

# QLDC New Civic Administration Building Location Assessment

Elected Members Workshop - 15<sup>th</sup> April 2025

**BOFFA  
MISKELL**



**The  
Property  
Group**



**QUEENSTOWN  
LAKES DISTRICT  
COUNCIL**

# Project Background

On 4 April 2024, Council directed the Chief Executive to **undertake a new assessment of options, including sites outside the Queenstown CBD, for the location and ownership of the proposed Civic Administration Building (CAB)**, and report back to the Council.

This project aims to undertake the **initial part of the new assessment** to determine the optimal **strategic location** for a new CAB (i.e. precinct level) that would **consolidate QLDC's Queenstown town centre-based staff and elected members into a single location** from its existing multiple sites. This will inform subsequent assessment work and /or community engagement to be led by QLDC.

# Outline

- 1. Project Team Introductions**
- 2. Programme and Process**
- 3. Development Goals**
- 4. Assessment Outcomes**
- 5. Values-based Scenarios**
- 6. Next Steps**

# Workshop Purpose

To provide input into the assessment of the optimal new CAB location that would best benefit the Queenstown Lakes District community (particularly from a level of service perspective), in the context of QLDC's existing sub-optimal office space within the district and the identified need to consolidate its Queenstown town centre-based staff in one location or premises.

# Programme

## DISCOVERY

- Engagement Plan
- Literature review
- Gap analysis

## SHAPING

- Development Goals
- Assessment Criteria

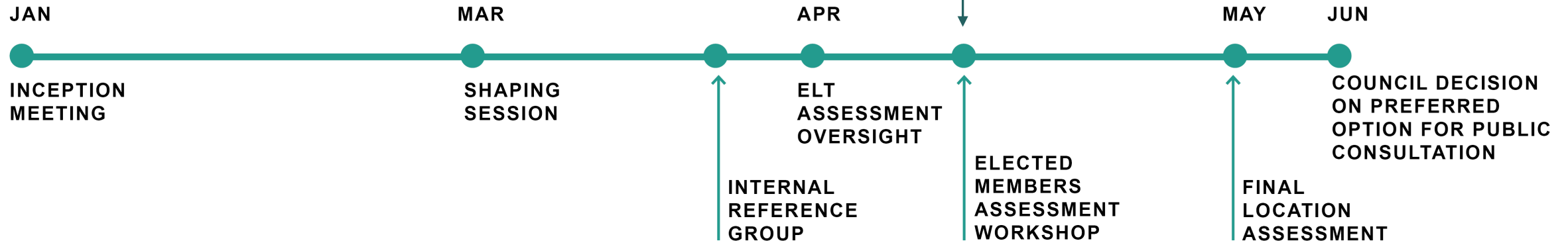
## ASSESSMENT

- Multi Criteria Analysis
- Cost Benefit Analysis

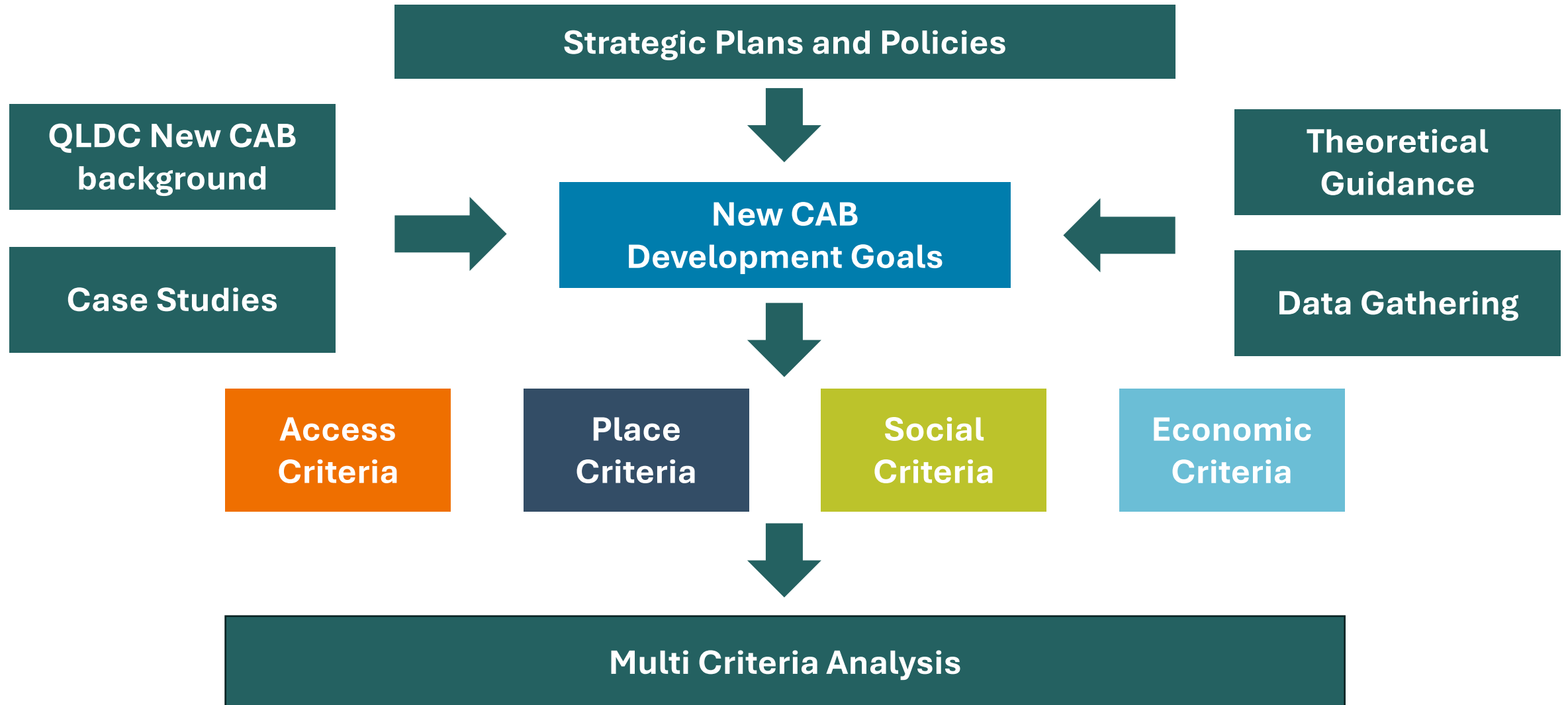
## CONFIRMING

- Draft issue
- QLDC review
- Council Decision

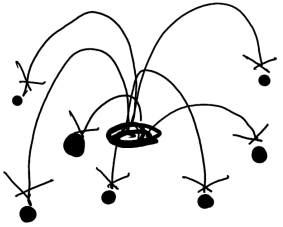
**WE ARE HERE**



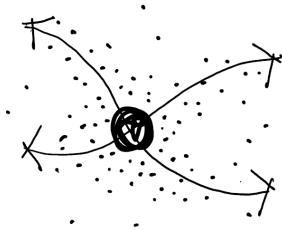
# Forming Development Goals and Criteria



