



**NAME AND ADDRESS OF OWNER OF LAND AREA TO BE CONSIDERED**

Universal Developments Ltd  
Owned by Lane Hocking  
7 Hollyhock Lane, Far Horizon Park  
Wanaka

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**LOCATION OF LAND AREA TO BE CONSIDERED**



Both properties are situated south of the Shotover River, adjoining the southern end of Quail Rise subdivision.

The properties are flanked to the east by the Frankton Industrial area and to the south by land which has previously been identified as 'Frankton Flats North'.

Being located within the northern boundaries of Queenstown's existing residential zoning and development (Quail Rise), the subject land holdings are ideally situated to provide for future residential development close to the existing and future amenities of Frankton.

With the future of Frankton looking bright, both of the subject properties represent a high quality land resource, which are able to contribute in catering for the District's ongoing residential housing demand.

### **DEVELOPMENT YIELD**

Subject to the final configuration of development, the subject sites are able to accommodate for between 90 and 150 future residential dwellings.

Universal Developments Ltd consider the proportions of smaller subdivision allotments and/or housing types (as discussed within the Implementation Guideline document) as being highly achievable upon the land subject of this EOI.

### **RELEVANT EXPERIENCE**

Universal Developments Ltd is managed by Dan Curley who has over 8 years planning experience in the QLDC, working both for Council and as a planning consultant for both a survey, engineering and planning consultancy and a planning and landscape architecture consultancy.

Universal Developments Ltd has succeeded at a variety of land development projects including and not limited to the development and subdivision of Rural Land in the Cardrona Valley, industrial land in Wanaka, and the development of

Dungarvon Wanaka, a 27 lot comprehensive residential subdivision in the heart of old town Wanaka.

In addition to this Universal Developments Ltd currently own and operate Central Otago Building who have built (and currently are building) a number of high quality residential homes within the Wanaka region.

## **ASSESSMENT OF LAND AGAINST LEAD POLICY CRITERIA**

### **5.2.1 Location**

The area of the proposed landholding is located adjacent to the existing urban area of Quail Rise subdivision which is zoned Low Density Residential under the Operative District Plan.

In addition to this, both properties already accommodate established residential activity and associated housing.

Such location is consistent with the criteria relating to '5.2.2 Location'.

### **5.2.2 Adequate Infrastructure**

Subject to final engineering design, future development upon the land subject of this EOI is able to be fully serviced with reticulated water supply, foul sewer and storm water disposal, electricity and telecommunications infrastructure.

### **5.2.3 Demand for a Qualifying Development**

Subject to the agreement of all details to be explored post this EOI process (including a greater investigation of exact market demand V Council objectives) Universal Developments Ltd is able to commit immediately to the deployment of capital expenditure.

Consistent with **5.2.3**, such commitment would allow for the effective execution of Housing Accord objectives in a timely manner.

#### **5.2.4 Demand for Residential Housing**

Any future residential housing established upon the land subject of this EOI can and would be constructed on the basis of market demand.

Universal Developments Ltd would be encouraged to develop a range of housing and land tenure types (to meet market demand) and would be proactive in utilizing innovations available in providing modern housing solutions.

#### **5.2.5 Affordability**

Due to the location and associated amenity levels that the proposed land will offer, from a district wide perspective the likely eventual housing products will be considered 'affordable'. This is unlikely to be the case in other high amenity (lake view) type locations.

Universal Developments Ltd consider the proportions of smaller subdivision allotments and/or housing types (as discussed within the Implementation Guideline document) as being highly achievable upon the land subject of this EOI.

#### **5.2.6 Predominantly Residential**

Universal Developments Ltd currently envisages both sites subject of this EOI to comprise of 95% residential land use activities.

#### **5.2.7 Building Height**

The land subject of this EOI allows for buildings up to 8m above existing ground level in height.

Given that the land is located in close proximity to the Industrial Zone on the east of the Frankton Ladies Mile Highway, Council may consider a greater maximum

height to be appropriate, which would provide for a greater scope of residential development options.

### **5.2.8 Minimum Number of Dwellings**

Being in excess of 9 hectares, the land subject of this EOI is capable of providing for a significant number of residential dwellings (90 – 150).

### **5.2.9 Residential Development Quality**

Subject to the detail of SHA requirements, market demand and economic viability, Universal Developments Ltd would be willing to develop the land subject of this EOI in alignment to the principles of expectation as outlined in Appendix B of the Implementation Guidelines document.