

Lakeview Project Objectives and Material Outcomes

Project Objectives:

1. Maximise financial return in a manner that minimises risk to ratepayers;
2. Establish a thriving residential focused, mixed use precinct, which is stitched into the Queenstown town centre context and:
 - (A) exhibits best practice urban design principles, is walkable, activated, liveable and authentic;
 - (B) exhibits a consistent design language and high-quality built form outcomes that complement the natural environment, fit into the Queenstown context and are of human scale;
 - (C) provides a diverse retail mix which complements and provides for the natural expansion of the existing town centre core and will appeal to locals and visitors;
 - (D) provides for the intensification sought via Plan Change 50 and delivers for a variety of housing outcomes and/or a diverse residential community;
 - (E) considers opportunities for visitor accommodation and / or visitor facilities where these are economically viable.
3. Ensure the Precinct’s development potential is unlocked in a timely and efficient manner.

Table 1: Material Outcomes

Issue	Material Outcomes ¹
Retail & Hospitality Strategy	The progressive implementation of a retail and hospitality strategy that provides for long-term management and proactive curation by Britomart (or a related party of the Consortium) of the retail and food & beverage offerings within the non-Hotel parts of the Precinct.
Arts Precinct Strategy	Development of an integrated arts precinct through the implementation of an arts precinct strategy consistent with the proposed activities and strategies set out in the Developers proposal.
Active connections	A Precinct actively connected to both the existing Town Centre and the Ben Lomond reserve through the integration of built form with public space, multi-modal access along Isle Street linking to Hay and Thompson Streets and pedestrian laneways (noting that the Developer is only responsible for this outcome to the extent that it is within its control).
Proportionate Mix	The Project maintains a proportionate Project wide mix of residential, short stay accommodation, long-stay accommodation, office and retail typologies.

¹ Some specific commercially sensitive terms not included.

Built form	The built form within the Precinct reflects the Developer's Architectural Principles in particular: integration of landscape through architectural platforms such as landscaped terraced roofs and a complex variation of spaces between buildings; use of quality façade materials, including natural timber and stone.
Sustainability principles	The Developer's sustainability principles are taken into account, as reasonably appropriate, during the course of design and delivery of the project.