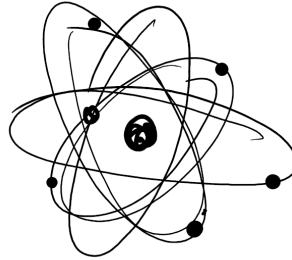
# Development Goals



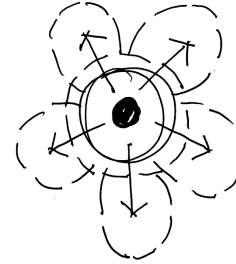
**District and  
sub-regional reach**



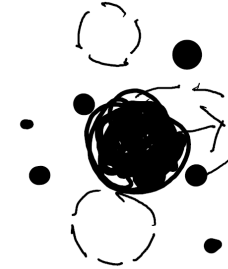
**Proximity to most  
with access equity**



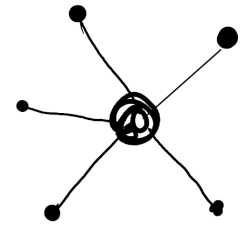
**Centre of gravity  
for locals**



**Catalytic and  
services  
diversification  
and growth**



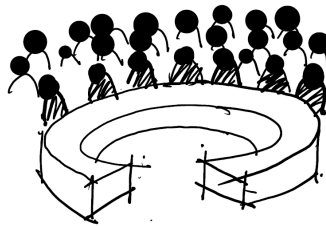
**Co-located with  
compatible  
activities with  
room to grow**



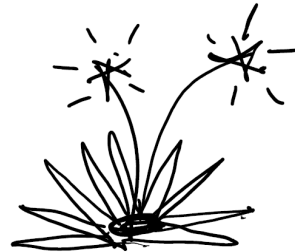
**Community  
anchor**



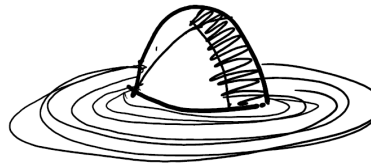
**Cultural and historical  
associations**



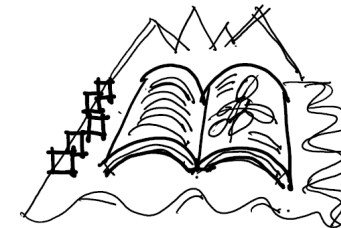
**Relevant and  
visible leadership**



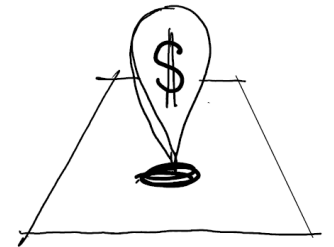
**Welcoming,  
pleasant and  
happy place**



**Resilience in  
tough times**



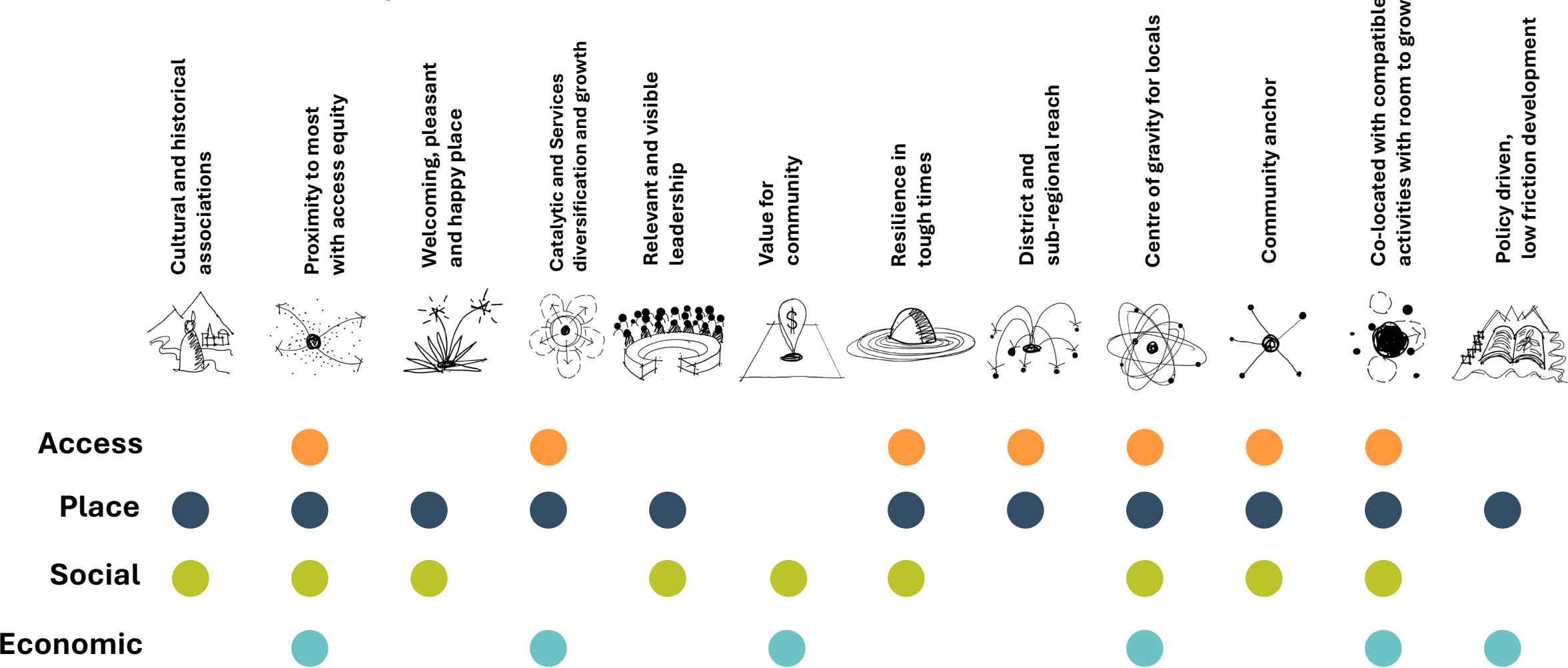
**Policy driven,  
low friction  
development**



