

Form 18

Notice of requirement by Minister, local authority, or requiring authority for designation or alteration of designation

To Queenstown Lakes District Council (Territorial Authority)

In accordance with Clause 4 of the First Schedule of the Resource Management Act 1991 the Queenstown Lakes District Council ("QLDC") (Requiring Authority) give notice of the requirement alter and extend the existing Designation 29 that is contained in the Queenstown Lakes District Plan.

Site to which the requirement applies

The site subject to this requirement is located at the north-western corner of the area known as the Frankton Flats.

The land that is subject to this requirement is legally described as:

- Lot 1 DP 25073
- Lot 100 DP 468142
- Lot 2 DP 476309
- Sections 49, 50, 61-62 and 149 Block I Shotover Survey District
- Part Section 63 Block I Shotover Survey District
- Section 5 and 6 Block XXXIII Town of Frankton

The nature of the proposed public work (or project or work) is:

The nature of the proposed public work will enable the continued operation and appropriate expansion of the existing multi-purpose indoor and outdoor recreation, community, cultural and conference complex, commonly referred to as the Queenstown Events Centre ("QEC").

The alteration and inclusion of additional land within the QEC operation will allow the QEC to develop and operate efficiently in the future from a resource management perspective.

In terms of the District Plan, the QEC is referenced as Designation 29 in terms of Appendix 1 of the District Plan. In summary, as part of this notice of requirement, it is proposed to:

- Delete a portion of land that is presently contained within Designation 29
- Include new land within an expanded Designation 29
- Enable future development and use opportunities within the area of land to be contained within the new Designation 29
- Overhaul the existing conditions of Designation 29

The nature of the proposed public work is described below.

Land Subject to this Notice of Requirement

The area of land that is presently contained within Designation 29 is illustrated on Planning Map 33 within the District Plan.

As part of this notice of requirement, it is proposed to remove the following pieces of land from Designation 29:

- A large triangular shaped piece of land that is contained within both Designation 29 and Designation 2 (Aerodrome Purposes). This land is located in the south-eastern corner of the existing Designation 29 (and to the west of Grant Road). This land includes portions of Section 61-61 Block I Shotover Survey District and Part Section I Block I Shotover Survey District.
- A 'L' shaped piece of land that adjoins Grant Road. This land is legally described as Lots 4-6 DP 476309 and Lot 100 DP 476309.

As part of this notice of requirement, it is proposed to include the following pieces of land within an expanded Designation 29:

- The existing sportsfield that is contained within Lot 100 DP 468142, located to the immediate west of the Five Mile development
- The land that is presently contained within Designation 152 (Recreation Reserve (Frankton Domain)). The authority responsible for this designation is the Council. The Frankton Golf Course is partially located within Designation 152. The legal description of the land contained within Designation 152 is Section 6 Block XXXIII, Town of Frankton.
- The land that is presently contained within Designation 153 (Recreation Reserve). The authority responsible for this designation is the Council. The legal description of the land contained within Designation 153 is Section 5 Block XXXIII, Town of Frankton.

Activities Provided

It is proposed to provide clarity and extend the range of activities that can be undertaken within the land subject to Designation 29.

The general activities provided for (both indoor and outdoor) within the QEC shall include:

- a) Provision of sporting/recreational activities and events.
- b) Provision of commercial recreational activities.
- c) Provision of cultural/commercial activities such as concerts, shows, musicals, carnivals, fairs, market days, meetings, exhibitions, parades, rallies and filming
- d) Provision of conferences (including gala dinners).
- e) Informal and designated parking associated with the operation of the QEC

Other activities provided for within the QEC include day care facilities and school holiday programmes for children, small-scale temporary and permanent retailing (with size

limitations), a permanent café/restaurant (with size limitations), community activities and limited rotary wing aircraft flights.

Building Controls

Future buildings (both new and extensions/alterations to existing buildings) will be authorised via the Outline Plan process pursuant to Section 176A of the Act. This approach will provide an efficient and certain process for the development the QEC in the future.

In order to provide appropriate controls in relation to future buildings, two sub-areas will be created within the QEC so as to cater for different building sizes and uses. The two sub-areas are defined as the 'Central Development Area' and 'Wider Grounds Area'. Each sub-area will provide specific controls over the bulk, location and placement for buildings.

