

ALBERT TOWN VILLAGE HOLDINGS LTD

ALBERT TOWN  
TOWN

State Highway 6

ALLISON AVE

KINGS

TEMPLETON ST

Edge of Seal

384.63  
383.53

382.95  
381.95

385.13  
383.53

Existing fence 85.1

1  
5005m

Constru  
main a  
main ir

Co pit wa

Existing 100mm dia  
Water Main  
Existing 100mm dia  
Water Main

ROAD  
Existing 225mm dia  
sanitary sewer

Construct new 110mm  
lateral into existing  
225mm Sewer

3  
4178m

2  
4521m

Extend 110mm dia lateral  
to also serve lot 3

Existing 110mm dia FS starter

385.56  
382.88

Existing S

R-7

ALBERT TOWN VILLAGE HOLDINGS LIMITED  
C/- MR R W IBBOTSON  
PO BOX 120  
ALEXANDRA 9340



**TAX INVOICE**  
GST Reg No 49-635-680 (GST inclusive)

Rates as shown are due and payable by you as Ratepayer to Queenstown Lakes District Council

Dated this day 10 January 2020

\*\* Payments received after this date are NOT included \*\*

**PROPERTY DETAILS**

Valuation Number: 29063-03703  
Property location:  
ALBERT TOWN-LAKE HAWEA ROAD, WANAKA 9382  
Legal description:  
LOT 1 DP 388147

**RATEABLE VALUE**

Land Value: \$415,000.00  
Improvements: \$0.00  
Capital Value: **\$415,000.00**  
Area: 4992 m2  
Total Annual Rates (GST Inclusive)  
(1 July 2019 to 30 June 2020) \$2,020.25

Opening Balance (as at 1 July 2019) \$0.00  
Previous Instalments \$1,010.13  
Payments Received / Adjustments \$1,010.13CR  
Plus Penalties \$0.00  
This Instalment (3 of 4) includes \$65.88 GST \$505.06  
**Total Now Due**  
**(on or before 28 February 2020)** \$505.06  
  
**Total payment to clear rate account for year** \$1,010.12

Any Portion of the current instalment remaining unpaid after 28/02/2020 will incur a 10% penalty of up to \$50.51



Instalment: 3 of 4  
Name: ALBERT TOWN VILLAGE HOLDINGS LIMITED

Please detach and return your payment to:  
**Queenstown Lakes District Council**  
Private Bag 50072, Queenstown 9348

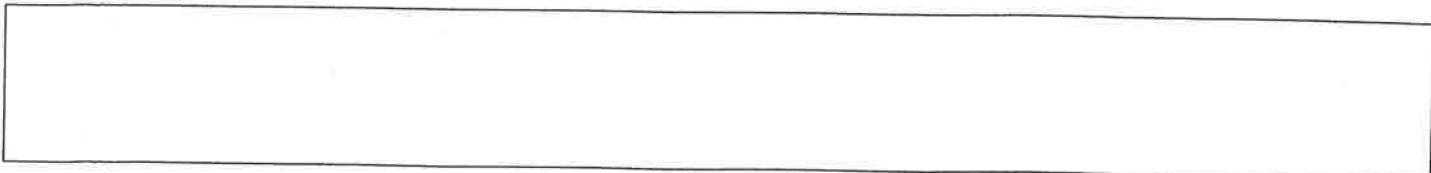
Please write any change of address on reverse

QLDC Bank Account No: 02-0948-0002000-000

**Remittance Advice**

Valuation No: 29063-03703  
**Total Now Due \$505.06**  
Total Payment to clear account for year **\$1,010.12**  
Due on or before: **28 February 2020**

**RATING PERIOD**  
**1 July 2019 to 30 June 2020**



77 140000 0403 10 01 140000

## ALBERTTOWN POTENTIAL VISITOR ACCOMMODATION MOTEL SITE

Some of the relevant issues associated with any non-residential development on the site can be summarised as follows:-

