

**QLDC Council**  
**30 July 2015****Report for Agenda Item: 2****Department: CEO Office****Lakeview Land Swap Proposal****Purpose**

To consider the Lakeview land swap proposal submissions together with advice from officers and to decide whether or not to classify the land on behalf of the Minister of Conservation and whether to recommend to the Minister that the land be exchanged.

**Recommendation**

That Council:

1. **Consider** the submissions on the proposed Lakeview land swap proposal together with advice from officers;
2. **Determine** whether or not to;
  - a. Classify the reserve land (Pt Block XXXII TN of Queenstown and Pt Block LVI TN of Queenstown) as recreation reserve under section 16(1) of the Reserves Act 1977.
  - b. Recommend to the Minister of Conservation to exchange an area of reserve land (Pt Block XXXII TN of Queenstown) for an equivalent area of adjacent Council-owned freehold land (made up of Lots 1-3 DP 354070, Pt Section 15 Blk XXIX TN of Queenstown, Section 10 Blk XXIX TN of Queenstown and Section 1 SO 12299) under section 15 of the Reserves Act 1977.
3. **Authorise** officers (depending on the determination under (2) above) to classify the reserve land as recreation reserve and make a request to the Minister of Conservation to exchange the reserve land as represented in the Lakeview land swap proposal [attachment A].

Prepared by:



Paul Speedy  
Manager, Strategic Projects  
and Support Manager  
21/07/2015

Reviewed and Authorised by:



Meaghan Miller  
General Manager Corporate  
Services  
21/07/2015

## **Background**

- 1 On 24 March 2015 Queenstown Lakes District Council considered the Lakeview Land swap proposal and in accordance with sections 16(1), 15, 119 and 120 of the Reserves Act 1977 resolved to publicly notify and consult on the proposal to:
  - a. Classify Lakeview reserve land as recreation reserve.
  - b. Exchange an area of Lakeview reserve land for an equivalent area of adjacent Council-owned freehold land.
- 2 Public consultation on the proposed intention to classify and exchange the Lakeview land (attachment A) opened on 7 April 2015, and closed on 8 May 2015 (a four week period).

## **Comment**

### ***Submissions***

- 3 Two public submissions (attachment B) were received. One submitter (K. Gousmett) provided a further submission with amendments to his initial submission within the notified submission period.
- 4 None of the submitters wished to be heard in support of their submissions. A decision not to proceed with a hearing was made in consultation with the Department of Conservation, who saw no requirement to proceed under the circumstances.
- 5 The Council must give full consideration to all submissions received and determine the extent to which each submission will be accepted or disallowed.
- 6 The table in attachment C sets out the points raised by submitters and officer comments on each point of submission. Attachment D provides a summary of the submission statistics.

### ***Equality of Exchange***

- 7 The Department of Conservation has advised it will be necessary for the respective areas of land involved in the exchange to be valued.
- 8 Where there is a difference in value and the land being transferred to the Council is of greater value, it will be necessary for the Council to pay the Crown the difference. Where the land being transferred to the Crown is of greater value the Crown will not pay the difference.
- 9 A preliminary assessment by Colliers International has indicated no material difference in value between the land(s) involved in the exchange. Acceptance of this determination will be subject to peer review of a full valuation report by the Crown.

## ***Options***

- 10 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
- 11 The Council is directed by the Reserves Act 1977 to classify the land that has not yet been classified. Not classifying the reserve land is therefore not considered an option for the Council.
- 12 The options available to Council are:
  - a. Option 1: Classify and Exchange. Classify the reserve land as recreation reserve and make a request to the Minister of Conservation to exchange the reserve land as represented in the Lakeview land swap proposal (attachment A).
  - b. Option 2: Classify only. Classify the reserve land as recreation reserve and not proceed with the exchange of reserve land as proposed.
- 13 Option 1 is the recommended option because it will:
  - a. Enable the Council to perform its obligations under the Reserves Act 1977 to classify all reserve land;
  - b. Ensure that land held for recreation purposes is being used for recreation and improve the use of that land;
  - c. Result in a more suitable Lakeview site layout which is expected to support the success of the proposed activities and wider precinct.
- 14 Option 2 would also enable the Council to comply with its obligation to classify all reserve land; however the opportunity for both the Council and private sector to commit to some of the proposed activities and projects on the Lakeview site may be delayed or lost.

## ***Significance and Engagement***

- 15 The items discussed in this report have been assessed at a medium to high degree of significance. The 'Queenstown Campgrounds' are listed as a 'strategic asset' under the Council's Significance and Engagement Policy. The level of engagement through notified public consultation (as well as consultation conducted to date) is proportionate to this degree of significance.

## ***Risk***

- 16 This matter relates to the strategic risk SR1 - current and future development needs of the community, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because of the development opportunity the Lakeview land holds and overall benefit to the Queenstown Town Centre and wider District, providing for and facilitating projected economic growth.

## **Financial Implications**

17 There are no material budget or cost implications resulting directly from a decision on any option. The wider anticipated Lakeview development project costs are included within the 2015-25 10-Year Plan.

## **Council Policies, Strategies and Bylaws**

18 The following Council policies, strategies and bylaws were considered:

- 2015/25 10-Year Plan.
- Campground Strategy, August 2005 (as amended in 2013).
- Naming of Parks and Reserves Policy, February 2004.
- Economic Development Strategy, February 2015.

19 The recommended option is consistent with the principles set out in the named policy/policies.

## **Local Government Act 2002 Purpose Provisions**

20 The recommendation (option 1) for the reserve land is consistent with s.10 of the Act, and reflect one of Council's core services – recreational/community amenities (s.11A(e)). The proposed management of the freehold land is being undertaken in accordance with sound business practices (s.14)(1)(f)).

## **Consultation: Community Views and Preferences**

21 The consultation that has been carried out is consistent with relevant provisions within the Reserves Act 1977 and Local Government Act 2002 considering the determination regarding significance. This includes public notification in both local and regional newspapers (attachment F).

22 Consultation has been undertaken in accordance with established protocols between the Council and local Iwi representation Kai Tahu Ki Otago and Te Ao Mārama (attachment G).

