

Principles for Lakeview master-plan development (adopted by Full Council 19 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 the Lakeview site.
3. Ensure the Queenstown Convention Centre (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.
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.