1. The land is currently zoned rural residential and as such any change away from this would require full resource consent approval.
2. There are certain mitigating factors that are relevant in considering a variation of the existing restrictive zoning which can be highlighted as follows:-
  - (a) The site has high profile exposure and involves a large area of some 5000 sq.m. It comprises level ground and has the advantage of having a predominately north facing aspect.
  - (b) It is a corner section at the end of the existing rural residential zone which is understood to extend from Templeton Street at Alberttown through to the Main State Highway.
  - (c) An application for the construction of the motels would come under the category of visitor accommodation which normally would have limited adverse effects and is a common use activity within a residential zone.
  - (d) There is strong recognition of the importance of additional visitor accommodation in the area and at the present time Alberttown, as an extension of the Wanaka area, has no motel units to meet the increasing demand.
  - (e) There is already precedents of non-residential development within this zone which includes several lodge accommodation complexes, a veterinary clinic and now recent approval for a Church development. There were, also, motels previously operating within this rural residential zone.
  - (f) In addition to the above, the Council has recently approved a commercial café with a liquor licence as part of a child care centre in the middle of the residential area on the other side of the road adjacent to the rural residential zoning.
  - (g) It could be argued that the proposed site is effectively geographically located in an Alberttown Village Centre zone with the Alberttown Tavern and associated retail activity being immediately opposite to the proposed site on one side of the road and likewise an accommodation lodge being immediately adjacent on the other side of the road.
  - (h) Access to the site would be off Templeton Street which is a recognised service arterial roadway to old Alberttown township. This access should satisfy any Transit concerns.
  - (i) The current owners of the land had made a submission to Council previously at the time of the 2020 plan review for the site in question to be designated as a commercial site. No response was received from Council on this submission.
  - (j) It could be considered that a visitor accommodation with motel development would be a passive activity and any adverse effects would be relatively minor.

- (k) In further considering the effects it is understood that under the current rural residential rules it is possible to have a large coverage on the site together with a building height availability of up to 8 metres. Any visitor motel accommodation proposed would fall well within these parameters.
- (l) As reflected in the attached site plan, the land in question while having existing access off Templeton Street, is at the front of other sections and is located on a corner site. This further minimises any adverse effects which are considered less than minor that could otherwise apply if the development was in a more centralised area in say the middle of the rural residential zoning as opposed to being right at the end and immediately adjacent to other commercial activities in the village centre zone.
- (m) It is well acknowledged that there are other examples of visitor accommodation developments throughout the Lakes Council district located in rural residential zones.
- (n) It is contended that any development of this nature would be an improved facility and valuable amenity to the growing Alberttown area which has expanded rapidly in recent times.

All of the above factors should be given full consideration in Council providing positive support and resource consent approval for visitor accommodation on this particular site which is considered both suitable and very strategic for a development of this nature.



*Russell Ibbotson*

◆ BUSINESS CONSULTANT ◆

27 November 2019

PDP Submissions  
Queenstown Lakes District Council  
Private Bag  
QUEENSTOWN 9348

Dear Sir

**RE. PUBLIC SUBMISSION OF THE PROPOSED QUEENSTOWN LAKES DISTRICT  
PLAN STAGE 3B**

I would refer to the above matter in relation to the Public Notification of the proposed Visitor Zone.

I am writing on behalf of Albert Town Village Holdings Ltd., who own a strategically placed 5000 sq.m, site on the corner of Wanaka/Lake Hawea Main State Highway and Templeton Street.

This site is almost directly opposite the commercially zoned Albert Town Tavern and associated retail area. This is the only land which is effectively commercially zoned in Albert Town at the present time.

It is the intention of Albert Town Village Holdings Ltd., to develop a visitor accommodation site on their existing land holding which is currently zoned Rural Residential. It should be noted that Albert Town Village Holdings Ltd., had previously made a submission that this corner site should be re-zoned to allow for commercial development.

Albert Town is growing rapidly and it would seem logical that any further commercial/visitor type accommodation should be concentrated in the same consolidated area rather than fragmented. It would, also, seem logical in terms of transparent town planning that commercial type development should be consolidated or based at each end of this rural residential area on the south side of the main state highway, rather than in the middle. In this regard it is noted that Council has already allowed for further significant commercial type development at the western end of this zone.

At the moment Albert Town is lacking in terms of visitor accommodation and it would seem highly desirable that this is recognised by Council, particularly in relation to the strategic location of the land area in question. Albert Town Village Holdings Ltd., were

previously disadvantaged by a Council non-notified decision which allowed for a café with a liquor licence to be approved in the middle of the Albert Town residential area with little regard to the parking requirements. By comparison Albert Town Village Holdings were hit heavily with significant parking requirements for an earlier café development that they completed.

To further enhance the argument, I would point out that there is a Lodge facility operating immediately adjacent to the Albert Town Village Holdings corner site. There is, also, major further development underway on the Tavern site with a large number of new apartments being created. The developer for these apartments are supportive of the Albert Town intent to develop visitor accommodation in the form of motels immediately across the road from their site. This would be beneficial to the further development and, as stated, it is logical under prudent town planning to have a consolidation of this type of activity in the existing town centre area, rather than being spread in the middle of the residential area as Council has previously approved with the café and liquor licence right next door to a Child Care Centre.

I trust that this submission will be given serious consideration in the best interests of meeting requirements for the growing Albert Town community.

Yours faithfully



**RW IBBOTSON**