

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Plan Change 50 (Queenstown Town Centre Zone
Extension) to the Queenstown Lakes District Plan

EXECUTIVE SUMMARY OF SUPPLEMENTARY EVIDENCE OF DOUGLAS WEIR

1. EXECUTIVE SUMMARY

- 1.1 My name is Douglas Weir. My qualifications and experience are set out in paragraph 1.1 of my supplementary evidence.
- 1.2 FearonHay became involved in the current matter in January 2012 following a successful Request for Proposal (RFP) bid for the Queenstown Convention Centre in conjunction with Populous; RCP, WT Partnership & Southern Planning Group; NaylorLove Construction; Ngai Tahu Property & HRL Morrison. From this origin, the scope of our work has developed as the needs and requirements for project has necessitated.
- 1.3 At the time of issue of the RFP, no specific site had been selected by the Queenstown Lakes District Council (the Council) for the location of the Convention Centre. However three sites were identified for review by the Council and included:
 - a) Lakeview Site – a 4.57Ha site located west of the Queenstown CBD and fronted by Thomson and Man Streets;
 - b) Gorge Road Site – a 0.598Ha site located north of Queenstown CBD and on the corner of Gorge Road and Boundary Street;
 - c) Stanley Street Site – a 0.63Ha site located north of the Queenstown CBD and in between Stanley, Beetham and Ballarat Streets.
- 1.4 FearonHay and Populous compiled a Site Selection Analysis Report for the Council which analysed and evaluated each site against a set criteria ranging from integration within the existing urban fabric, to each site's ability to accommodate a Convention Centre programme and operations.
- 1.5 Our report concluded that the Lakeview site was the best and most complete site in terms of all the criteria evaluated against. It provided a platform for an operationally efficient building that would have multiple future expansion and integrated development opportunities from a location that showcases the greatest asset of Queenstown – its landscape.
- 1.6 Following the Site Analysis Report, we conducted a Masterplan investigation for the Lakeview site, with the main objectives to provide an understanding of the key site attributes and considerations of the Lakeview site, assess various influencing factors, and provide a recommendation on the proposed Convention Centre location and supplementary site programmes.
- 1.7 Prior to design testing and establishing potential locations of where a Convention Centre could be placed, we conducted a series of investigations testing how the Lakeview site could integrate into the existing urban fabric, as well as how the existing Campground tenure would be affected. Our conclusion was that extending Isle Street through to the Lynch Block, an access point provided at the corner of Man and Thompson Streets, with a reduced Campground Reserve to the north of the site was the most advantageous option to pursue. This is my opinion.

- 1.8 We identified three potential locations viable for placement of a Convention Centre on the Lakeview site. Of these locations, we tested and evaluated each against urban design principles, site conditions, as well as evaluating their functionality for a Convention Centre. From this review, we put forward the recommendation to the Council that the most ideal location for the Convention Centre was the area of land known as the Freehold block fronting Thompson Street.
- 1.9 The Council proposed a mixed-use site strategy for the Lakeview site, which would help support the Convention Centre and vice-versa. This strategy sought to encourage diversity and activity within the immediate area, encourage a stronger sense of place and promote adaptability, whilst activating immediate spaces and streetscape throughout various times of the day.
- 1.10 The Council sought commercial expertise and input from CBRE Group, who undertook a series of financial modelling and property market investigations to review what this mixed-use site strategy make up might entail. CBRE Group alongside FearonHay concluded a triadic programme including Convention Centre, Commercial Development (later to include the Ngāi Tahu Hot Pools development) and Market Square would be best suited for the development.
- 1.11 Following the submission of the 'Lakeview Development Masterplanning Report', FearonHay and Populous continued design investigations on the size and spatial requirements of the Convention Centre with integration of the Ngāi Tahu Hot Pools development.
- 1.12 In parallel, FearonHay conducted design investigations on the Market Square. This included a review of the spatial parameters required, potential community facilities and provisions, promotion of safe and attractive pedestrian connections for walking and cycling, as well as shared spaces to elevate the sense of place.
- 1.13 Through these site and design investigations, we concluded that the best location for the proposed Convention Centre was the south-western corner of the Freehold Block within the Lakeview site. This conclusion was adopted into the 'Urban Design Framework' of the Lakeview site.
- 1.14 I have reviewed the visual effects of a 24 metre high development at 34 Brecon Street. To assess this, FearonHay created a series of block montages based on material presented to the Plan Change 50 hearing to appreciate the additional height increase, and how an indicative 24 metre building might sit in relationship to its urban context.
- 1.15 Having reviewed Mr Bird's supplementary evidence relating to height and visual effects to 34 Brecon Street, it is my opinion that these environmental effects demonstrate that a 24 metre high building is not appropriate for this site.

D Weir

BArch

16 January 2015