

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**

Name: Michael David Legge

Phone Numbers: Work 0211061226 Home 442-7263 Mobile _____

Email Address: _____

Postal Address: 48 Judge + Jury Dr Post Code: 9204
LHF Ptarm

PLAN CHANGE to which this submission relates to:

Plan change 50

I. ~~gain an advantage in trade competition through this submission.~~

*I. ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) ~~does not relate to trade competition or the effects of trade competition.~~

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The idea itself

QLDC

26 SEP 2014

QUEENSTOWN



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

Plan change 50

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I do not believe that a council elected by a tiny proportion of ratepayers can make such a far reaching change, that future generation will be saddled with. The environmental and visual damage of this high risk approach will turn our town into another surfers paradise no one needs that!

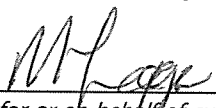
I seek the following from the local authority (give precise details)

An undertaking that the plan can be scrapped by future councils. Or a ratepayer referendum on this plan change.

QLDC
26 SEP 2014
QUEENSTOWN

I wish to be heard in support of my submission.

I ~~do not~~ **NOT** consider presenting a joint case with others presenting similar submissions.


Signature – (to be signed for or on behalf of submitter) **

26-9-14
Date

** if this form is being completed on-line you may not be able, or required, to sign this form



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LAKES DISTRICT
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FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**

Name: Phebe Darkin

Phone Numbers: Work _____ Home _____ Mobile 021 1322478

Email Address: phebedarkin@hotmail.com

Postal Address: PO Box 1895

Post Code: 9100

Queenstown

PLAN CHANGE to which this submission relates to:

Plan Change 50 - Queenstown Town Centre Zone

I. Do not gain an advantage in trade competition through this submission.

*I. ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

- * Proposed effects to my home - Cabin 112 Lakeview Holiday Park
- * Protection of the James Clouston Reserve / Memorial Park.



Queenstown Lakes District Council
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My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

* I do not oppose the proposed plan but do have concerns which I have outlined in the Feedback form and in a supporting letter which I initially submitted ~~in~~ on 27th July 2014. I will submit these again.

I seek the following from the local authority (give precise details)

- * I would like my concerns regarding my cabin and others in its close vicinity taken into account.
- * Further details in supporting letter.

I do not wish to be heard in support of my submission. *but would like to attend hearing.*
I would not consider presenting a joint case with others presenting similar submissions.

P.P. Darden

Signature – (to be signed for or on behalf of submitter) **

29-9-14
Date

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**QUEENSTOWN
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COUNCIL**

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PROPOSED PLAN CHANGE - QUEENTOWN TOWN CENTRE ZONE

FEEDBACK FORM

July 2014

Please fill in your details and respond to the questions below and return by 30 July 2014 via the Freepost address overleaf or scan and email it to: lakeviewplanchange@qldc.govt.nz

Name: ~~P~~ Phebe Darkin
Address: Cabin 112, Lakeview Holiday Park
Queenstown / mailing - PO Box 1895 (Avenstoun)
Email: phebedarkin@hotmail.com

1A. Do you agree with the proposal to extend the Queenstown Town Centre Zone?

YES / NO I do not disagree but I have concerns

1B. Please explain. I understand the ideology of the proposed plan change to allow for the development of a Convention Centre however I feel that some concessions will need to be made with regard to the housing issues that will arise because of this process. A large number of people/families could be displaced at one time putting huge pressure on the already "tight" affordable rental market.

2. Do you have any further comments regarding the proposed plan change? (please detail these here)

On an entirely personal level as an almost 75 year old woman living on my own I am obviously very nervous about the possible developments and how it will affect my living circumstances. I am very independent, am still doing some part time work and take great pride in my home. By the time September 2015 comes around I do hope to have retired so am very fearful that I will not be able to afford a market rental in Queenstown. I do have a few more points I would like to make so I will type an accompanying letter to submit with this form.