The Central Development Area ("CDA") is concentrated around the main existing building hub within the QEC. The CDA will explicitly provide for the construction of large buildings such as the extended auditorium and new covered courts.

The Wider Grounds Area ("WGA") encompasses the sports playing fields and other smaller amenities that largely surround the CDA. The intention within the WDA is to allow flexibility of location and use for buildings that are required to be established that specifically support activities undertaken in this area, i.e. changing facilities, toilets and clubrooms.

Access from Grant Road

Condition 4 prohibits from the existing Designation 29 prohibits vehicular access to the QEC via Grants Road.

Bearing in mind the issues with the existing access arrangement to the QEC that revolves around Joe O'Connell Drive/SH6, it is proposed to allow access to the QEC via an upgraded Grant Road. A new condition is recommended that specifically provides for this potential access arrangement.

Other Controls

A number of conditions will be proposed that cater with the supply of alcohol, hours of operation, noise limits, signage and advertising, pedestrian access and servicing conditions.

A number of the conditions that address these matters currently exist, or have been overhauled as part of this notice of requirement.

The nature of the proposed restrictions that would apply are:

A number of proposed conditions have been volunteered as part of this notice of requirement.

The proposed conditions govern the on-going development of the land contained in the designation land, in conjunction to the future control of activities that will be undertaken from within the subject land. The proposed conditions are contained within **Attachment [A]**.

The effects that the public work (or project or work) will have on the environment, and the ways in which any adverse effects will be mitigated, are:

In summary, the proposed provisions within Designation 29 will allow for the following to occur:

- More intensive development within the CDA
- Small scale development within the WGA
- A range of recreational, community and commercial activities
- Alternative access to the QEC from Grant Road
- The provision of ancillary supporting activities

The potential development within the CDA will centre around the main buildings located within the QEC. The ability to further develop this area of the QEC with larger buildings is appropriate from a co-location perspective. A range of operating efficiencies will result.

The land contained within the WGA is to primarily be used for outdoor recreational pursuits. Such recreational activities often require supporting buildings (such as a cricket pavilion). Such buildings are provided at a small scale, with appropriate building setbacks from the adjoining state highways.

The list of activities provided for in the proposed conditions not only reflect the existing activities that are undertaken at the QEC, but such conditions also provide the ability for the QEC to evolve over time to cater for the communities requirements.

Alternative access from Grant Road to the QEC is important due to the existing constraints with the intersection of Joe O'Connell Drive and State Highway 6. Access from Grant Road will eventually alleviate the congestion/safety issues that presently exist. Grant Road (including the new Grant Road/State Highway 6 roundabout) will be upgraded so as to cater for the new access to the QEC.

Overall, the proposed development opportunities and activities provided for can be developed and operated in a manner that avoids, remedies and mitigates significant adverse effects on the environment.

Alternative sites, routes, and methods have been considered to the following extent:

Alternative sites or methods have not been considered due to the significant investment of resources in the existing infrastructure at the QEC. Further, no significant adverse effects will occur as a result of the activities provided for under the expanded and altered Designation 29.

The public work (or project or work) and designation (or alteration) are reasonably necessary for achieving the objectives of the requiring authority because:

The requiring authority must have particular regard to whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought.

The objective of the Council (as requiring authority) is to assist with the appropriate and managed growth of the QEC, while providing for a range of activities to be undertaken from the QEC. If approved, the new designation recognises the long term commitment to the QEC.

The following resource consents are needed for the proposed activity and have (or have not) been applied for:

The underlying zoning for the land contained within QEC is the Rural General Zone. The exception is Lot 100 DP 468142 that is contained within the Frankton Flats Special Zone. No resource consents are required under these zoning frameworks.

The following consultation (or No consultation) has been undertaken with parties that are likely to be affected:

Initial consultation has been undertaken with the Council (as territorial authority), the Queenstown Airport Corporation, the New Zealand Transport Agency, and Queenstown Gateway (5M) Limited.

The following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991, is attached to this notice.

The proposed Structure Plan and conditions for the QEC are to be included in the District Plan as follows:

Attachment [A] – Proposed Designation Conditions

Attachment [B] – Proposed Designation Survey Plan