## **Legal Considerations and Statutory Responsibilities**

23 Legal advice has been provided regarding the Council's obligations under the Reserves Act and the recommended option is consistent with that advice

## **Attachments**

- A Lakeview Land Swap Proposal
- B Submissions
- C Submission points and comment
- D Submission summary
- E Development principles for Lakeview
- F Public Notice (*Mirror*, 8 April 2015)
- G Consultation letter (Kai Tahu Ki Otago)

# Lakeview Land Swap Proposal

## Introduction

On 24 March 2015 the Council considered the notification and public consultation requirements for the Council's proposed exchange of reserve land on the Lakeview site. The Council resolved to:

- i. Notify the intention to classify the reserve land (Pt Block XXXII TN of Queenstown and Pt Block LVI TN of Queenstown) as recreation reserve under section 16(1) of the Reserves Act 1977.
- ii. Notify the intention to exchange an area of reserve land (Pt Block XXXII TN of Queenstown) for an equivalent area of adjacent Council-owned freehold land (made up of Lots 1-3 DP 354070, SO 24298, Pt Section 15 Blk XXIX TN of Queenstown, Section 10 Blk XXIX TN of Queenstown and Section 1 SO 12299) under section 15 of the Reserves Act 1977.

The attached **Lakeview Base Map** provides the location of land parcels (including legal descriptions) within the Lakeview Site.

## The Proposal

### *Reserve Status*

The reserve land on the Lakeview site was initially vested in Council in trust to hold for recreation purposes. In 1953, the classification was changed by Council to a 'reserve for a municipal camping ground' under the Public Reserves, Domains and National Parks Act 1928.

On the passage of the Reserves Act 1977 all reserves existing immediately before the commencement of the Act were required to be classified according to their principal or primary purpose under the Act. For some reason, presumably oversight, the Minister (or Council) has not yet classified the land under the Act.

The Department of Conservation guidelines for administering bodies suggests it is mandatory to classify a reserve under the Reserves Act before public notification of a draft management plan, but desirable before exchange of land or granting a major lease.

The Reserves Act provides that the Minister shall classify unclassified reserves. The Minister has fully delegated some powers under the Act to local authorities through the Instrument of Delegation (IOD). In this instance the Council would be exercising a function of the Minister under the Act to rectify this previous failure to classify the Lakeview reserve land.

## ***Classification***

The Council can classify land according to seven different classes of reserve<sup>1</sup>. Public notice of the intention to classify must be given at least one month before any decision to classify is made and the decision-maker must receive and fully consider all submissions and objections (including hearing from any person if the person so wishes). Once a classification is determined the resolution is to be notified to the Minister for Conservation and published in the Gazette.

The Reserves Act provides that no public notice is necessary where the classification proposed for any reserve is substantially the same as the purpose for which the reserve was held and administered immediately before the commencement of the Act. “Municipal Camping Ground” most naturally fits into the “Recreation Reserve” purpose. Camping is a form of recreation and naturally fits the express purposes of recreation reserves under the Act.

Considering that the adjoining James Clouston Memorial Reserve (Lot 1 Deposited Plan 7498) is already recreation reserve and the land was originally given in trust to the Council for the purpose of recreation reserve, it could be justified for the Council to classify the land as recreation reserve without notification. The Council would simply be taking a necessary administrative step. However as specific consultation is recommended for the proposed land exchange and the Queenstown campgrounds are identified as a strategic asset, it is recommended that the classification be notified.

While not subject to the proposed reserve exchange, land also occupied by the Queenstown Holiday Park (Part Block LVI Town of Queenstown) is also currently classified as municipal camping ground under the predecessor legislation. For the same reasons as outlined above, it is recommended that Council also classify this parcel as recreation reserve.

## ***Proposed Reserve Exchange***

The Lakeview site is located immediately adjacent to the Ben Lomond Scenic Reserve, and forms the north-western urban boundary of the Queenstown Town Centre. As depicted in **figure 1** below, the site comprises a mixture of freehold land and reserve land. In order to realise the site's development potential, for public and private use, a re-allocation of the land parcels is being considered. This would require a reserve land exchange under the Reserves Act.

A **Land Exchange Plan** of the proposed re-allocation within the Lakeview site is attached. The James Clouston Memorial Reserve will remain unaffected by this proposal.

At this time the Council is working on possible scenarios for the reserve land exchange. Options for use of the reserve land include the creation of a public open space (market square), a Hot Pools development (Ngai Tahu Tourism) and securing

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<sup>1</sup> Reserves Act 1977 sections 17-23.

sections of the existing Ben Lomond Reserve bike track which are currently on Council freehold land.

The requirements of the Reserves Act state that land becoming reserve land must be held for the same "purposes" as the land being exchanged. The purposes of a recreation reserve are:

"providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside".

There is no requirement that on exchange the particular use must remain the same, as long as any change in use remains within the general purpose of the reserve classification.

**Figure 1: Lakeview Existing Land Titles and Status**



The reserve land to be exchanged (Block XXXII Town of Queenstown) toward the eastern end of the Lakeview site, is partly utilised by the Queenstown Holiday Park. The extent of current use is provided in Attachment C **Queenstown Lakeview Holiday Park Lease Area**. It is intended that it will remain there, but with a reduced footprint, reflecting its level of public use. The balance of this land is presently used

as housing<sup>1</sup>; the exchange will improve the use of the reserve for its purpose and ensure that the use is more consistent with the purposes of a recreation reserve.

Any consideration to the future use of the proposed Lakeview recreation reserve (eg, baths, camping or mountain biking) is a matter for a management plan. It is intended to prepare a management plan for the Lakeview reserve land if the land exchange is completed.

In order for the Minister of Conservation to authorise the exchange of land the Council must first publicly notify the intention to exchange and have received and considered written public input on matters specific to the Reserves Act considerations of an exchange, such as public access and recreation values. All objections received and a resolution from Council requesting the exchange (if determined) can then be considered by the Minister.

### ***Land Summary***

**Table 1: Proposed Reserve Land to be classified as Recreation Reserve**

<b>Legal Description:</b>	<b>Gazette:</b>	<b>Proposed Classification:</b>	<b>Total Area:</b>
<ul style="list-style-type: none"> <li>Part Blk XXXII TN OF Queenstown</li> <li>Part Block LVI TN OF Queenstown</li> </ul>	Municipal Camping Ground NZGZ 1953 p 29 Municipal Camping Ground NZGZ 1962 p 1889 and vested in trust in QLDC	Recreation reserve  Recreation reserve	26,513 m <sup>2</sup>  8,656 m <sup>2</sup>
<b>Total:</b>			<b>35,169 m<sup>2</sup></b>

**Table 2: Proposed Land to be exchanged**

<b>Land Status:</b>	<b>Legal Description:</b>	<b>Total Area:</b>	<b>Parcel</b>	<b>Total Exchange Area:</b>
Recreation Reserve	<ul style="list-style-type: none"> <li>Part Blk XXXII TN OF Queenstown</li> </ul>	26,513 m <sup>2</sup>		18,135m <sup>2</sup>
<b>Total:</b>		<b>26,513 m<sup>2</sup></b>		<b>18,135m<sup>2</sup></b>
Freehold Land	<ul style="list-style-type: none"> <li>Lots 1-3 DP 354070</li> <li>(Marked D SO 24298)*</li> <li>Pt Section 15 Blk XXIX TN of Queenstown</li> <li>Section 10 Blk XXIX TN of Queenstown</li> <li>Section 1 SO 12299</li> </ul>	40,329m <sup>2</sup> 2,435m <sup>2</sup> 2,205m <sup>2</sup> 1,012m <sup>2</sup> 2,293m <sup>2</sup>		12,266m <sup>2</sup> 2,435m <sup>2</sup> 927m <sup>2</sup> 214m <sup>2</sup> 2,293m <sup>2</sup>
<b>Total:</b>		<b>48,274m<sup>2</sup></b>		<b>18,135m<sup>2</sup></b>

\*Not gazetted (part of Lot1 DP 354070) see Attachment A Lakeview Base Map.