3. Do you want to be on the mailing list to be kept informed of progress with this project?

YES / NO

Thank you for the opportunity to respond to the proposed plan changes.

Thank you for your feedback.

Phebe Darkin

PO Box 1895

Queenstown

27/7/14

Queenstown Lakes District Council

lakeviewplanchange@qldc.govt.nz

To Whom It May Concern,

I am the owner of Cabin 112 at Lakeview Holiday Park and I have filled in the feedback form with regard to the Proposed Plan Change – Queenstown Town Centre Zone. However I did not have quite enough room to fit in all my comments so will submit this letter with the form. I phoned Council and the Receptionist confirmed this would be fine.

I do not particularly disagree with the proposal but I do have concerns.

I do understand the ideology of the proposed plan change to allow for the development of a Convention Centre however I do feel that some concessions will need to be made with regard to the housing issues that will arise because of this process. A large number of people / families could be displaced at one time putting huge pressure on the already extremely tight affordable rental market. I think there is great potential for a very negative social impact if this process is not handled sensibly and sympathetically.

On an entirely personal level as an almost 75 year old woman living on my own I am obviously very nervous about the possible developments and how it will affect my living circumstances. I am very independent, am still doing a bit of part time work and take great pride in my home. By the time September 2015 comes around I hope to have retired so am very fearful that I will not be able to afford a market rental in Queenstown.

My cabin is one of the ones running parallel to and fronting on to the James Clouston Memorial Reserve and backing on to the Camping Ground. I think all but one of these cabins are still privately owned. These are all well maintained, tidy little homes with most inhabitants having lived there for a number of years. After speaking with some of my nearby neighbours we are of the opinion that our block of cabins may be able to be left unaffected for a period of time even if some form of development of the Lakeview site was to take place. This of course would be the ideal situation for us and if our leases were extended periodically that would give us some peace of mind at least for the foreseeable future.

Thank you for the opportunity to submit a response to the Proposed Plan Change – Queenstown Town Centre Zone. I really hope, depending on the decisions made Council looks favourably upon our request for the leases on our Cabins to be extended beyond the current September 2015 cut off date. Otherwise I hope some other satisfactory resolution can be given with regard to our future. If you require any further information please do not hesitate to contact me directly by phone on 0211322478 or by email at phebedarkin@hotmail.com

Kind Regards

Phebe Darkin

**SUBMISSION ON PROPOSED PLAN CHANGE 50 (QUEENSTOWN TOWN
CENTRE ZONE EXTENSION) TO THE OPERATIVE QUEENSTOWN LAKES DISTRICT**

To: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Name of submitter: Reid Investment Trust
C/- Planning Focus Limited
PO Box 911361
Auckland 1142
(Submitter)

1. This is a submission on:

- 1.1 Proposed Plan Change 50 – Queenstown Town Centre Zone Extension (**PC50**) to the Operative Queenstown Lakes District Plan.
- 1.2 The Submitter is the owner of the properties at 65 to 67 Shotover Street and 5 to 15 Hay Street, Queenstown. These sites adjoin the proposed extension to the Town Centre Zone, and thus the Submitter is directly affected by PC50.
- 1.3 The Submitter could not gain an advantage in trade completion though this submission, and in any case is directly affected by PC50.

2. The Submitter partially supports and partially objects to PC50, and notes that consequential amendments are required.

- 2.1 The Submitter supports the deletion of the paragraphs explaining the Town Centre Transition Sub-Zone (**TCTSZ**) in section 10.2.2 of the District Plan, because PC50 removes the residential interface with the Sub-Zone. However, while the Town Centre Zone has been extended, and section 10.2.2 has been deleted, subsequent changes to the TCTSZ have not been included in PC50 as notified.
- 2.2 The Submitter supports the rezoning of the Isle Street Sub-Zone and the Beach Street Block, but opposes the rezoning of the Lakeview Sub-Zone. The rezoning of Lakeview Sub-Zone would potentially erode the qualities and focus of the existing Town Centre.
- 2.3 The opening up of such a large tract of Town Centre zone land has the potential to create a disparate town centre, with potential for the Lakeview Sub-Zone to develop forward of the Isle Street Sub-Zone and Beach Street Block.