**Value for community**

# Development Goals

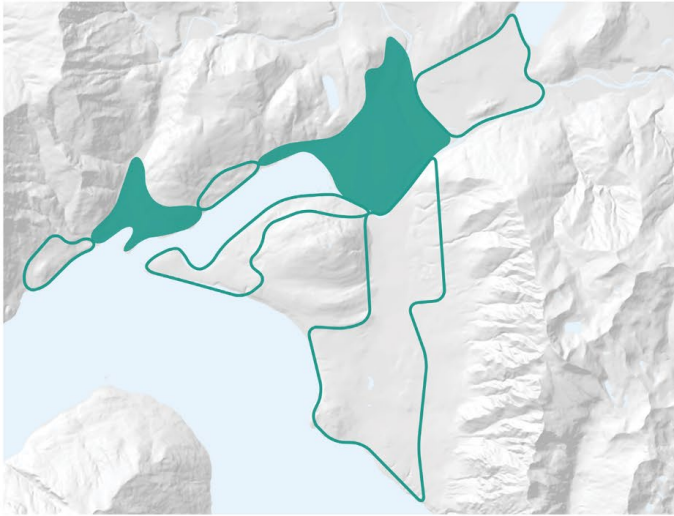
Goals often contribute to multiple outcomes



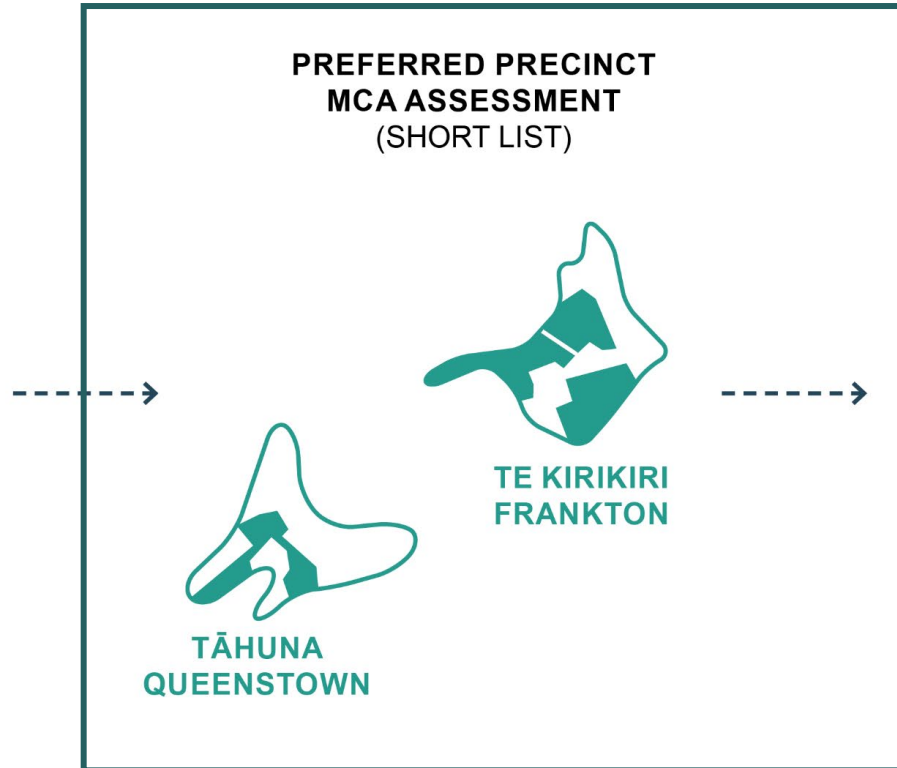


# Assessment Process

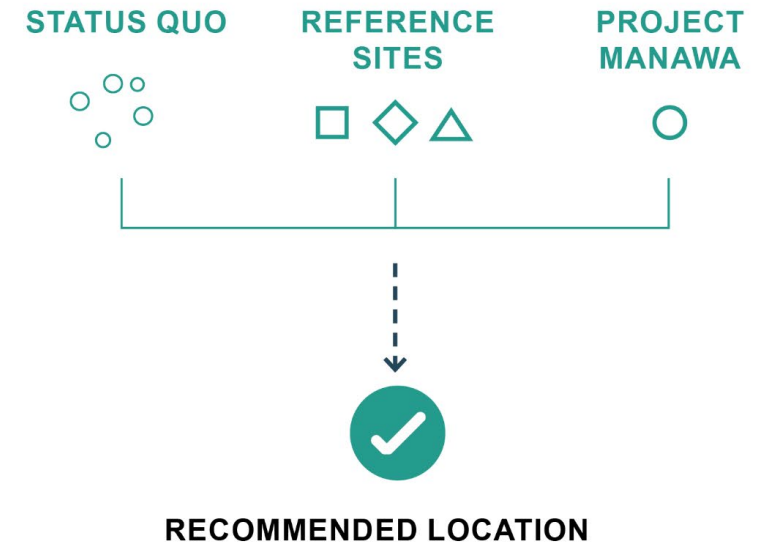
## PREFERRED PRIORITY AREA MCA ASSESSMENT (LONG LIST)