<sup>1</sup> Approximately 50 cabins used as rented/private accommodation. The cabins are aged and of a poor standard. The Council intends to have them removed at some point after the licences expire on 30 September 2015 (when the land is required for an alternative use).



## Public Notification/Consultation

Pursuant to section 119 of the Reserves Act, where proposals are to be publicly notified, notices are to be published once in a newspaper circulating in the area in which the reserve is situated.

Pursuant to section 120, where the public notice is given, any person or organisation may object against, or make submissions with respect to, the proposal. Every such objection or submission is to be made either online [www.qldc.govt.nz](http://www.qldc.govt.nz) or in writing and sent to Council via email [lakeviewexchange@qldc.govt.nz](mailto:lakeviewexchange@qldc.govt.nz) or by post to Lakeview Exchange, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348. The Council officer to contact in relation to this proposal and submission process is Paul Speedy, Manager Strategic Projects and Support, phone (03) 441 0499.

All submissions must be dated and signed by the person and should include the following information (all submissions will be available for public viewing):

- Full name, postal address and telephone number; if possible please also include an email address.
- The submission, with reasons to support the persons view.
- Whether the person wishes to be heard in support of the submission.

Where the objector or person or organisation making the submissions requests in his or her objection or submission, Council will give the objector or that person or organisation a reasonable opportunity of appearing before the appointed Council hearing panel in support of his or her objection or submission. The hearing panel will give full consideration to every objection or submission received before deciding to proceed with the proposal. Consideration of submissions will be confined to matters relating to the reserve classification and land exchange.

**Table 3: Time Table for Consultation**

24 March 2015	Council resolution to publicly notify intention to: <ul style="list-style-type: none"> <li>• classify reserve land</li> <li>• exchange reserve land</li> </ul>
6 – 8 April 2015	Notification advertisement in, Otago Daily Times, Mirror, Southland Times, and Lakes Weekly Bulletin
8 May 2015	Submissions Close
Late May 2015	Submissions heard by panel of Councillors (to be confirmed)
Late May early June 2015	Consider submissions and decision (to be confirmed)

### Attachments

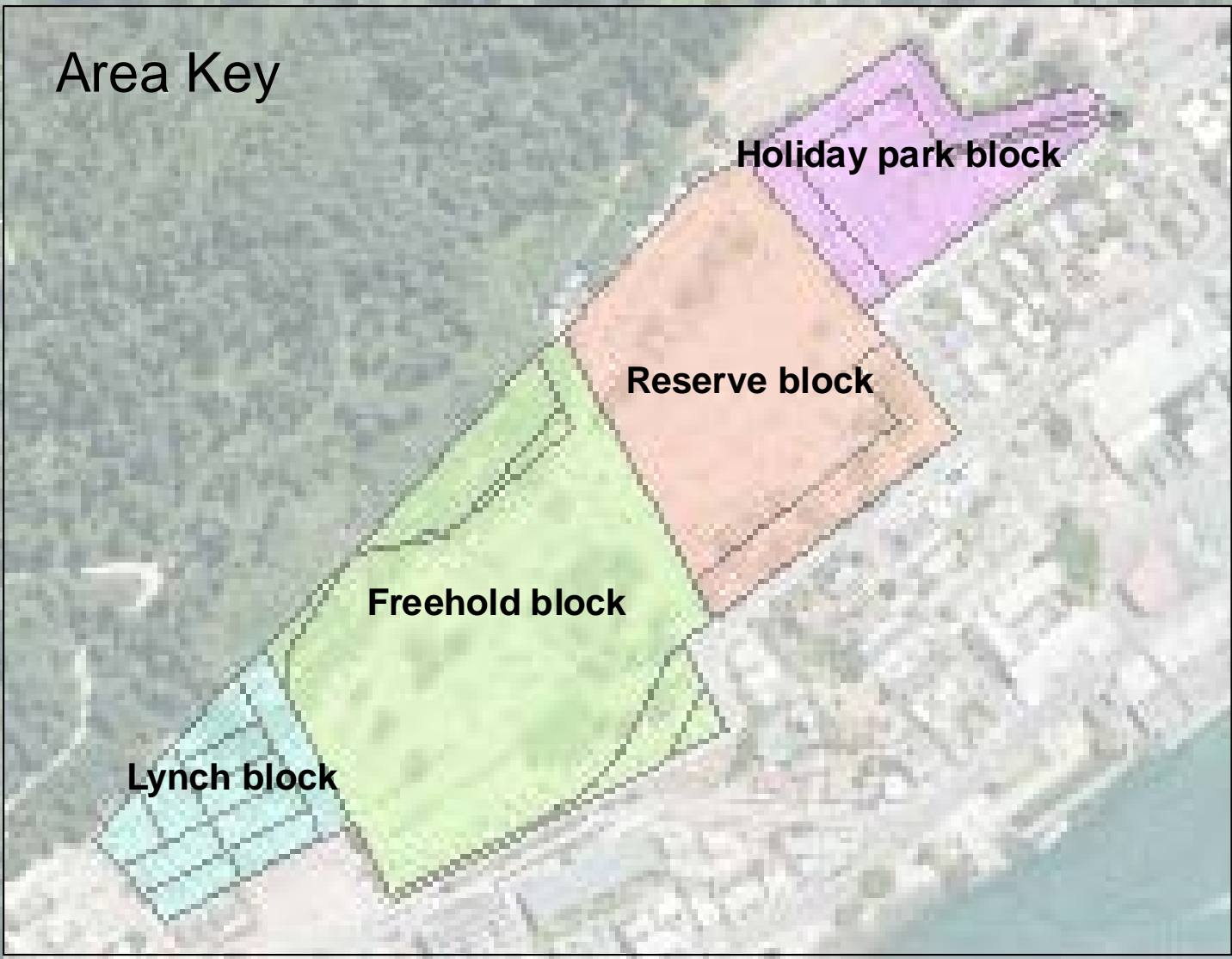
- A. Lakeview Base Map
- B. Land Exchange Plan
- C. Queenstown Lakeview Holiday Park Lease Area