3 The Applicant's submission is that consequential amendments to the TCTSZ are required as a result of PC50.

- 3.1 The purpose of the TCTSZ, as set out in that part of section 10.2.2 of the District Plan, which is to be deleted under PC50, is as follows:

Due to the slope of the area; the fact that it is located between an established residential area and the views of the lake and mountains; and is elevated well above the rest of the town, development within the area has the potential to affect views and the amenity, scale, and streetscape of the Town Centre more than in any other area of the zone. Therefore, special bulk and location rules and rules relating top [sic] the areas role at the interface of the residential area have been to avoid or mitigate adverse effects.

- 3.2 The rules of the District Plan relating to these values place very restrictive controls on development within the TCTSZ, particularly in relation to height with a maximum 4 metre height above the level of Man Street, and with respect to the Submitter's land no more than 1.5 metres above Man Street (rule 10.6.5.1(xi)(a) and (b) respectively).
- 3.3 Under PC50, the sites surrounding the Submitter's land is rezoned from Residential to Town Centre. Thus the permitted height on the adjoining sites will become 12 metres, with the possibility (as a discretionary activity and under certain circumstances) of up to 15.5 metres within the Isle Street Sub-Zone to the north of the site.
- 3.4 Thus, PC50 renders the TCTSZ meaningless, because the TCTSZ will no longer be a transition between the Town Centre Zone and the Residential zone, and the values (residential amenity) that the Sub-Zone sought to protect will no longer be applicable.
- 3.5 Because the entire purpose of the TCTSZ is to provide a transition between the Residential and Town Centre zones, PC50 renders the TCTSZ meaningless, and the deletion of the TCTSZ and associated rules are necessary if PC50 is to be adopted. Furthermore, no such transition zone has been introduced into the extended Town Centre zone through Plan Change 50.

4 The Submitter seeks the following decision:

- 4.1 That PC50 be approved in part subject to the deletion of the TCTSZ as it exists in the Operative District Plan and all other consequential amendments relating to the submitters site, including (but not necessarily limited to), the deletion the following:

Rule	Topic	Relief Sought
Maps & Text	Lakeview Sub-Zone	Delete the Lakeview Sub-Zone in the Maps and delete all reference to the Lake View Sub-Zone in the text.
10.2.2	Values	Remove reference to "the Town Centre Transition Sub-Zone"
10.6.5.1(i)(b)	Building coverage	Delete subsection (b) in its entirety
10.6.5.1(iv)(c)	Street scene	Delete subsection (c) in its entirety
10.6.5.1(vii)(c)	Residential Activities	Delete the word "except that" at the end of paragraph (c) and delete the entirety of the following bullet point relating to the Sub-Zone.
10.6.5.1(xi)(a) and (b)	Building height and façade	Delete subsections (a) and (b) in entirety
10.6.5.1(xii)	Premises licensed for the Sale of Liquor	Delete this rule in its entirety
10.6.5.2(i)(a)	Building and Facade Height	Delete the fourth, fifth and sixth bullet points in their entirety
10.6.5.2(ii)(b)	Noise	Delete reference to the "Town Centre Transition Sub-Zone)
10.10.2(v)	Assessment Criteria	Delete entire criterion (relating to Visitor Accommodation in the TCTSZ)

10.10.2(vii)(b)	Assessment Criteria	Delete sub clause (b) relating to the Sub-Zone
14.2.4.1(i)	Minimum Parking Space Numbers	Delete reference to the Sub-Zone

And any such other consequential relief as is necessary to give effect to the submission.

