. The building is a lively mix of wellness centre, hospitality, retail, co-working space and apartments

Camia is also a trustee for the Hillary Institute.



Gareth Noble, Programme Director, Property & Infrastructure, QLDC

The Queenstown Challenge

Gareth has over 15 years' experience in programme management, business improvement and organisational leadership and has worked on significant infrastructure programmes and projects in the UK, Australia and New Zealand. Gareth has experience working for local government, public companies and consultancies and is currently Programme Director at QLDC, where he is responsible for delivering a CAPEX programme that is three times bigger than anything QLDC has previously delivered.



Tony Pickard - Transport Strategy Manager, QLDC

Master planning challenges and missing pieces. -What QLDC has learned from past subdivisions/developments and plans to address continued unprecedented growth challenges in the future.

Tony is the Transport Strategy Planner for QLDC. He completed his planning education whilst with the British Royal Air Force Regiment and immigrated to NZ in 2006. He has worked in a variety of planning and project management positions over the length of the country including works for the NZ Historic Places Trust. He is presently working on the strategic planning for the districts complex transport networks and the integration of Masterplans for Queenstown, Frankton and Wanaka.



Simon Mason - QLDC Contract Manager for 3 Waters

The Operational Infrastructure Challenge - What kind of challenges has growth on our infrastructure and how do we manage it?

Simon Mason is the QLDC Contract Manager for 3 Waters and is also acting Maintenance and Operations Manager, responsible for the oversight of the roading, 3 waters and solid waste operational contracts. Simon is a chartered professional engineer and before starting with QLDC Simon worked across the country, as both consultant and contractor, primarily on the design and construction of water & wastewater treatment plants and other processing plants. Queenstown became home in 2015 when he relocated with his family for the delivery of the upgrade to Project Shotover.



Brett Chapman, Hastings District Council

Havelock North Water Crisis – Lessons Learned from our Experience

Safe drinking water is crucial to public health. The outbreak of gastroenteritis in Havelock North in August 2016 shook public confidence in this fundamental service. Some 5,500 of the town's 14,000 residents were estimated to have become ill with campylobacteriosis. Some 45 were subsequently hospitalised. It is possible that the outbreak contributed to three deaths, and an unknown number of residents continue to suffer health complications.

The August 2016 outbreak was traced to contamination of the drinking water supplied by two bores in Brookvale Road, on the outskirts of Havelock North. This raised serious questions about the safety and security of New Zealand's drinking water.

Brett's presentation will recap on the events surrounding the contamination event and the findings of those investigations into the cause of the outbreak that were front and centre in the Government Board of Inquiry. He will also identify the key lessons that the Hastings District Council has taken from this crisis and elaborate on the changes that are being implemented in response to the Board of Inquiry's findings and recommendations.



Darren Davis, Lead Transport and Land Use Integration Specialist - Stantec
Queenstown – balancing place and movement in a place of insatiable desirability :

Darren is Stantec New Zealand's Lead Transport and Land Use Integration Specialist and works in the tricky nexus between land use, placemaking and movement. Put simply, there's no point having place without movement to get there and no point having movement with no place to go. He has 25 years' experience in transport and land use, including being a lobbyist, planner, strategist, communicator and consultant. Darren has been involved in projects ranging from high level strategic policy advice; successfully influencing regional and central government agencies; to on-the-ground involvement in major transport infrastructure and land-use projects; doing public transport service design; carrying out high-level policy and strategy work as well as being a key team member on transit oriented development projects. He is proudly car-free, getting around Auckland by foot, public transport and his trusty e-bike. In his spare time, he roams the planet, crawls cafes and is often seen in darkened movie theatres.

Presentation Overview

Queenstown is the jewel in Aotearoa's tourism crown. As tourism is New Zealand's number one foreign exchange earner, Queenstown's success is crucial to New Zealand's success. But its sheer stunning beauty makes it a place of insatiable desirability. When combined with a tourism model focused on free independent travellers, this is a recipe for the sheer number of visitors, together with their cars and campervans, threatening to overwhelm the very place people are coming to in the first place.