Title Key



Area Key

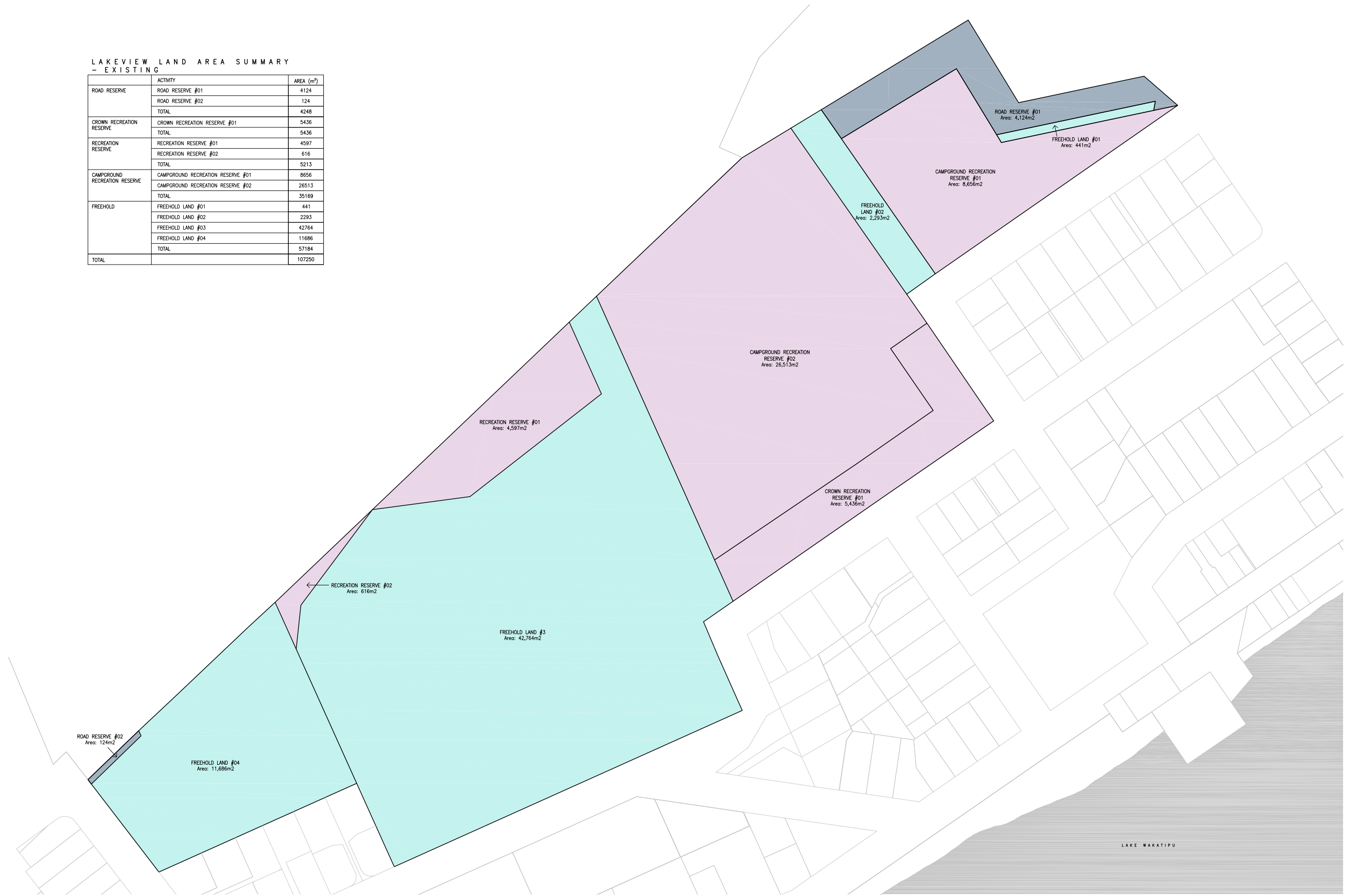


Lakeview Basemap



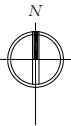
LAKEVIEW LAND AREA SUMMARY  
- EXISTING

	ACTIVITY	AREA (m <sup>2</sup> )
ROAD RESERVE	ROAD RESERVE #01	4124
	ROAD RESERVE #02	124
	TOTAL	4248
CROWN RECREATION RESERVE	CROWN RECREATION RESERVE #01	5436
	TOTAL	5436
RECREATION RESERVE	RECREATION RESERVE #01	4597
	RECREATION RESERVE #02	616
	TOTAL	5213
CAMPGROUND RECREATION RESERVE	CAMPGROUND RECREATION RESERVE #01	8656
	CAMPGROUND RECREATION RESERVE #02	26513
	TOTAL	35169
FREEHOLD	FREEHOLD LAND #01	441
	FREEHOLD LAND #02	2293
	FREEHOLD LAND #03	42764
	FREEHOLD LAND #04	11686
	TOTAL	57184
TOTAL		107250



LAKEVIEW LAND AREA SUMMARY  
- PROPOSED

	ACTIVITY	AREA (m <sup>2</sup> )
ROAD RESERVE	ROAD RESERVE #01	4124
	ROAD RESERVE #02	3345
	ROAD RESERVE #03	1094
	ROAD RESERVE #04	6771
	ROAD RESERVE #05	124
	TOTAL	15458
CROWN RECREATION RESERVE	CROWN RECREATION RESERVE #01	5436
	TOTAL	5436
RECREATION RESERVE	RECREATION RESERVE #01	9713
	RECREATION RESERVE #02	7821
	RECREATION RESERVE #03	3526
	TOTAL	21060
CAMPGROUND RECREATION RESERVE	CAMPGROUND RECREATION RESERVE #01	8656
	CAMPGROUND RECREATION RESERVE #02	2293
	CAMPGROUND RECREATION RESERVE #03	8373
	TOTAL	19322
FREEHOLD	FREEHOLD LAND #01	441
	FREEHOLD LAND #02	4358
	FREEHOLD LAND #03	4232
	FREEHOLD LAND #04	2998
	FREEHOLD LAND #05	3202
	FREEHOLD LAND #06	3320
	FREEHOLD LAND #07	3235
	FREEHOLD LAND #08	3350
	FREEHOLD LAND #09	9090
	FREEHOLD LAND #10	78
	FREEHOLD LAND #11	1146
	FREEHOLD LAND #12	10524
	TOTAL	45974
TOTAL		107250







