



Housing Infrastructure Fund Call for Final Proposals

Summary of Proposal for Quail Rise South



Summary Information

Territorial Authority:	Queenstown Lakes District Council
Proposal Title:	Quail Rise South
Infrastructure Project/s:	Mixed – Transport, Water Supply and Wastewater
Location of Project/s:	The Quail Rise South project borders the existing Quail Rise residential development and SH6. The road will link Ferry Hill Drive to the roundabout at the intersection of SH6 and Hawthorne Drive. Three waters infrastructure will follow the road alignment.
Location of housing being enabled:	<p>The project will enable residential development within the project area itself.</p> <p>The project is also adjacent to the Frankton Flats Special Zone (B) (69Ha, mixed use, Plan Change 19) and the natural public transport corridor.</p>
Is the proposal and/or projects in existing plans	<p>New project – not included in 2015 Long Term Plan. Note that the roundabout it connects to was only recently completed in 2016, prior to this there was no connectivity. Until recently development has been focused on the southern side of the State Highway (Frankton Flats) but with the new access, development of this site has recently become much more feasible. Furthermore, the development of new greenfield sites has predominantly been left for developers to instigate, drive and fund (this strategy resulted from the qualified audit on the 2009 Long-Term Plan).</p>

Funding Information

Total Funding Requested:	\$10,300,000
Funding by infrastructure project	Transport \$7,600,000 Water Supply \$1,100,000 Wastewater \$1,600,000
Estimated drawdown of funding	First drawdown 01/2018 / Last drawdown 06/2019
Estimated repayment period	First instalment 01/2028 / Last instalment 06/2029

Description of the Proposal and Projects:

Quail Rise South will be a residential development located on the flat land bordering the existing Quail Rise residential area and SH6. The existing Quail Rise residential area is accessed via the SH6 and Tucker Beach Road intersection and is bounded by SH6 to the south and the Shotover River to the north and east.

It is proposed to construct a road linking Ferry Hill Drive to the newly formed roundabout at the junction of SH6 and Hawthorne Drive. The route generally traverses flat land and should be relatively simple to build. The roundabout at the intersection of SH6 and Hawthorn Drive was designed to accommodate a fourth leg, enabling construction of this road.

Three waters infrastructure to enable development of the area surrounding the new road. The three waters infrastructure would follow the road alignment and consist of a water main and sewer.

The land is currently zoned for medium density residential, however given its close proximity to future jobs and public transport corridor (and hub) it is proposed to increase the housing density to allow a much higher density of dwellings.

Public Statement: (30-50 words)

The Quail Rise South project will enable the construction of up to 1100 residential dwellings in close proximity to Frankton Flats. The development includes a new road linking Ferry Hill Drive to the roundabout at the junction of SH6 and Hawthorn Drive, and pedestrian/cycleway access beneath SH6.

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)	550	600	-	-
No. of lower cost dwellings to be constructed (included in the number of dwellings)	220	240	-	-
Cumulative no. of dwellings to be constructed	550	1,150	1,150	1,150
Projected demand (cumulative)	5,900	6,200	6,500	7,200
No. of dwellings/projected demand	9%	19%	18%	16%
Infrastructure cost (total funding sought)	\$10,300,000			
Infrastructure cost per dwelling constructed	\$18,700	\$8,900	\$8,900	\$8,900

Acceleration of infrastructure

Project	Plan	Current timing	Timing if b/f with HIF assistance	Change in timing
Road and 3 waters infrastructure	New Project	n/a	2018/19	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	550 30% of requirement	1,150 38% of requirement	1,150 19% 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