- 4.2 The Submitter wishes to be heard in support of this submission and would be prepared to participate jointly with another submitter.

Signature:

Reid Investment Trust by their authorised agent:



Paul Arnesen

Planning Focus Limited

Date:

6 October 2014

Address for service:

Reid Investment Trust
C/- Planning Focus Limited
PO Box 911361
Auckland 1142

Telephone:

(09) 379-5020

Facsimile:

(09) 379-5021

Email:

pa@planningfocus.co.nz

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**

Name: David J Odell

Phone Numbers: Work _____ Home 406 777-3421 Mobile _____

Email Address: anglersafloat@wildblue.net

Postal Address: 2742 Alpenglow Rd Post Code: 59870
Stevensville, MT 59870 USA

PLAN CHANGE to which this submission relates to:

Plan Change 50

I COULD NOT gain an advantage in trade competition through this submission.

*I AM ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

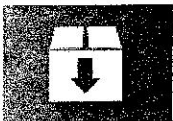
* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

I am not in favor of any zoning extensions, especially the Lakeview site, that allow the Council to implement their proposed high density development "Monte Queeno" published in the 12th Sept 2014 issue of Mountain Scene.

There are significant taxpayer risks in this proposal.



Queenstown Lakes District Council
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www.qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I oppose the Councils plan for rezoning and high density development. It would only compound traffic and parking problems, which was a major objection in my feedback to the Lakeview plan change sent out July 2014. The Council has now added parcels to that plan. It will significantly change the 'character' of the town, and that is not what is good 50 years from now.

I am a proponent of "no growth or growth limit" policies, with an effort towards open space.

There are very good examples of the success of limited growth in cities such as Aspen, CO and open space in Boulder, CO. Nothing destroys the natural beauty of the environment faster than pouring concrete and 'going up'. All the time, I see young people playing cricket at the site of the proposed convention center. The Peninsula park is already 'overloved'. How about another park for cricket and frisbee golf (save the old trees on the peninsula).


If you have the option of building out on Gorge Rd, it should be considered. This obsession with development of the CBD is ridiculous. The idea that the town center is at risk due to development at Frankton is has no merit. As mentioned in the Section 32 report, the town center is the center for tourist activity. It should be beautified. Think of the draw that a parking friendly, recreational open space, town center would have. The campground and cabins provide income. Leave the cabins and promote their improvement. They provide an important source of housing, that already exists, for individuals and families trying to live and work in Queenstown.

I seek the following from the local authority (give precise details)

Exclude the Lakeview site from high density development plans. Extend the cabin leases and promote renovation. This is about displacing people, including families, elderly and disabled, fledgling business owners, that live and work in town. Add a park and parking instead of a convention center. This Council is off track. Their duty should be to take care of the citizens, infrastructure needs, schools and recreation, not real estate development. We can all see the ugly scarred lake shore next to the bankrupt Hilton site, that was the last campground redevelopment of the Council. Growth for growths sake is for cancer cells, not downtown Queenstown. Let the private sector build the hotel/convention center by the airport where there's more room, parking and no taxpayer risks. At least, consider other options. What is it that you really want out of this?

I DO wish to be heard in support of my submission.

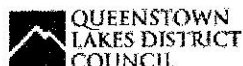
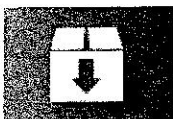
I WILL ~~not~~ consider presenting a joint case with others presenting similar submissions.


Signature – (to be signed for or on behalf of submitter) **

Oct 8, 2014

Date

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FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



50/05
QUEENSTOWN
LAKES DISTRICT
COUNCIL

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**

Name: Daniela Bagozzi

Phone Numbers: Work _____ Home 033810829 Mobile 0220795591

Email Address: d.bagozzi@ext.canterbury.ac.nz

Postal Address: PO Box 32134
Christchurch

Post Code: _____

PLAN CHANGE to which this submission relates to:

Plan Change 50 - Queenstown Town Centre Zone Extension

I COULD NOT gain an advantage in trade competition through this submission.