## PREFERRED PRECINCT MCA ASSESSMENT (SHORT LIST)

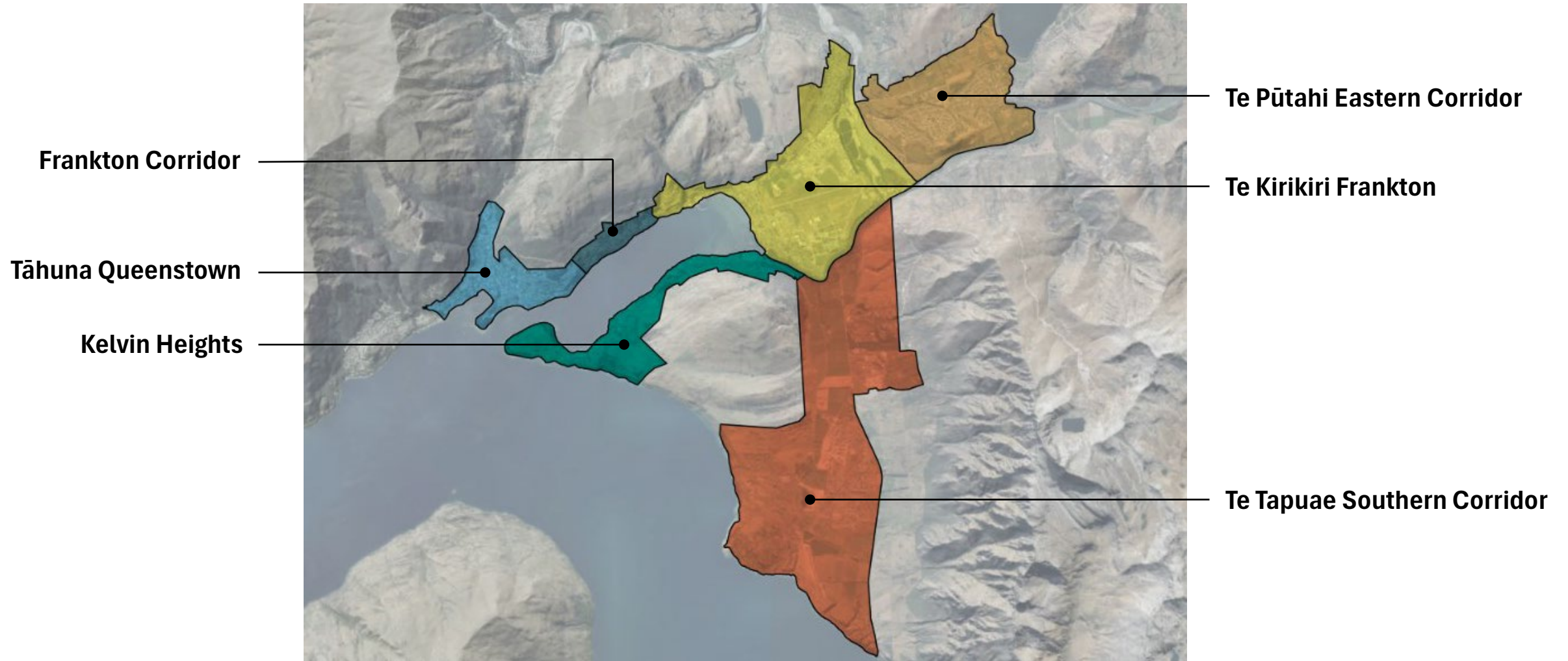


## COST BENEFIT ANALYSIS (PREFERRED)

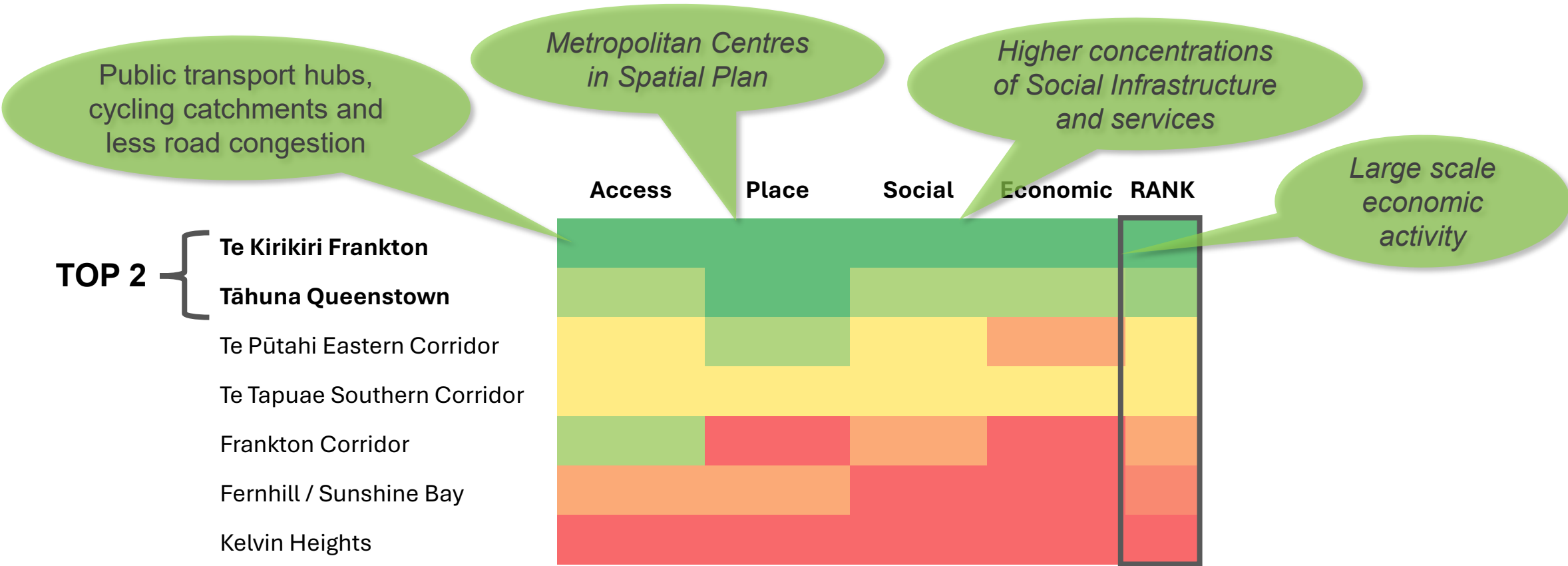