For Queenstown to sustainably succeed and to build on, and not detract from, New Zealand's clean green brand, it needs to reduce its carbon footprint and move its transport focus from mobility to accessibility. This means land use that enables many trips to take place by walking, cycling and public transport rather than long car commutes and a transport system that provides genuine choice rather than the car being chosen for people by the absence of other choices.

This presentation will look at where Queenstown is at now and where it could be in the future.



Grant Holland, Senior Consultant, Waugh Infrastructure

Subdivision Standards - One size fits all?

Grant Holland is an Asset Management specialist with a wide variety of experience in Asset Management and Long Term Planning. Grant has been employed by Waugh Infrastructure Management Ltd since 2004 and works with a range of Local Authorities throughout New Zealand and also in the Pacific Islands.

Grant holds a degree in Surveying, a Post Graduate Certificate in Executive Management and the National Certificate in Civil Engineering – Asset Management (Competitive Pricing Procedures).

Grant has presented to IPWEA, IFME and NZTA conferences as well as chairing the RIMs/IDS forum and leading a Young IPWEA Asset Management Challenge Team.

Presentation Overview

Infrastructure requirements for subdivisions vary from one local authority to the next. Some have become more aligned with neighbours over time, while others have become more divided.

Why has this happened and how can this be done better?

In 2018 Waugh Infrastructure Management staff undertook an appraisal of the 'subdivision standards' used by the eleven local authorities for the Canterbury Engineering Managers Group

The initiative identified opportunities for coordination and overall improvement of Subdivision Standards across the Canterbury Region, with a view to potentially establishing a common standard. Given the range of growth patterns from rapid in Selwyn and Waimakariri Districts, tourism activity driven in Mackenzie District, to modest growth in other centres, difference need to be acknowledged.

This presentation will provide a overview of the analysis and recommendations, and consider wider application of the learnings.



Anita Vanstone, QLDC
Special Housing Areas (SHA's) in Queenstown

Anita is a **Planner** with over 14 years of experience having worked for local councils, private practice and for a residential development company in New Zealand and the UK. She is the Policy & Performance Manager at the QLDC, coming from a RMA planning background. The focus of her previous role was on the HASHAA legislation, formulating a new Lead Policy and renegotiating and updating the Queenstown Lakes District Housing Accord in conjunction with MBIE. Her experience also includes the processing of Special Housing Areas, from establishment right through to the final resource consent, and remodelling the Dwelling Capacity Model for the Proposed District Plan and the NPS-UDC. Anita was a participant of the MBIE technical advisory groups associated with the preparation of guidance material for the NPS-UDC. More recently Anita's focus has been involved in Statutory and Strategic Planning across the QLDC. Anita's presentation will give a summary of the HASHAA legislation, the process adopted in Queenstown, along with some case studies.



MICHELE FREY, Interim Parks Manager, ICC and Environmental Planning Consultant, Xyst Ltd

How to ensure green infrastructure is managed during times of rapid growth

Michele is currently an environmental planning consultant with Xyst Ltd, based in Napier. She has extensive experience both in the public and private sectors particularly in relation to parks, recreation and community facility planning. More recently she has been getting involved in governance and in 2018 was awarded the Emerging Director Award for the Institute of Directors.

In 2018 Michele was also the member of Team Pics Slippery Slope, finishers of GODZone through Fiordland in 2018. GODZone is an expedition length adventure race spanning up to 500km in a location totally at the discretion of the race organisers on any given year. Key activities involve hiking, rafting, kayaking and mountain biking.

Michele will share her experiences of GODZone through the challenging Fiordland terrain and explore the many parallels of the hard work, challenge, team work and reward, that apply to every day life, especially through her professional career as a planner and in governance roles.

Presentation Overview

When communities are growing rapidly, whether as a result of crisis or simply desirability, green infrastructure cannot afford to become the poor cousin. Michele will share her observations of what good green infrastructure planning looks like, having led a large team of environmental practitioners through the post Canterbury earthquakes and some of her more recent experiences working with other local government organisations throughout the country.