

Jane Robertson

Subject: FW: Attachment B - Response from Te Ao Marama Inc regarding Universal EOI

From: Dean Whaanga [mailto:Dean@tami.maori.nz]

Sent: Tuesday, 10 July 2018 4:48 PM

To: Blair Devlin <Blair.Devlin@qldc.govt.nz>

Subject: Attachment B - Response from Te Ao Marama Inc regarding Universal EOI

Kia ora Blair

Hope things are going well.

Sorry I was too late to respond to this, went of my radar.

Universal is very large- 1000 homes.

I hope they (SHA) are doing what they are supposed to do and get good housing for people at a good price, was some concern that some of the first SHA houses are being sold for \$890000.

Personally I'm not sure what we are creating here.

How would you like to catch up? Be good to meet your team..

Kind Regards

Dean

From: Blair Devlin [mailto:Blair.Devlin@qldc.govt.nz]

Sent: Wednesday, 23 May 2018 10:29 a.m.

To: Dean Whaanga

Subject: TAMI - Expression of Interest for a Special Housing Area - Universal Developments, Hawea

Kia ora Dean,

The purpose of this email is to seek Te Ao Marama's comments on the proposed Hawea (Universal Developments) Special Housing Area within the Queenstown Lakes District on a site adjacent to Cemetery Road, Hawea. I'm aware the applicant has already been in contact with you regarding this proposal.

The application is for a residential development, which includes the following:

- Approx. 400 residential sections
- A community hub to provide for community services and / or commercial uses ancillary to the residential activity
- Internal roading, parking and footpaths; and
- Reserves.

The *Housing Accords and Special Housing Areas Act 2013* (HASHAA) was established by the Office of the Minister of Housing in 2013 with the purpose to increase housing supply in specific parts of New Zealand affected by housing affordability issues. On 16 September 2016, the Housing Legislation Amendment Act 2016 (the Amendment Act) came into effect, which increased the time period of the HASHAA by three years. A Housing Accord was approved for the Queenstown Lakes District by the Mayor and the Minister of Housing in October 2014 and was subsequently updated on the 12 July 2017 to provide between 3600 to 3900 homes across the entire District over the next 3 years.

The Council formally received the Expression of Interest on the Monday 21 May 2018. This will be shortly be placed on Councils website and public feedback sought. We are endeavouring to present this at the 28 June 2018 Full Council meeting and we are hoping to provide ORC's feedback at this meeting.

Accordingly, the purpose of this email is to provide you with information relating to the Hawea (Universal Developments) Expression of Interest.

Enclosed for your review (on the share-file link provided) are the following documents (Please note these documents will also soon be available online on Council's website):

- Hawea (universal Developments) SHA EOI
 - [A] Ignite Wanaka Chamber of Commerce - Letter
 - [B] First National - Letter
 - [C] Master Plan
 - [D] Mortgage Broker - Letters
 - [E] Certificate of Title
 - [F] R A Skidmore - Landscape and Urban Design Review
 - [G] Hawea Drop in Session - Flyer
 - [H] New Zealand Transport Agency - Letter
 - [I] Otago Regional Council - Correspondence
 - [J] Queenstown Lakes Community Housing Trust - Letter
 - [K] QLDC Infrastructure - Correspondence
 - [L] Southern Land Infrastructure - Report
 - [M] e3 Scientific – Soil Assessment
 - [N] Carriageway Consulting – Traffic Assessment
 - [O] House Designs
 - [P] Design Guidelines
 - [Q] Street Cross Sections
 - [R] Infinite Energy NZ - Letter
 - [S] Recommended Plant List
 - [T] Assessment of QLDC Quality Design Outcomes

The Sharelink file is here: <https://qldc.sharefile.com/d-sea1bf8e5d65452c8>

Can we please have your comments back by the **Friday 8 June 2017**. If this date will not work for you please let me know.

Please contact me if you would like to discuss the above further.

Kind regards

Blair

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