

New Lakeview recreation reserve long-term lease summary – Ngāi Tahu Tourism hot pools proposal

Background

The Queenstown Lakes District Council (the Council) owns and administers the Lakeview site, a large area of prime under-utilised land adjacent to the town centre, ideally suited for the sort of development that would anchor growth and diversification of the Queenstown town centre.

As part of previous work to guide development of the Lakeview land¹, the Council has reached a view as to the shape and location of reserves that would best serve the urban development that is contemplated. Proposed uses of the new Lakeview reserve land include a hot pools development and a market square or plaza located at the centre of the site. The proposed hot pools development would be subject to a lease of the relevant reserve land under the Reserves Act 1977 (RA).

On 26 October 2017 the Council approved its intention to progress the proposed development at Lakeview. In accordance with sections 54(2), 119 and 120 of the RA, the Council first wishes to provide public notice of, and consult on, the proposal to grant a long-term lease of the reserve land.

The Proposal

The Council is proposing to grant a reserve lease to Ngāi Tahu Tourism Limited (NTT) for the purpose of developing and operating hot pools on part (the Area) of a new recreation reserve on the land listed in Table 1 (below), and as shown outlined in red on Attachment A.

The proposal is to grant a commercial lease of the Area to NTT to provide a hot pools facility for a term not exceeding 33 years (subject to possible renewal in accordance with Schedule 1 of the RA and any other applicable legislation), pursuant to the requirements of section 54(1)(a) and Schedule 1 of the RA.

NTT has a vision to provide a high quality, premium hot pools and day spa facility in Queenstown to complement the vast range of experiences and activities already available in the region. The proposed all-season facility will offer a world class hot pools experience as well as a range of spa and wellness treatments designed to appeal to locals and visitors alike.

An objective of the Council granting a lease to NTT for the purposes of the hot pools development is to encourage higher contribution to visitor activities in the District and in particular the Queenstown town centre². The benefit to the Council is to capture the best possible financial return from the Area (on fair commercial terms) while also providing for a 'key anchor activity' at Lakeview helping the overall function and success of the precinct.

The Reserve Land

The Area is currently part of the old Lakeview campground, owned freehold by the Council, but is part of an agreed exchange of freehold and reserve lands under section 15 of the RA. As a result, the land marked "Lot 1 Recreation Reserve" on Attachment A (of which the Area forms part) will be subdivided and vested in the Council pursuant to Section 26 of the RA as recreation reserve. The Council has resolved to set the Area aside for baths under section 53(1)(h)(ii) of the RA.

¹ Lakeview land exchange proposal (approved by the Minister of Conservation 29 June 2016) and Plan Change 50 (Lakeview Sub-zone structure plan) operative 27 July 2016.

² Key priority of the Council's Economic Development Strategy (2015).

Table 1:

New reserve land known as:	Classification (intended)	Contained in parcel(s) of legal description:	Area:
Old Queenstown Lakeview campground	Recreation Reserve	Part Lot 1 DP 354070; and Part Lot 3 DP 354070	0.8057ha

Reserve Management Plans

The recent rezoning of the Lakeview site (Plan Change 50) protect the planned reserve configuration by way of rules controlling roading and subdivision, requiring that those activities be undertaken in accordance with the Council's master plan for the Lakeview site (see Attachment B).

The Council currently designates reserves with a range of generic management options. That method is not proposed in relation to the new Lakeview recreation reserve. Rather the reserves will be managed by way of specific reserves management plan formulated in accordance with section 41 of the RA.

Public Notification/ Consultation

Pursuant to section 119 of the RA, 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 or in writing and sent to the Council via email (subject line 'Lakeview hot pools lease') services@qldc.govt.nz or by post to 'Lakeview hot pools lease', 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, phone (03) 441 0499.

All submissions must be dated and signed by the person and should include the following information:

- 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.
- All submissions will be available for public viewing.

Where the objector or person or organisation making the submissions requests it in their objection or submission, the Council will give the objector or that person or organisation a reasonable opportunity of appearing before the appointed Council Hearings Panel in support of their objection or submission. The Hearings Panel will give full consideration to every objection or submission received before recommending proceeding with the proposal.

Timetable for Consultation

The following dates represent the key times in the consultation programme.

26 October 2017	The Council resolves to give public notice of a proposal to grant a long term lease to Ngāi Tahu Tourism over new Lakeview recreation reserve.
22 November 2017	Advertisement in Otago Daily Times and Mirror.
22 December 2017	Submissions Close.
19 February 2018	Submissions heard by Hearings Panel of Councillors Clark, MacDonald and McRobie at the Queenstown Lakes District Council offices, 10 Gorge Road, Queenstown.
23 March 2018 (TBC)	The Council considers submissions and Hearings Panel recommendation.

Attachments

- A. Diagram of proposed lease area
- B. Lakeview public realm concept plan