- Legend**
- Tracks (F & H Maintenance Code)
  - Camp\_areas
  - ART/MONUMENT
  - BBQ
  - BIKE STAND
  - BIN
  - BOARD WALK
  - BOAT RAMP
  - BOLLARD
  - BRIDGE
  - FENCE
  - FOUNTAIN
  - GATE
  - JETTY
  - MISCELLANEOUS
  - PLAY EQUIPMENT
  - RETAINING WALL
  - SAFETY SURFACE
  - SEAT
  - SERVICES
  - SHELTER
  - SPORTS EQUIPMENT
  - STEPS
  - SURFACE
  - TABLE
  - TRACK ASSETS
  - WALL

a. Queenstown Lakeview Holiday Park



# Proposed Lakeview Land Swap

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*Filled Wednesday, May 06, 2015*

**I am submitting feedback as:**

An individual

**First Name:**

Ken

**Last Name:**

Gousmett

**I would like to make a submission on:**

Both of these proposals

**This is a submission on the proposal to classify reserve land as 'recreation reserve'.**

**Please select whether your submission supports, opposes, or partially supports/opposes the proposal.**

Opposes

**Please enter your submission below.**

The case for classifying exchanging high value residential zoned land for reserve land is not adequately explained. The need for additional reserve land in that location is not identified. I request the opportunity to discuss the reasons behind this proposal.

**This is a submission on the proposal to exchange reserve land for an equivalent area of adjacent freehold land.**

**Please select whether your submission supports, opposes, or partially supports/opposes the proposal.**

Opposes

**Please enter your submission below.**

The case for exchanging high value reserve land for freehold land is not explained. The value of the freehold land under the current zoning of Medium Density Residential is substantial and needs to be preserved and enhanced for the wider community. The need for additional reserve land in that location is not identified.

**Proposed Lakeview Land Swap**  
**Queenstown Lakes District Council**  
**Ken Gousmett**

This is in support of my submission dated Friday 08 May 2015. My submission is personal.

Firstly, I wish to confirm that after receiving and reading further information on the background to the land swap proposal and after having the opportunity to discuss the reasons behind the decisions leading up to the land swap proposal that:

1. I now neither support nor oppose the proposal.
2. I no longer wish to be heard.
3. I understand that the following submission will be considered by Council in making a decision on the officer recommendation.

My further submission on the Lakeview land swap proposal is:

- A. That the decision of Council on the land swap proposal take fully into account the high value of the freehold land and that no change be made that will reduce the freehold land value by swapping or fragmentation.
- B. The freehold land is hugely valuable to the community of Queenstown. That value will always remain, it does not have to be realised now. An independent valuation of the freehold land at Lakeview commissioned by QLDC in May 2006 valued 33,563m<sup>2</sup> of the main freehold block at \$44m or \$1320/m<sup>2</sup>. This illustrates the high value of the land.
- C. That until the two major projects proposed for the freehold land, being conference centre and Ngai Tahu spa pool proposal, are fully documented and agreements have been entered into, the land swap should not be committed. It is not yet clear whether either of these projects will proceed. The land should not be subdivided and swapped until these projects are ready to be committed.
- D. The use of Council owned freehold land for either of the two proposed projects, being the conference centre and Ngai Tahu spa pool proposals should provide a return to the community at least equal to the land use under the current residential zone i.e. sale value plus economic benefit value to the community, not just land value. This is necessary to provide a fair comparison to the two commercial proposals.
- E. The proposed internal road access uses a lot of land and requires a number of right angle bends to enter and leave the site, difficult for large delivery trucks and buses. The use of Isle Street for entry and exit will always be compromised by the steep cross section and large listed heritage tree at Brecon Street (which is actually near the centre of the road reserve and has a dripline diameter of 16 metres).
- F. The loss of value that will result from the proposed demolition of the two camp facilities buildings also needs to be taken into account. These buildings are



just 12 years old, they are very well built from permanent materials and they are quality buildings. These two buildings would be worth at least \$1.6m. With the cost of demolition and disposal of waste the cost of demolition and loss of asset value is in excess of \$2m. Has this decision been examined thoroughly?

Submission sent Mon 4 May 2015 at 11:59pm from: Dot and John McFarlane <

We would like to make a submission against the landswap of 1.8ha of reserve land at lakeview for adjoining land. Our objection is as regular campers the area proposed for campers is very cold and shaded. Also as ratepayers we object to the cost of replacing relatively new kitchen and ablution blocks. We feel this is a waste of ratepayers money. Dorothy and John McFarlane

Ref#	Submitter Summary	Officer Comment/Recommendations
<b>1</b>	<b>Ken Gousmett – Neither Support or Oppose</b>	
1.1	<p>The Council take fully into account the high value (May 2006 valued 33,563m2 of the main freehold block at \$44m or \$1320/m2) of the freehold land and that no change be made that will reduce the freehold land value by swapping or fragmentation.</p>	<p>The Council had the Lakeview freehold land valued in 2013 by Colliers International and has recently requested an update in this regard. The Council is very conscious of the value this land holds and the development opportunity this presents. The land swap proposal is designed to ensure the best use of both the freehold and reserve land for the community and ratepayers.</p> <p>The area of freehold land to be exchanged for reserve land is equivalent i.e. the exchange will not change the area of freehold land the Council owns, or the area of reserve land the Crown owns (under QLDC management). Furthermore, advice provided by Colliers International suggests that the exchange is essentially value neutral. However, it will result in a more suitable site layout which is expected to support the success of the proposed activities, and wider precinct.</p> <p>The recommended land exchange plan is consistent with the Lakeview development principles (Attachment E) adopted by the Council in December 2013, particularly:</p> <p style="padding-left: 40px;">“to make greater use of under-used reserve land to maximise the development opportunity of freehold land”.</p>
	<p>The land should not be subdivided and swapped until the two major projects proposed for the freehold land, are ready to be committed.</p>	<p>The proposed ‘anchor’ projects will be an integral part of the wider Lakeview development or ‘precinct’. In order for these projects to proceed there needs to be certainty with respect to land tenure across the entire precinct. Without this certainty, the private sector will not engage with the same level of confidence and this has the potential to diminish value and the overall success of the precinct.</p> <p>It is not practical to expect parties to commit to development projects until the Council has confirmed the nature of land tenure available and the location of that land. Significant investment is required by both the Council and the private sector before full and final commitment to development can be achieved and this investment cannot be made until there is certainty that the land will be available.</p>

