

APPENDIX F

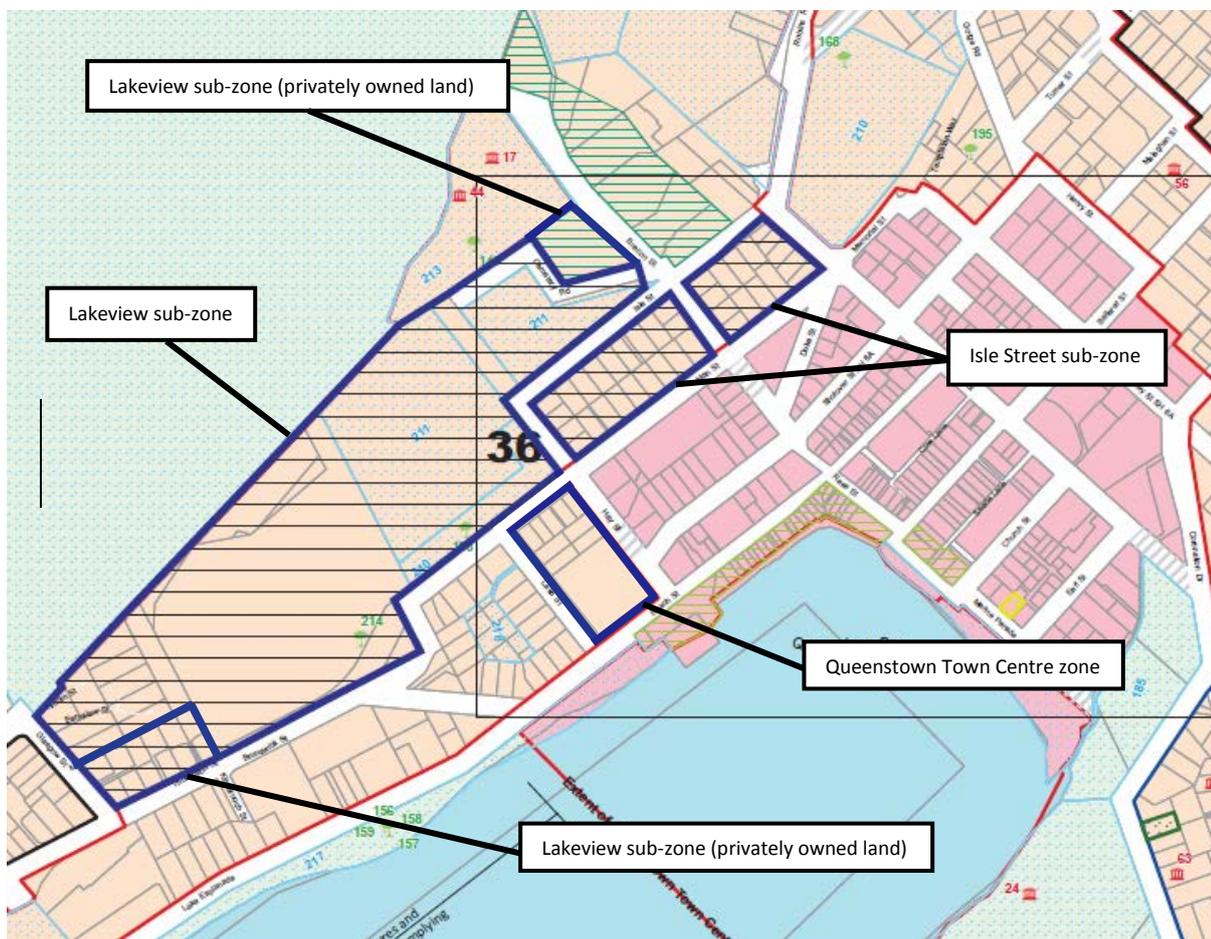
Example of Information Sheet received by Key Stakeholders
and Neighbours to the Sites

PROPOSED PLAN CHANGE - QUEENSTOWN TOWN CENTRE ZONE

INTRODUCTION

The Queenstown Lakes District Council proposes to change the operative Queenstown Lakes District Plan to rezone land currently zoned High Density Residential to Queenstown Town Centre zone. The purpose of the change is to address an identified shortage of land zoned as “Town Centre” and to provide an appropriate planning framework for a convention centre.

The sites that have been identified as appropriate for rezoning are shown on the plan below. They include the “Lakeview” site (which is predominantly Council owned) and additional privately owned land situated between the “Lakeview” site and the current Town Centre Zone. In response to feedback received during the consultation process, some additional land is now proposed to be rezoned. This includes a site on Brecon Street immediately adjacent to the proposed Lakeview sub-zone and the block of land between Hay Street and Lake Street.



Source Queenstown Lakes District Planning Map 35

As you own or occupy property within the sites that would be included in the proposed plan change, the Council wishes to consult you and give you an opportunity to provide feedback on this proposal.

WHAT DOES THE PROPOSED PLAN CHANGE MEAN?