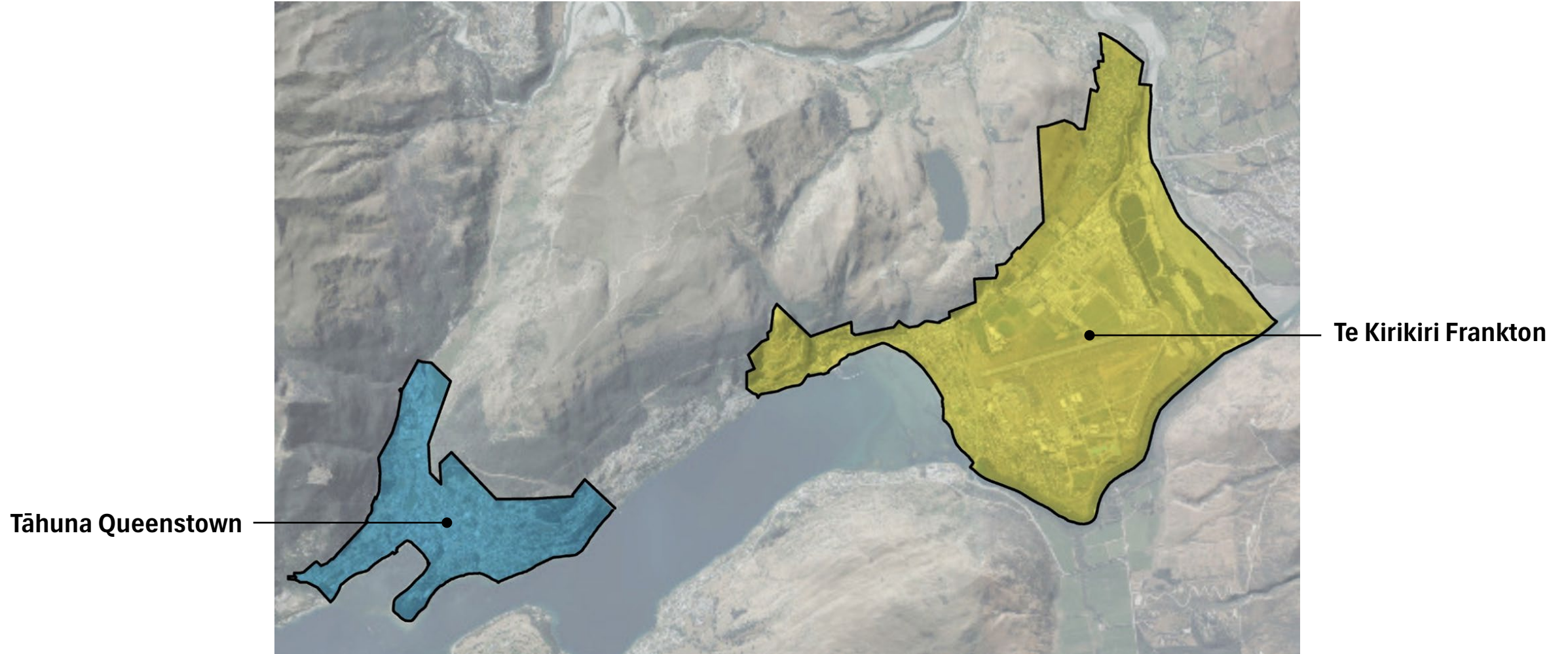
# Priority Areas (Long List)



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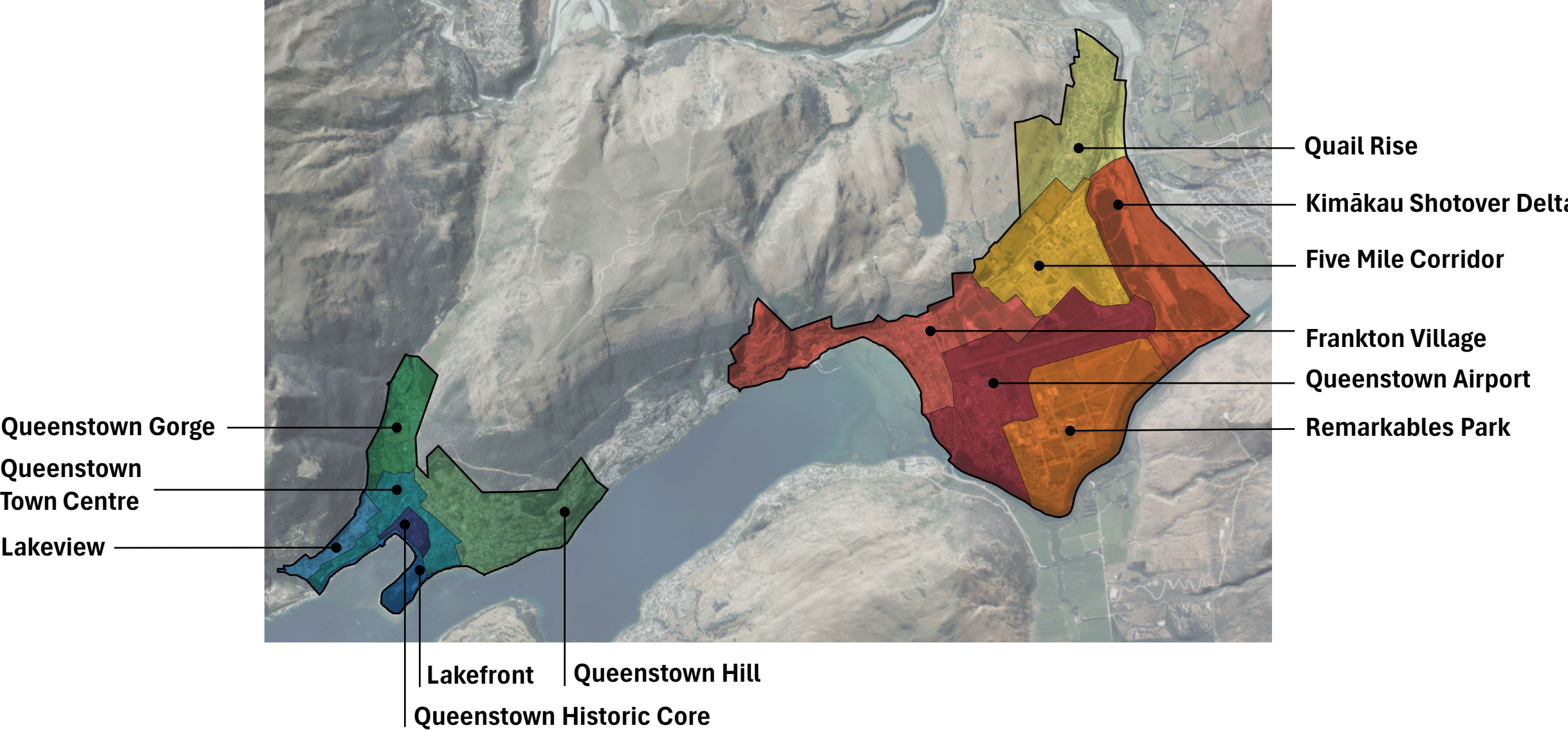