Ref#	Submitter Summary	Officer Comment/Recommendations
1.3	<p>The proposed projects should provide a return to the community at least equal to the land use under the current residential zone i.e. sale value plus economic benefit value to the community, not just land value.</p>	<p>Economic impact reports to date have all consistently indicated a demonstrably greater economic return from a Convention Centre relative to the scale of investment. This statement can also be applied to other additional activities proposed on the Lakeview site which the land exchange proposal will help enable.</p> <p>Insight Economics<sup>1</sup> have concluded that the economic effects (on-going operational) of development at the Lakeview Site could be approximately:</p> <ul style="list-style-type: none"> <li>• \$68.4 million of additional regional GDP,</li> <li>• 1,600 additional full-time jobs, and</li> <li>• \$45.8 million of additional household income.</li> </ul> <p>This is compared to \$7.4 million of additional regional GDP under the status quo scenario which identified future likely uses of the site under the current residential zoning.</p>
1.4	<p>The proposed internal road access uses a lot of land and requires a number of right angle bends to enter and leave the site, difficult for large delivery trucks and buses.</p>	<p>The pattern of the proposed Lakeview site street layout extends the current Queenstown Town centre grid system and adjusts to the Lakeview site topography.</p> <p>The additions to the road network have been designed to allow:</p> <ol style="list-style-type: none"> <li>a) An interconnected network that provides alternative routes for emergency service access when required;</li> <li>b) Ability to manage specific parts of the network for specific movements or specific modes (e.g. pedestrian friendly areas);</li> <li>c) Efficient dispersal of traffic demands so that any one single access link is not over-loaded; and</li> <li>d) Effective layout of land development blocks each providing opportunity for activated road frontages and efficient access connections.</li> </ol>

<sup>1</sup> <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan-Changes/50/Section-32-Report-and-Appendices/11.-Appendix-H-Insight-Economics.PDF>

Ref#	Submitter Summary	Officer Comment/Recommendations
		<p>“The Isle Street extension will enhance the effectiveness of the current network links as well as enabling enhanced walking and vehicular interconnectivity between the Lakeview site and surrounding areas. The site is sufficiently large to accommodate the necessary access, manoeuvring and parking needed in support of the proposed activities”.<sup>2</sup></p>
1.5	The use of Isle Street for entry and exit will always be compromised by the steep cross section and large listed heritage tree at Brecon Street.	<p>The Lakeview road layout contemplates Man Street via Thompson Street as the intended primary transport axis to and from the site. Any large vehicles leaving or entering the north eastern end of the site (via the proposed Isle Street extension) are expected to utilise Hay and Man Street rather than Isle and Brecon Street.</p> <p>The submitter correctly identifies that the current Isle Street carriageway (on its eastern approach to Brecon Street) is somewhat narrow, with the carriageway width restricted as it curves around the northern side of a large Wellingtonia tree. Traffic assessments to date have not identified a requirement (other than adding footpaths) to realign this existing section of Isle Street.</p>
1.6	The loss of value from the proposed demolition of camp facilities buildings.	<p>It is acknowledged the proposed extension of Isle Street across the site will require the removal of the relatively recently constructed Queenstown Holiday Park communal facilities buildings near the intersection of Isle and Hay Street.</p> <p>These two buildings and other Queenstown Holiday Park infrastructure<sup>3</sup> within the proposed freehold land either side of the Isle Street extension have a combined book value of approximately \$1.4M.</p> <p>“Write-off” of these assets including any additional costs associated with ` or clearing the land for development needs to be considered against the potential financial return to the Council from a commercial agreement with a private development partner and the overall economic benefits highlighted in comment 1.3 above. On current market value alone development of these</p>

<sup>2</sup> <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan-Changes/50/Section-32-Report-and-Appendices/12.-Appendix-I-Traffic-Design-Group.PDF>

<sup>3</sup> Assets such as internal roads, sealed sites (campervans), powered sites and street lighting.

Ref#	Submitter Summary	Officer Comment/Recommendations
		<p>blocks could return \$6 to \$9M to the Council. Both the financial case and economic case indicate a strong 'return on investment'.</p> <p>An alternative curved alignment (around the communal facilities buildings) for the Isle Street extension has been considered as part of an urban design review<sup>4</sup>. The peer review concluded that:</p> <p style="padding-left: 40px;">“a curved Isle Street would seriously compromise and undermine the desired extension of the simple orthogonal pattern of the existing Town Centre street grid network, and the long-term quality and amenity of the urban design outcome. Even more importantly, it would undermine the potential to achieve a clear line of sight and physically/visually connective axis from the south-western end of the existing Isle Street, through the site, to the new square”.</p>
<b>2</b>	<b>Dot and John McFarlane - Oppose</b>	
2.1	The area proposed for campers is very cold and shaded.	<p>Sun shading studies<sup>5</sup> show that the proposed area for campers has excellent morning and mid-day sun in both winter, summer and during times of either autumnal or vernal equinox.</p> <p>In winter (at approximately 2pm) the shadow from Bobs Peak starts to over shadow the entire Lakeview site rapidly (as for the Queenstown Town centre generally). The shading effect is similar but latter (at approximately 4pm) during equinox periods. The effects are possibly more noticeable in the summer as shadow is present over the proposed campground area in the early evening (at approximately 6pm) when some Lakeview land remains unshaded.</p>

<sup>4</sup> <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan-Changes/50/Section-32-Report-and-Appendices/5.Appendix-B-AEE-Appendices-D-F.pdf>

<sup>5</sup> <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan-Changes/50/Joint-Witness-Statement-Planning-and-Urban-Design/Plan-Change-50-Sun-Shading-Diagrams.pdf>

Ref#	Submitter Summary	Officer Comment/Recommendations
2.2	We object to the cost of replacing relatively new kitchen and ablution blocks.	As with comments 1.1 and 1.6 above there is a strong financial and economic case for the Council to proceed with the land swap proposal in order to ensure the best use of both the freehold and reserve land for the community and ratepayers.

# Lakeview Land Swap Proposal

## Final Submission Summary

Please select the statement that applies to you.

Response	Chart	Percentage	Count
I DO wish to be heard in support of my submission at a public hearing to be held in May or June.		0.0%	0
I DO NOT wish to be heard in support of my submission at a public hearing to be held in May or June.		100.0%	2
Total Responses			2

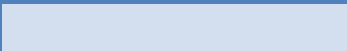



I would like to make a submission on:

Response	Chart	Percentage	Count
1. Proposal to classify reserve land as 'recreation reserve'		0.0%	0
2. Proposal to exchange reserve land for an equivalent area of adjacent freehold land		50.0%	1
3. Both of these proposals		50.0%	1
Total Responses			2

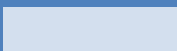





# Lakeview Land Swap Proposal

## 1. Please select whether your submission supports, opposes, or partially supports/opposes the proposal to classify reserve land as 'recreation reserve'.

