



Housing Infrastructure Fund Call for Final Proposals

Summary of Proposal for Ladies Mile



Summary Information

Territorial Authority:	Queenstown Lakes District Council
Proposal Title:	Ladies Mile
Infrastructure Project/s:	Mixed – Transport, Water Supply, Wastewater and Stormwater
Location of Project/s:	<p>The proposed Ladies Mile residential development is located east of Frankton along both sides of Ladies Mile (SH6) between the Shotover River and Lake Hayes.</p> <p>The associated infrastructure will be located close to the proposed Ladies Mile residential area.</p>
Location of housing being enabled:	The project will enable residential development within the project area itself. This area is contiguous to the Queenstown Urban area.
Is the proposal and/or projects in existing plans	The projects are not currently in Long Term Plan because 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:	\$12,600,000
Funding by infrastructure project	Transport \$6,100,000 Water supply \$2,400,000 Wastewater \$2,000,000 Stormwater \$2,100,000
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:
<p>The proposed Ladies Mile medium density residential development covers approximately 140 ha of land along both sides of Ladies Mile (SH6) between the Shotover River and Lake Hayes. The area is currently zoned as rural but is partially consented for residential (Threepwood) with coverage consisting mostly of pasture, dispersed stand-alone dwellings and open space. A Special Housing Area is also being considered for this area. Neighboring the proposed development are two major residential developments, Lakes Hayes Estate and Shotover Country.</p>

The Queenstown Country Club was granted resource consent under the Housing Accords and Special Housing Areas Act on an interim basis on 13 March 2017 for a 332 unit retirement village and ancillary commercial activities including a club house, retail units, cafe, medical centre, child care, gym and restaurant; a 16 unit housing development and a 21 vacant lot residential subdivision. The proposed development is to be known as the Queenstown Country Club. The Ladies Mile HIF area is also contiguous with this.

The project includes:

- Water supply to be fed from existing Shotover Country bore field and will require a booster station and potentially a reservoir.
- Wastewater mains will connect to existing infrastructure where appropriate. Upgrades of existing pressure mains will be required. Associated mains and service connections are to be provided by the developer.
- Stormwater will require the installation of a standalone collection system and disposal outfall.
- A new roundabout at the intersection of SH6 and Howards Drive.
- Pedestrian/cycleway underpasses.
- Public Transport infrastructure.

Public Statement: (30-50 words)

The proposed Ladies Mile medium density residential development could provide a further 1,000 residential dwellings for the district. It includes provision for public transport infrastructure and will improve existing capacity and safety of the access into Lakes Hayes Estate and the level of service on State Highway 6.

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)	525	500	-	-
No. of lower cost dwellings to be constructed (included in the number of dwellings)	210	200	-	-
Cumulative no. of dwellings to be constructed	525	1,025	1,025	1,025
Projected demand (cumulative)	5,900	6,200	6,500	7,200
No. of dwellings/projected demand	9%	17%	16%	14%
Infrastructure cost (total funding sought)	\$12,600,000			
Infrastructure cost per dwelling constructed	\$23,900	\$12,300	\$12,300	\$12,300

Acceleration of infrastructure

Project	Plan	Current timing	Timing if b/f with HIF assistance	Change in timing
Transport	New Project	n/a	2019/20	n/a
Three Waters	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	525 28% of requirement	1,025 34% of requirement	1,025 17% 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:		
a. the information provided is true, accurate and complete and not misleading in any material respect		

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- 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
