

QLDC Council
26 January 2017

Report for Agenda Item: 1

Department: Property & Infrastructure

Queenstown Town Centre Masterplan

Purpose

To consider a proposal to proceed with the development of a Town Centre Masterplan for Queenstown's Central Business District.

Recommendation

That Council:

1. **Note** the contents of this report.
2. **Approve** the proposed approach to develop a Queenstown Town Centre Masterplan.

Prepared by:

Reviewed and Authorised by:



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General Manager, Property
and Infrastructure
12/01/2017

Mike Theelen
Chief Executive
12/01/2017

Background

- 1 The 2016/17 Annual Plan includes a number of significant projects for investigation within the Queenstown Central Business District and Town Centre. These include: Parking Building, Inner Links, Public Transport Interchange, One Council Office, Queenstown Bay Development Plan and Streetscaping.
- 2 The potential scale of investment for these projects is significant. Inner Links alone has an estimate of \$22Million (Stages 1 and 2) in the 30 Year Infrastructure Strategy (2015-2045).
- 3 These projects sit alongside major commercial developments like the Skyline Gondola Upgrade, Gorge Road Special Housing Areas, Lakeview Development and potentially a conference facility.
- 4 A number of strategy documents already exist for the Queenstown Town Centre

but they are not well integrated. They are foundation documents and will guide the growth of the town centre but they need to be strategically aligned in order to support local and central government investment which in turn will drive confidence for commercial investments and deliver value and a better outcome for the community.

- 5 The outcome we are aiming for from the proposed works is to develop the business cases sufficiently (where investment is justified) to allow consultation and inclusion of these projects within the next 10-Year Plan and where applicable, the Regional Land Transport Programme (RLTP) and National Land Transport Programme (NLTP).
- 6 The appended document “Queenstown Town Centre Masterplan – Establishment Report” sets out the following key aspects of this work package: scope of works, governance and decision making framework, procurement approach, stakeholder and community engagement and a preliminary overview of the communications and media strategy.

Comment

- 7 The following budgets within the current 2016/17 Annual Plan have been identified for this work package:

The Mall	\$250,000
Inner Links & carpark	\$420,000
Inner Links (NZTA subsidised)	\$59,000
Sub-Total	\$729,000

- 8 The following budgets have been included within the draft Annual Plan for 2017/18:

Town Centre Masterplan	\$158,000
Town Centre Spatial Framework	\$115,000
Public Transport Hub	\$122,000
Parking Facility CBD	\$148,000
Inner Links CBD Bypass	\$186,000
Sub-Total	\$729,000

Options

- 9 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.

Option 1: Do nothing.

Advantages:

- 10 No investment required.
- 11 Property & Infrastructure team focus is on growth challenges outside the Queenstown town centre allowing the town centre to grow organically.

Disadvantages:

- 12 Without the masterplan, the investment story for the individual business cases will be challenged. By considering how these projects integrate into a programme of works to achieve the vision for the town centre our investment story is significantly stronger because our benefits are wider reaching.
- 13 Without a clear vision and plan to achieve this vision commercial investment is more difficult.
- 14 If Council does not show leadership in this space the commercial sector will develop its own solutions which may constrain the town's development in the future.

Option 2: Approve the proposed approach to develop a Queenstown Town Centre – Masterplan.

Advantages:

- 15 The investment story for the individual business cases will be stronger by considering how these projects integrate into a programme of works to achieve the vision for the town centre.
- 16 We will have a clear vision and plan to achieve this.
- 17 The commercial sector will have confidence to invest in the right things at the right time.

Disadvantages:

- 18 Investment is required
- 19 Property & Infrastructure team will focus a portion of resources to the Queenstown town centre. These resources will not be available to work on other district-wide growth challenges.

Option 3: Approve the development of a Queenstown Town Centre – Masterplan subject to further changes to the proposed approach.

Advantages:

- 20 The investment story for the individual business cases will be stronger by considering how these projects integrate into a programme of works to achieve the vision for the town centre.
- 21 We will have a clear vision and plan to achieve this.
- 22 The commercial sector will have confidence to invest in the right things at the right time.

Disadvantages:

- 23 Investment is required.
- 24 Property & Infrastructure team will focus a portion of resources to the

Queenstown town centre. These resources will not be available to work on other district wide growth challenges.

25 Further changes delay the implementation of the master plan programme and put at risk deliverables for the Long Term Plan.

26 The recommended option is Option 2.

Significance and Engagement

27 This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because of the nature and sensitivity of this topic and the impacts on our community if not addressed appropriately. Stakeholder engagement is therefore a critical component as outlined in the establishment report.

Risk

28 **SR1** - Current and future development needs of the community (including environmental protection) as documented in the Council's risk register. The risk is classed as high. This matter relates to this risk because the provision of a vibrant and livable town centre is a critical need of the community.

29 The recommended option considered above mitigates the risk by treating the risk – putting measures in place which directly impact the risk.

Financial Implications

30 The financial implications are split across two financial years. In the current Annual Plan there is provision for \$729,000 and within the proposed plan for 2017/18 there is an equivalent amount of \$729,000.

31 The more significant impacts will be in the 2018-2028 10-Year Plan where these projects will be delivered subject to achieving a suitable business case and funding approvals.

Council Policies, Strategies and Bylaws

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

- Wakatipu Transport Strategy (2007)
- Town Centre Strategy (2009)
- Inner Links Business Case (2014)
- District Plan
- Town Centre Transport Strategy (2016)
- Public Transport (in progress by Otago Regional Council)
- Integrated Programme Business Case Wakatipu (in progress by NZTA)
- QLDC Significance and Engagement Policy

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

34 This matter is included in the current and 2017/18 Annual Plan. The balance of investment beyond 2018 will be included within the next 10-Year Plan/ Annual Plan.

Local Government Act 2002 Purpose Provisions

35 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by ensuring that future works within the Queenstown Town Centre are integrated and supported by robust business cases;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

36 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community as a whole.

37 The next step in the project is to prepare a full communications and stakeholder engagement plan for the project.

Attachments

A Queenstown Town Centre Masterplan – Establishment Report