Response	Chart	Percentage	Count
Supports		0.0%	0
Opposes		0.0%	0
Partly Supports/Partly Opposes		0.0%	0
Neither Support or Oppose		100.0%	1
		<b>Total Responses</b>	<b>1</b>

## 2. Please select whether your submission supports, opposes, or partially supports/opposes the proposal to exchange reserve land for an equivalent area of adjacent freehold land.

Response	Chart	Percentage	Count
Supports		0.0%	0
Opposes		50.0%	1
Partly Supports/Partly Opposes		0.0%	0
Neither Support or Oppose		50.0%	1
		<b>Total Responses</b>	<b>2</b>

### **Principles for Lakeview master-plan development (adopted by Full Council 19 December 2013).**

1. Maximise the commercial development opportunities in a manner that minimises the financial burden to ratepayers.
2. Establish early, successful, and coordinated development of the Lakeview site.
3. Ensure the Queenstown Convention Centre (QCC) location is given a level of pre-eminence to ensure commercial and public appeal.
4. Assess the merits of current and proposed uses in terms of the financial and economic business case.
5. Ensure that master-planning future-proofs likely infrastructure developments.
6. Balance the commercial developments with the need to provide spaces that appeal to and gain “buy-in” from the local community.
7. Ensure the site complements rather than competes with the current CBD.
8. Minimise risk (financial and otherwise) to ratepayers.
9. Where possible make greater use of under-used reserve land to maximise the development opportunity of freehold land.
10. Ensure each use/activity complements and is well-integrated to adjoining uses/activities.
11. Ensure that the capital costs for the QCC have regard to best practice sustainable design principles and on-going operating costs.
12. Development at the site mitigates any adverse impacts on housing affordability and ensures that equivalent affordable housing options are enabled in a manner consistent with the stakeholder deeds agreed as part of Plan Change 24.
13. Considers options for the future operation of the campground.

# NOTICE BOARD

## Resource Consent Application Resource Management Act 1991

Details of the resource consent application and submission forms are available in the offices at Queenstown Lakes District Council, 10 Gorge Road, Queenstown; 74 Shotover Street, Queenstown; 33-35 Reece Crescent, Wanaka and 47 Ardmore Street, Wanaka during normal office hours (8.00am to 5.00pm). You can also download these on our website: [www.qldc.govt.nz](http://www.qldc.govt.nz)

G MURRAY – RM150153

**A description of the activity to which the application relates is:** Subdivision resource consent is sought to subdivide Part Lot 4 DP 20399 to create four new allotments, to identify residential building platforms on three lots, and to undertake associated earthworks. Land use consent is also sought to construct a dwelling and a shed within the residential building platform proposed on Lot 2.

Design controls are proposed for future buildings on the proposed platforms.

On site servicing is proposed. Access is to be gained from Camp Hill Road.

**The location in respect of which this application relates is situated at:** 174 Camp Hill Road, Hawea Flat

### ADDRESS FOR SERVICE FOR APPLICANT:

G Murray  
c/- C. Hughes & Associates Ltd  
PO Box 599  
Wanaka 9348  
Email: [wanaka@chasurveyors.co.nz](mailto:wanaka@chasurveyors.co.nz)

Submissions will be received until **7 May 2015**, and must be served on the Consent Authority, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348.

These must be dated, signed by you, and include the following information:

1. Your name, postal address, telephone number, and fax number if applicable.
2. Details of the application in respect of which you are making the submission including location and the Resource Consent number.
3. Whether you support or oppose the application.
4. Your submission, with reasons.
5. The decision you wish the consent authority to make.
6. Whether you wish to be heard in support of your submission.

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that:

- a. adversely affects the environment; and
- b. does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Queenstown Lakes District Council (details below). The submission should be in the format of Form 13. Copies of this form are available on the website: [www.qldc.govt.nz](http://www.qldc.govt.nz)

Address for Service for Consent Authority:

Queenstown Lakes District Council  
Private Bag 50072,  
Queenstown 9348

Phone: 03 441 0499

Email: [rcsubmission@qldc.govt.nz](mailto:rcsubmission@qldc.govt.nz)

Dated: 8 April 2015

## Notification of Draft Glenorchy Airstrip Reserve Management Plan

**PURSUANT TO SECTION 41(6) RESERVES ACT 1977** The Council hereby notifies the Draft Glenorchy Airstrip Reserve Management Plan. The Plan is designed to assist in future management and development of the reserve area including the Airstrip.

During this consultation phase, you are invited to make submissions which include suggestions, comments or objections on the draft reserve management plan by no later than **Friday 12 June 2015**. If you wish to be heard on your submission your submission will need to include a request for a hearing.

The Draft Plan is available for inspection at Queenstown Lakes District Council offices at 10 Gorge Road, Queenstown and can be found online at [www.xyz.govt.nz](http://www.xyz.govt.nz). You can make a submission by email to [services@qldc.govt.nz](mailto:services@qldc.govt.nz), with "Glenorchy Airstrip" in the subject line, or post to Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, marked for the attention of the Senior Parks and Reserves Planner - Operations.

## Closure of Streets to Ordinary Vehicular Traffic

**PURSUANT TO THE LOCAL GOVERNMENT ACT 1974**, notice is hereby given that the following roads will be closed to ordinary vehicular traffic for purpose of holding events in the Arrowtown Autumn Festival 2015:

### Festival Parade

**Roads to be Closed:** Buckingham Street from Butlers Green to Bedford Street, Berkshire Street from Ramshaw Lane to Wiltshire Street, All of Ramshaw Lane, All of Roman Lane, All of Camp Lane, All of Arrow Lane, All of Villiers Street, All of Surrey Street, Bedford Street from Merioneth Street to Cardigan Street, Wiltshire Street from Hertford Street to Ramshaw Lane, Merioneth Street from Hertford Street to Bedford Street

**Period of Closure:** Saturday 11 April 2015 from 0730 to 1900

### 'Pint and Pie' Event and the Great Arrowtown Street Race

**Roads to be Closed:** Buckingham Street from Wiltshire Street to Merioneth Street

**Period of Closure:** Sunday 12 April 2015 from 1030 to 1900

**Roads to be Closed:** Buckingham Street from Wiltshire Street to Berkshire Street

**Period of Closure:** Sunday 12 April 2015 from 1200 to 1400

It will be an offence under the above regulations for any person otherwise than under authority of an authorised permit to use the roads for ordinary vehicular traffic during the period of closure.

## Lakeview Land Swap

The Queenstown Lakes District Council is proposing to exchange freehold land (the freehold Lands) owned by the Council for an equivalent area of land held and administered as reserve land (the reserve Lands) by the Council on the Lakeview site. The land exchange will ensure that the parts of the reserve being used for recreation continue to be used in that way, and enable some of the Council's freehold land to be used for recreation and open space. In accordance with Department of Conservation guidelines for administering bodies, the Council intends to classify the reserve Lands as 'recreation reserve' under the Reserves Act 1977 as part of the exchange proposal.

