



Housing Infrastructure Fund Call for Final Proposals

Summary of Proposal for Kingston 3 Waters



Summary Information

Territorial Authority:	Queenstown Lakes District Council
Proposal Title:	Kingston 3 Waters
Infrastructure Project/s :	3 Waters
Location of Project/s:	The project will serve the Kingston Village Special Zone and Kingston township. Kingston township is located at the southern end of Lake Wakatipu approximately 40 kilometres (37 mins) to Frankton or 47 kilometres or a 46-minute drive from central Queenstown.
Location of housing being enabled:	The project will enable residential development within the project area itself. Although not contiguous to the Queenstown Urban Area, due to geographic constraints Kingston is effectively the next area available for development south of the existing Queenstown Urban Area development fronts, Hanley Farms and Jack's Point.
Is the proposal and/or projects in existing plans	<ul style="list-style-type: none"> • Water supply is included in QLDC 2015 Long Term Plan for completion by 2021/22. • Wastewater is included in QLDC 2015-2045 Infrastructure Strategy for completion by 2026/27. • Stormwater is not included in QLDC's long term planning. Following the qualified audit on the 2009 Long-Term Plan many projects were removed from Council's planning and pushed back onto the development community. Hence the development of new greenfield sites has predominantly been left for developers to instigate, drive and fund.

Funding Information

Total Funding Requested:	\$23,600,000 (Growth portion, 82%, of total project value \$28,800,00)
Funding by infrastructure project	Water Supply \$5,200,000 (growth portion only, 82%) Wastewater \$14,100,000 (growth portion only, 82%) Stormwater \$4,300,000 (growth portion only, 82%)
Estimated drawdown of funding	First drawdown 01/2018 / Last drawdown 12/2019
Estimated repayment period	First instalment 01/2028 / Last instalment 12/2029

Description of the Proposal and Projects:
To enable residential development in Kingston Village Special Zone and Kingston Township, water supply, wastewater, and stormwater infrastructure is required. Without this infrastructure development is unlikely to proceed in the short to medium term.

Existing dwellings in Kingston each have their own water and on-site wastewater systems. Typically roof rainwater collection and storage for water and basic septic tanks and soak holes or disposal trenches for wastewater. Stormwater is currently managed on a relatively informal basis with water conveyed to Lake Wakatipu via several natural watercourses and a series of manmade drainage channels or culverts.

Providing community schemes will effectively remove the existing barriers to development and enable more housing. Benefits include:

1. Bringing forward the development of housing in Kingston.
2. Enabling greater density of development by removing the need for on-site wastewater disposal.
3. Provision of an affordable housing option for the district within 40 minutes of Frankton (major employment area).
4. Improved environmental and public health outcomes for Kingston from community water and wastewater schemes.

Public Statement: (30 - 50 words)

It is proposed to bring forward the provision of 3 Waters infrastructure schemes to Kingston. This will enable the development of Special Zoned land and other sites within Kingston township, allowing approximately 950 more houses. Benefits include affordable housing for the district and improved public health for the existing community.

Dwellings, Yield and Spend

	1 July 2017 to 30 June 2022 - 5 years (Short Term)	1 July 2022 to 30 June 2027 - 10 years (Medium Term)	1 July 2027 to 30 June 2032 - 15 years (Long Term)	1 July 2032 to 30 June 2047 - 30 years
No. of dwellings to be constructed (within each period)	250	450	250	-
No. of lower cost dwellings to be constructed (included in the number of dwellings)	125	225	125	-
Cumulative no. of dwellings to be constructed	250	700	950	950
Projected demand (cumulative)	5,900	6,200	6,500	7,200
No. of dwellings/projected demand	4%	11%	15%	13%
Infrastructure cost (total funding sought)	\$23,600,000			
Infrastructure cost per dwelling constructed	\$94,300	\$33,700	\$24,800	\$24,800

Acceleration of infrastructure

Project	Plan	Current timing	Timing if b/f with HIF assistance	Change in timing
Water Supply	2015 LTP	2021/22	2019/20	2 years
Wastewater	30 Year Strategy	2026/27	2019/20	7 years
Stormwater	New project	n/a	2019/20	n/a

Contribution to Development Capacity

	2017/18- 2019/20 (1-3 years)	2020/21- 2027/28 (3-10 years)	2028/29- 2047/48 (Up to 30yrs)
Territorial development capacity targets required to meet the NPS-UDC	1,800	3,000	6,000
Contribution to NPS-UDC targets	250 14% of requirement	700 23% of requirement	950 16% of requirement

Declaration

Topic	Declaration	Territorial Authorities' declaration
Primary Contact	Enter the contact details for your primary point of contact.	Not required
Name:	Peter Hansby	
Telephone:	027 202 9348	
Email:	peter.hansby@qldc.govt.nz	
Secondary Contact	Enter the contact details for your secondary point of contact.	Not required
Name:	Ulrich Glasner	
Telephone:	027 222 4813	
Email:	ulrich.glasner@qldc.govt.nz	
Public Statement	I/we have provided a public statement in this response form, and understand that MBIE or Ministers may make this statement available to the public, in whole or in part.	Agree
CfFP Process, Terms and Conditions	I/we have read and fully understand this CfFP, including the CfFP Process and Terms and Conditions. I/we confirm that the Territorial Authority agree to be bound by them.	Agree
Requirements	I/we have read and fully understand the nature and extent of MBIE's Requirements as described in the Call for Final Proposals. I/we confirm that the Territorial Authority has the necessary ability to meet or exceed the Requirements of the HIF.	Agree
Ethics	In submitting this Proposal the Territorial Authority warrants that it: <ul style="list-style-type: none"> a. has not directly or indirectly approached any representative of MBIE (other than the Point of Contact), NZTA (other than regional advisors), or Government to lobby or solicit information in relation to the CfFP; and b. has not attempted to influence, or provide any form of personal inducement, reward or benefit to any representative of MBIE, NZTA, or Government. 	Agree
Conflict of Interest declaration	The Territorial Authority warrants that it has no actual, potential or perceived Conflict of Interest in submitting this Proposal. Where a Conflict of Interest arises during the CfFP process the Territorial Authority will report it immediately to MBIE's Point of Contact.	Agree
Details of conflict of interest: Not applicable.		
DECLARATION		
I/we declare that in submitting the Proposal and this declaration: <ul style="list-style-type: none"> a. the information provided is true, accurate and complete and not misleading in any material respect b. I/we have secured all appropriate authorisations to submit this Proposal, to make the statements and to provide the information in the Proposal and I/we am/are not aware of any impediments to enter into an Agreement to deliver a project. 		

I/we understand that the falsification of information, supplying misleading information or the suppression of material information in this declaration and the Proposal may result in the Proposal being eliminated from further participation in the CfFP process and may be grounds for termination of any Agreement awarded as a result of the CfFP.

By signing this declaration the signatory below represents, warrants and agrees that he/she is a duly elected member of the Territorial Authority and authorised to make this declaration on its/their behalf.

Signature: 

Full name: James Boulton

Title / position: Mayor of Queenstown Lakes District

Name of Territorial Authority: Queenstown Lakes District Council

Date: 28 March 2017