# Priority Areas (Selected)

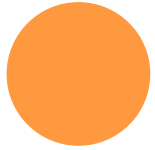




# Precincts (Short List)



# Precinct Assessment Criteria



## Access

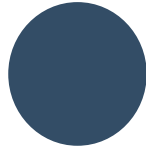
Public Transport

Cycling Access

Car Parking

Travel Time

Trip Reduction



## Place

Developability

Legibility

Amenity

Resilience

Growth



## Social

Cultural Connections

Civic Associations

Social Infrastructure  
& Services

Civil Defence

Visitor Experience



## Economic

Employment Boost

Office Collocation

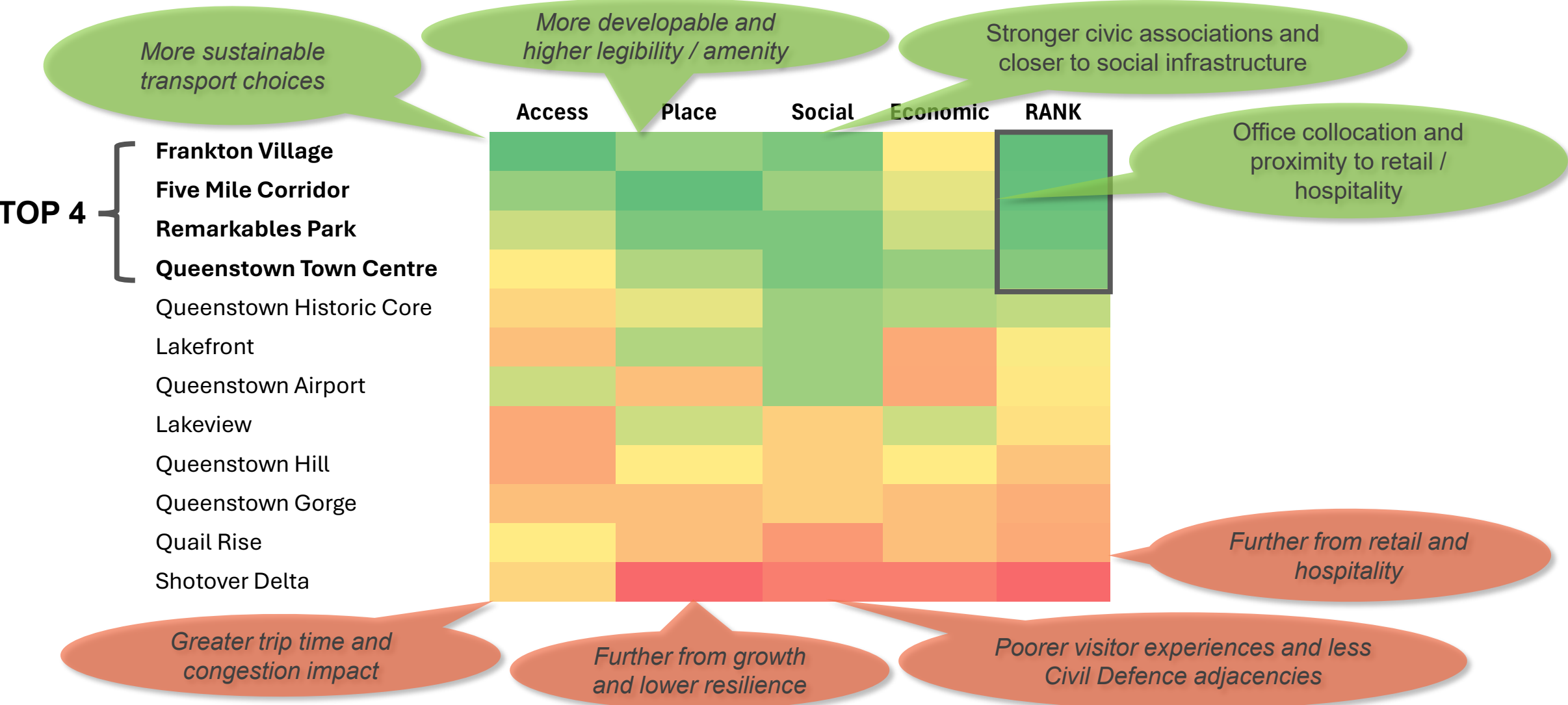
Retail & Hospitality

Development Cost

Diversification

# Balanced Scenario

Marginal differences between top four with slight leaning towards Te Kirikiri Frankton precincts



# Value-based Scenarios

## World Class & Diverse Qualities

- Civic Associations
- Legibility
- Amenity
- Diversification
- Visitor Experience
- Retail and Hospitality
- Office Collocation
- Walkability