The proposed plan change would enable a range of commercial, community and residential activities to be carried out at the sites identified. This is a change from the activities provided for under the current zoning, which enables residential activities and visitor accommodation activities (subject to controlled activity resource consent).

BACKGROUND TO THE PLAN CHANGE

The “Lakeview” site in Queenstown is owned by the Queenstown Lakes District Council, aside from the western corner of the site which is in private ownership. The eastern end of the “Lakeview” site contains the Queenstown Holiday Park. It is intended that it will remain there via a designation, but be a smaller area, reflecting its level of public use. The remainder of this site is occupied by the Council and privately owned cabins used as rented/private accommodation. The cabins are old and most are of a very poor standard. The Council intends to have them removed when the licences to occupy the site expire on 30 September 2015. The remainder of this site is significantly under-used and contains several dilapidated buildings.

The “Lakeview” site is one of the Council’s most strategically important assets in our long-term proposals to facilitate well-planned economic growth for Queenstown’s CBD and the wider District, and the proposed Plan Change will facilitate this development. The construction of an international convention centre will be central to the proposed site development, subject to Council approval and obtaining a resource consent. The convention centre would be an important catalyst for regeneration of Queenstown’s CBD. In addition, an integrated commercial-mixed use development is planned for the remainder of the site. This could include visitor accommodation; high-density residential accommodation (to help address acknowledged housing affordability issues in the District); a retail and hospitality precinct and public recreation space.

In addition to rezoning the “Lakeview” site, the Council is considering rezoning three additional blocks of High Density Residential zoned land to Queenstown Town Centre zone (as per the plan above). Again, the proposed plan change will provide a specifically tailored planning framework to ensure appropriate development occurs at these sites.

WHAT DOES THE PROPOSED PLAN CHANGE INVOLVE?

Lakeview

For the “Lakeview” site, the proposed Plan Change involves rezoning the site to the Queenstown Town Centre zone. In order to provide for commercial and high density residential activities at the site, the Council proposes to include a sub-zone and a site-specific Structure Plan in the operative Queenstown Lakes District Plan. The Plan Change will include the insertion of a new objective, policies, rules and standards into the current Town Centre zone provisions, which will control future development on the site.

The Structure Plan for the “Lakeview” site will establish the broad layout for the site, determining where any future development would be expected to occur within it. The areas to be delineated in the Structure Plan will be based on the optimum location of future buildings, roads and open space to manage environmental effects of activities on the site and to maximise its efficient use.

Isle Street Sites

Two blocks immediately adjacent to the current zone boundary and situated between the Queenstown Town Centre Zone and the Commercial overlay area on Brecon Street have been identified as suitable for the expansion of the Queenstown Town Centre Zone. Activities envisaged for this area would see the continuation of visitor accommodation, small scale commercial / administration and retail activities and residential uses.

For these two blocks, a commercial mixed-use environment is sought for this area. In order to provide for this mixed use environment, we propose to include a new sub-zone in the District Plan. This sub-zone,

to be called the *Isle Street sub-zone* will involve a new policy and new rules in the District Plan to manage the scale of buildings, promote an interesting pedestrian environment and limit retail activities in order to avoid large format retail from establishing here.

Lake Street Site

The proposed block of land bounded by Lake Street and Hay Street is proposed to be rezoned to Queenstown Town Centre zone. The provisions of the current Queenstown Town Centre zone will therefore apply at the site, with the exception of the noise limits and the maximum building height limits. The maximum height limit rule and noise limit rules that apply to these sites currently (from the High Density Residential zone) will be retained.

General

While these initiatives involve rezoning land from High Density Residential to a Town Centre zoning, the proposed plan change will allow for greater development rights as well as providing for residential land use. Therefore potential residential development yield from the land will not be diminished, and may in fact be increased.

It is also proposed to include a definition for "Convention Centre" in the operative Queenstown Lakes District Plan which will provide a concise definition of this activity. This activity will require a resource consent in the Queenstown Town Centre zone, and will be processed as a non-notified application.

Ancillary changes to the Transportation Chapter of the operative Queenstown Lakes District Plan are proposed to appropriately manage car parking activities.

HOW CAN YOU HAVE YOUR SAY?

Prior to the Plan Change request being lodged with the Council:

The Council is interested in hearing from persons directly affected by the plan change sites regarding the proposed Plan Change and would encourage you to complete and return the feedback form attached on or before 22 August 2014. This is intended to give the Council an idea of what you think of the proposed Plan Change, whether there are any specific issues you would like to be addressed and whether you are interested in being kept informed throughout the process.

For further information on this plan change, and to discuss with plan change with a Council representative please contact Paul Speedy:

Phone: 03 441 0499 / e-mail: lakeviewplanchange@qldc.govt.nz

Once the Plan Change request has been lodged with the Council:

The plan change request will be publicly notified and members of the public will have the opportunity to make a submission. Notification is likely to occur in September 2014. Anyone who submits will have the opportunity to present their submission at a Council Hearing.