

QUEENSTOWN CONVENTION CENTRE

Design Forum

20th August 2014



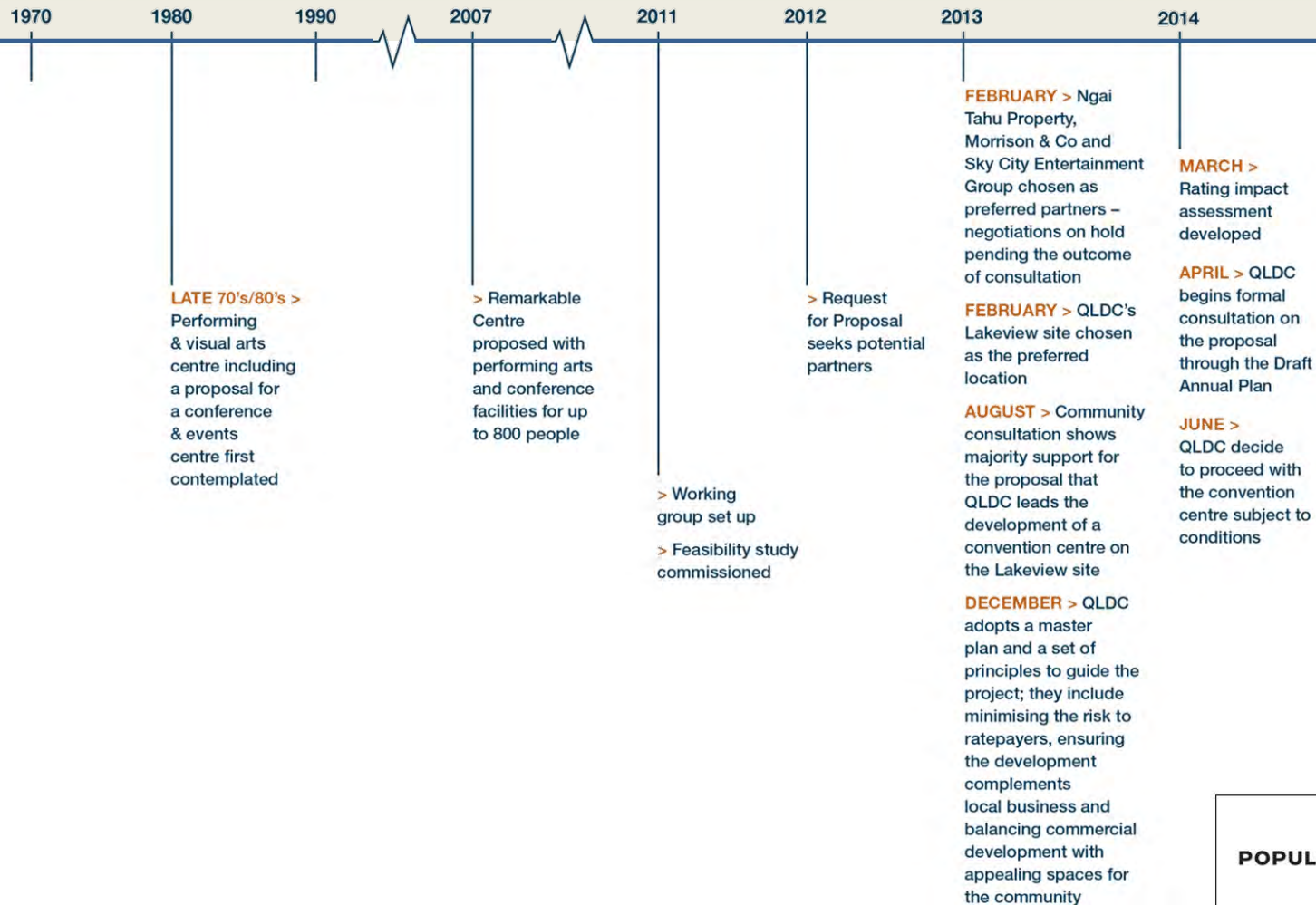
DEVELOPMENT PROGRAMME

Paul Speedy – QLDC

POPULOUS

fearonhay

TIMELINE



DEVELOPMENT PRINCIPLES

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 Lakeview
3. Ensure the 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

DEVELOPMENT PRINCIPLES

December 2013

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

DEVELOPMENT OBJECTIVES

1. Maximise the financial return to ratepayers to offset the cost of the convention centre
2. Ensure that the urban outcomes support wider Queenstown and particularly the CBD

LAKEVIEW SITE

Location



POPULOUS

fearonhay

LAKEVIEW BLOCKS



Lynch Block	11,828m ²
Freehold Block	48,091m ²
Reserve Block	32,030m ²
<u>Holiday Park Block</u>	<u>15,528m²</u>
Total Area	107,477m ²

UNLOCKING THE SITE

- Three Council blocks for potential inclusion:
 - 3.2ha Reserve Block
 - 1.2ha Lynch Block
 - 4.8ha Freehold block (Lakeview)
- Convention centre requires 1ha
- “*Land swaps*” between reserve and freehold land possible
- Campground land likely to be reduced
- Additional, complementary recreational activities contemplated on reserve land (hot pools)
- Zone change to enable a mix of activities

MASTERPLAN



POPULOUS

fearonhay

PROPOSED DEVELOPMENT

- 10.7ha – Lakeview site comprising a proposed:
 - 2.1ha holiday park/campground
 - 1.5ha roads and pedestrian access ways
 - 2.5ha recreation reserve and open public space including hot pools (Ngai Tahu Tourism)
 - 4.6ha development land
- Development land
 - The convention centre (QCC)
 - 150 room hotel
 - 185 high-density residential units
 - 6,500sqm of commercial and retail uses

PROPOSED TIMING AND NEXT STEPS

2014

- > Confirm central government funding
- > Complete draft master plan for QLDC approval
- > QLDC approval of project development agreement

2015

- > Confirm preferred investment/development partner
- > QLDC confirm funding arrangements
- > Project development agreement finalised
- > Regulatory approvals sought
- > Adoption in to 10-year plan

2016

- > Detailed design and construction commence

POPULOUS

fearonhay

THANK YOU



Audio visual equipment and accessories kindly provided by: TOM TOM