## Local & Future Focused Qualities

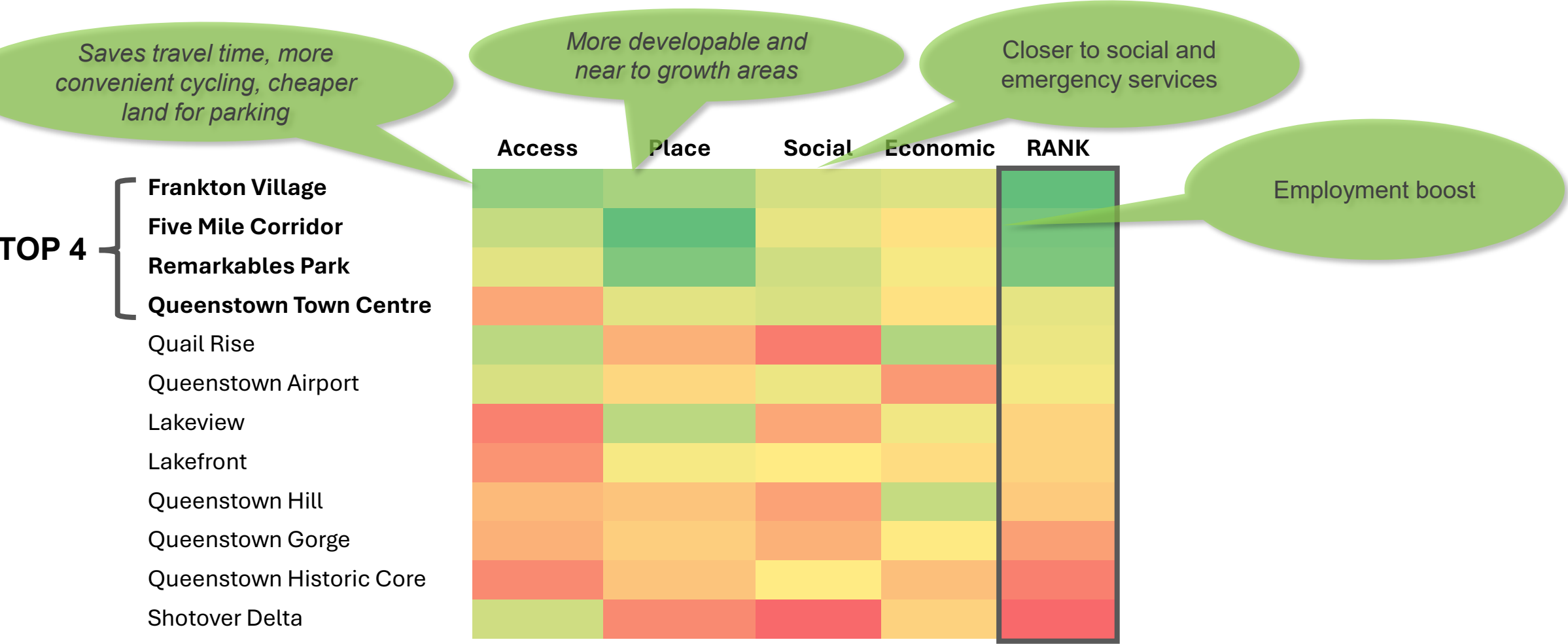
- Growth
- Developability
- Social Infrastructure & Services
- Travel Time
- Cycling Access
- Car Parking
- Civil Defence





