

Queenstown Town Centre
Plan Change 50

I have previously submitted however this was not included in the published summary although my submissions were actioned by the increase in the scope and property included in Proposed Plan Change.

I have to formally submit against the Plan Change because the integrity of Queenstown is now being placed at a level of concern that disapproval is required.

The Convention Centre debate and analysis has been overshadowed by an unreasonable delusional understanding of what the town was actually striving to gain by the QCC and completely stalled for possibly a decade by documentation of the Plan Change 50 proposal.

At NO time have the Consultants proven a point of Need , Success or Requirement on a matter of enormous significance and most importantly whether the natural confines and boundaries of the CBD could accommodate fluctuating visitor numbers caused by a major increase in all aspects of the CBD.

There has been no absolute determination that the "Jewel of Queenstown" could not be irreparably ruined by the congestion .

There has been no determination that the parallel tourism enjoyed under the entire Queenstown district banner is not more important than congesting the CBD.

There has been no determination that QAC can accommodate any variation in aeroplane that their Airline customers may purchase to compete with other airlines .

Therefore I object to reports that have NO proof of success or mitigation of the many concerns by residents that Consultants who offer no guarantee as to their subjective opinions foist on residents .

The spending by QLDC of Ratepayer funds for the QCC has been correctly determined reckless because the QCC was never going to be affordable under the scenario consulted and is now a mindless litany of costly reports overshadowed by dubious QLDC decisions

IT IS NOW TIME THAT CONSULTANTS ARE REQUIRED TO BOND OR GUARANTEE THEIR OPINIONS WHEN THEY ARE EXTORTING ENORMOUS FEES AND COSTS FROM RATEPAYERS.

I REFER TO NUMEROUS STATEMENTS FROM THE ASSOCIATED REPORTS :
THE EFFECTS ARE , SLIGHT , SMALL, NEGLIGIBLE, DOES NOT CONTRADICT
,PUTATIVE , DEVELOPMENT GENTRATIVE, NECCESARY TO GROW
, COHERENT MARKETING BY ENLARGED CBD, PROVIDING OPPORTUNITIES
FOR GREATER DIVERSITY IN HOUSING OPTIONS, STRONG CONNECTIVITY
TO OTHER PROPERTY , USED BY GOVERNMENT AGENCIES IN THE CBD,
MAJORITY OF THE VISITOR ACCOMODATION IN THE CBD, HEATING COSTS
REDUCED AT LAKEVIEW SITE, DESIGNATION ALTERATIONS WILL BE
SOUGHT ONCE THE PLAN CHANGE HAS PROGRESSED , CARPARKING NOW
REQUIRED AT QCC, TRANSPORT HIREACHY OF NEED AND VALUE .

I CONCUR WITH THE STATEMENT on Page 30 Do nothing should be considered.

In Conclusion

I believe this Plan Change should be tabled as a QLDC inclusion in the forthcoming 30 year plan and the QCC be redesigned and built immediately using Community Design and Building expertise and all QCC and Plan Change 50 consultative reports be dispensed with and noted .

The QLDC is aware that the QCC could be constructed for a fraction of the cost of the Consultant reports and the CEO and Council are reckless and disingenuous to treat Ratepayers funds with absolute contempt .

I wish to speak and be heard without time limitation imposed.

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