### Intention to classify land as Recreation Reserve

The reserve Lands on the Lakeview site were initially vested in Council in trust to hold for recreation purposes. In 1953, the classification was changed by Council to a 'reserve for a municipal camping ground' under the Public Reserves, Domains and National Parks Act 1928. The proposal is to classify approximately 3.5 hectares of reserve land (Pt Block XXXII TN of Queenstown and Pt Block LVI TN of Queenstown) as recreation reserve in accordance with section 16(1) of the Reserves Act 1977.

### Intention to exchange freehold land for Reserve land

The proposal is to exchange approximately 1.8 hectares of reserve land (made up of Pt Block XXXII TN of Queenstown) for an equivalent area of adjacent Council-owned freehold land (made up of Lots 1-3 DP 354070, SO 24298, Pt Section 15 Blk XXIX TN of Queenstown, Section 10 Blk XXIX TN of Queenstown and Section 1 SO 12299) in accordance with section 15 of the Reserves Act 1977.

This process is governed by s.15 and 119 of the Reserves Act 1977, requiring approval by the Minister of Conservation. In order for the Minister of Conservation to authorise the exchange of land the Council must first publicly notify the intention to exchange and have received and considered written public input on the proposal.

A summary of the proposal, including a submission form, is on the Council website [www.qldc.govt.nz](http://www.qldc.govt.nz) and there are copies at the council offices at 10 Gorge Road, Queenstown and 47 Ardmore Street, Wanaka. The Council encourages any person or organisation to make submissions on the classification and/or land exchange proposal.

Submissions should be completed online; or emailed to [lakeviewexchange@qldc.govt.nz](mailto:lakeviewexchange@qldc.govt.nz); or posted to Lakeview Exchange, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, phone (03) 441 0499.

Submissions close at **12pm on Friday 8 May 2015**.



27 February 2015

Kai Tahu ki Otago  
PO Box 446  
**DUNEDIN 9016**

**Attention:** Chris Rosenbrock

Our Ref: LV\_6985

Kia Ora Chris,

**QUEENSTOWN LAKES DISTRICT COUNCIL – PROPOSED PLAN CHANGE PROPOSAL  
– QUEENSTOWN TOWN CENTRE ZONE**

Thank you for your letter of 28 July 2014 (c/- Mitchell Partnerships) advising that Ngā Rūnanga have no specific concerns with the Council's proposed Plan Change 50.

I am writing to update you on the plan change proceedings and advise you of the Queenstown Lakes District Council's proposal to exchange (within the plan change area) some of the land that is owned freehold by the Council for an equal area of land held and administered as reserve land by the Council, a step which will be required in order to implement the plan change.

The purpose of this letter is to consult with you as the tangata whenua of the area who may be affected by the reserve exchange proposal. We have initiated consultation with the Department of Conservation and shall also consult with Te Ao Marama in relation to this reserve exchange proposal.

**Plan Change 50**

The plan change proposal was publicly notified on 15 September 2015 as Plan Change 50 - Queenstown Town Centre Zone Extension. The Council has received 58 submissions and an independent hearings panel (committee) has held the following hearings:

- |   |                     |
|---|---------------------|
| • Hearing                                   | 17-24 November 2014 |
| • Facilitated mediation for all submitters  | 8-9 December 2014   |
| • Reconvened hearing                        | 16 January 2015     |
| • Facilitated caucusing of expert witnesses | 8-9 February 2015   |
| • Reconvened hearing                        | 23 February 2015    |

The committee is currently awaiting final legal submissions from counsel representing submitters and the Council in writing, due before 17 March 2015. The Council can expect a recommendation from the committee for consideration in April 2015.

### **Proposed Reserve Exchange**

The “Lakeview” site is located immediately adjacent to the Ben Lomond Scenic Reserve, and forms the north-western urban boundary of the Queenstown Town Centre. As depicted on the attached **Lakeview Base Map**, the site comprises a mixture of freehold land and reserve land. In order to realise the site's development potential, for public and private use, a re-allocation of the land parcels is being considered. This would require a reserve land exchange under the Reserves Act.

The reserve land to be exchanged (Block XXXII Town of Queenstown), toward the eastern end of the “Lakeview” site, is partly utilised by the Queenstown Holiday Park. It is intended that it will remain there, but with a reduced footprint, reflecting its level of public use. The balance of this land is presently used as housing<sup>1</sup>; the exchange will improve the use of the reserve for its purpose and ensure that the use is more consistent with the purposes of a recreation reserve.

At this time the Council is working on possible scenarios for the reserve land exchange. Options for use of the reserve land include the creation of a public open space (market square), a Hot Pools development (Ngai Tahu Tourism) and securing sections of the existing Ben Lomond Reserve bike track which are currently on Queenstown Lakes District Council freehold land. A plan of the proposed re-allocation within the “Lakeview” site is also attached.

### **Reserve Status**

The reserve land on the “Lakeview” site was initially vested in Council on trust to hold for recreation purposes. In 1953, the description was changed by Council to a "reserve for a municipal camping ground" under the Public Reserves, Domains and National Parks Act 1928. On the passage of the Reserves Act 1977 all reserves existing immediately before the commencement of the Act were to be classified according to their principal or primary purpose under the Act. For some reason the Minister (or Council) has not yet classified the land under the Act.

### **Management Plan and Classification**

The Department of Conservation guidelines for administering bodies suggests it is mandatory to classify a reserve under the Reserves Act before public notification of a draft management plan and desirable before exchange of land or granting a major lease.

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<sup>1</sup> Approximately 50 cabins used as rented/private accommodation. The cabins are aged and of a very poor standard. The Council intends to have them removed when the licences expire on 30 September 2015 or at a point when the land is required for an alternative use.

Considering the activities proposed for the "Lakeview" site the Queenstown Lakes District Council intends to undertake a full Reserves Act consultation process including receiving submissions from members of the public and a hearing to address the these matters. However, we would be pleased to receive your views on the proposal in advance of that if you would like to provide them now.

In the meantime, if you have any particular concerns or questions about the land exchange proposal or the classification and would like to discuss or meet please do not hesitate to contact me directly.

Ngā Mihi

A handwritten signature in blue ink, appearing to read 'P. Speedy', with a horizontal line underneath.

Paul Speedy  
**Manager Strategic Projects and Support**

Phone DDI: 64 3 450 1760

Email: [paul.speedy@qldc.govt.nz](mailto:paul.speedy@qldc.govt.nz)