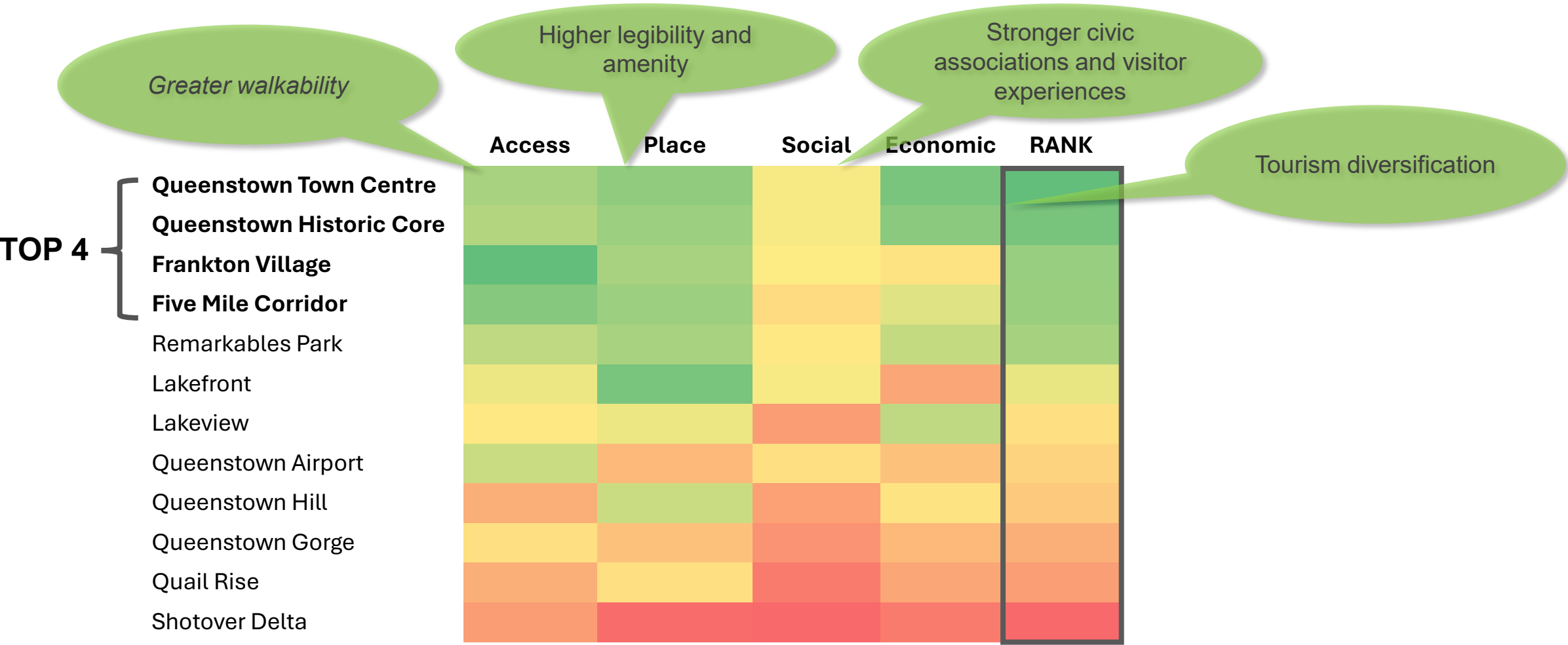
# Local & Future Focused Scenario

Favours Te Kirikiri Frankton precincts

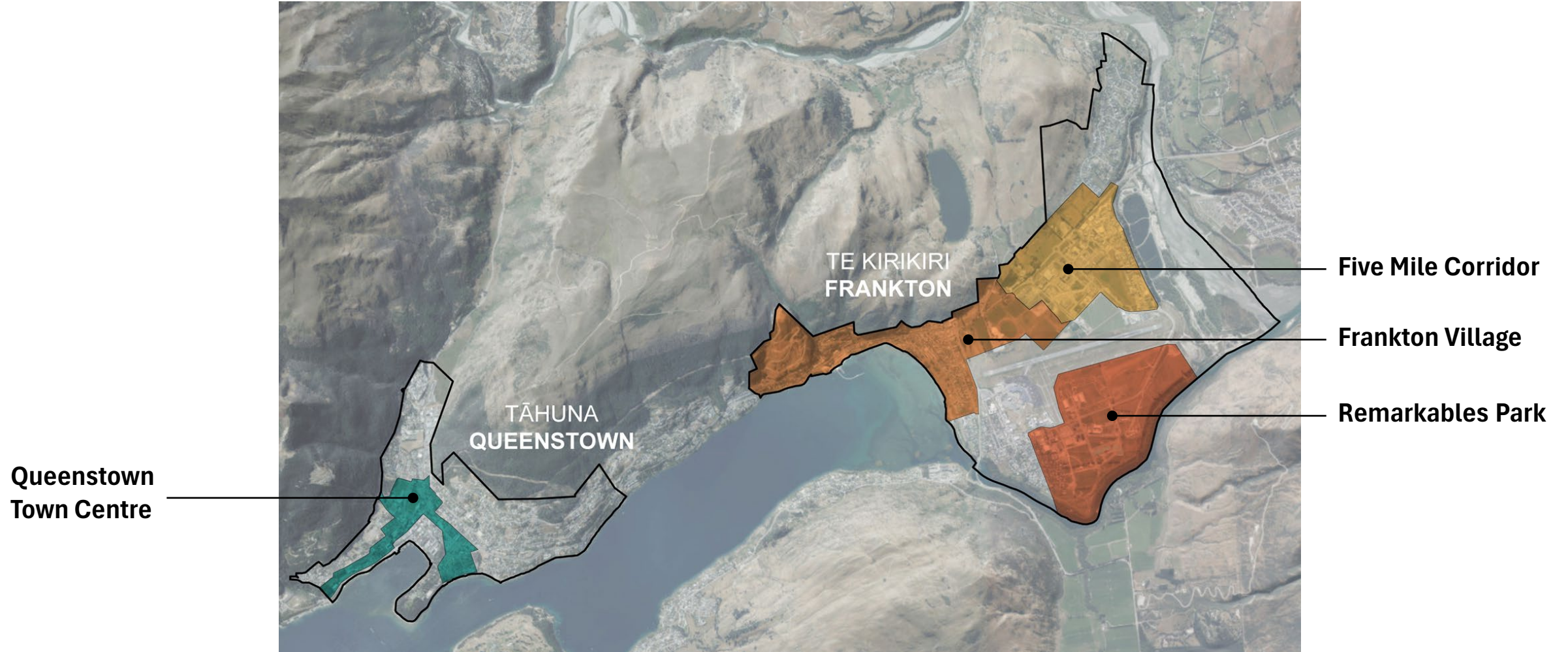


# World Class & Diverse Scenario

Favours Tāhuna Queenstown precincts

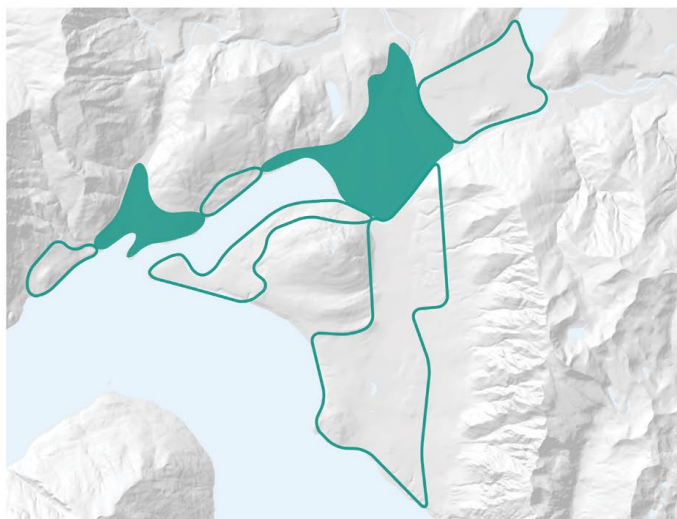


# Preferred Precincts



# Next Steps

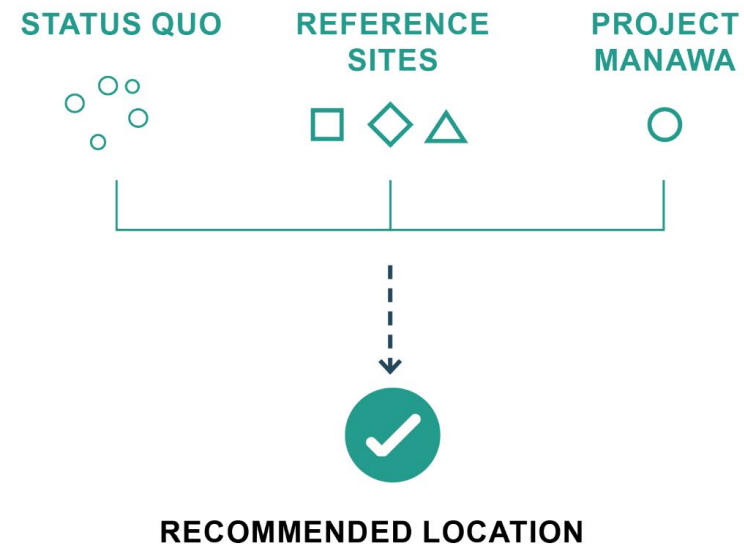
## PREFERRED PRIORITY AREA MCA ASSESSMENT (LONG LIST)



## PREFERRED PRECINCT MCA ASSESSMENT (SHORT LIST)



## COST BENEFIT ANALYSIS (PREFERRED)



# Discussion