*I AM ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

** Delete entire paragraph if you could not gain an advantage in trade competition through this submission.*

*** Select one.*

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

- 1 The removal of CRIBS / CABINS holding Licence to occupy the Lakeview site;
- 2 The construction of a Convention Centre;
- 3 The construction of high rise hotel and/or residential accommodation



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My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I oppose this plan for the following reasons:

1A Many of the cabins on this site have heritage value, represent a link with the past of Queenstown as a family holiday resort and represent a tourist attraction.

NB: I am the holder of a Licence to Occupy for Cabin 151 Earnslaw Terrace (let as worker accommodation). This cabin does not have of itself heritage value, but most of the surrounding ones do. The income I derive from this cabin is negligible, and does not determine my views.

1B The cabins provide a return to QLDC through Ground Rent (e.g: mine pays \$5400 p.a.)

2 Too many cities and holiday resorts have built (and some are still considering building) large Convention Centres, which prove very expensive for the local authority funding or subsidising them. International trends suggest there is no need for more convention centres.

3 More infill housing and/or high rise buildings in Queenstown, be they residential or hotel developments, add to infrastructure, traffic management and other costs to be borne by QLDC and detract from the attractiveness of the town as a tourist destination.

I seek the following from the local authority (give precise details)

That the Cabins and Cribs be allowed to stay;

That no convention centre be built.

That a moratorium be placed on new high rise buildings in Queenstown.

I DO wish to be heard in support of my submission.

I WILL NOT NOT consider presenting a joint case with others presenting similar submissions.

7th October 2014

Signature – (to be signed for or on behalf of submitter) **

Date

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FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

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50/06
QUEENSTOWN
LAKES DISTRICT
COUNCIL

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**

Name: DAVID WILLIAM STRINGER

Phone Numbers: Work _____ Home 441 4227 Mobile 027 287 9427

Email Address: david@stringerarchitects.co.nz

Postal Address: PO Box 748
Queenstown

Post Code: 9340

PLAN CHANGE to which this submission relates to:

PC 50, Queenstown town Centre Zone Extension

I **COULD/ COULD NOT** gain an advantage in trade competition through this submission.

*I **AM/ AM NOT**** directly affected by an effect of the subject matter of the submission:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

THE REMOVAL OF "KINIONA" CRIBS/BATHS ON
AUTUM STREET. A KORUSLOW STREET.



QUEENSTOWN
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COUNCIL

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

QLDC
09 OCT 2014
QUEENSTOWN

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E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

HAVE ANTRIM STREET CRIBS/BOXES EXCLUDED FROM
ZONE EXTENSION.

I seek the following from the local authority (give precise details)

PARTIAL EXCLUSION OF ZONE EXTENSION

I DO / DO NOT wish to be heard in support of my submission.

I WILL / WILL NOT consider presenting a joint case with others presenting similar submissions.

Signature – (to be signed for or on behalf of submitter) **

Date

09.10.14.

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FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

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50/07
QUEENSTOWN
LAKES DISTRICT
COUNCIL

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**

Name: TAI WARD-HOLMES.

Phone Numbers: Work 03-441 8901 Home 03 441 8901 Mobile 021 261 6755

Email Address: taiwardholmes@gmail.com

Postal Address: P.O. Box 1348 Post Code: 9348
Queenstown

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50.
Queenstown Town Centre Plan Zone Extension

I **COULD/ COULD NOT** gain an advantage in trade competition through this submission.

I AM/ AM NOT* directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The Removal of "Kiwiana" Cribbs / Backs on Antkin St
& Farnshaw Streets

QLDC
09 OCT 2014
QUEENSTOWN



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My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

~~Zone~~ have Antrim St. Cribbs/Barkes. excluded from
Zone Extension.

I seek the following from the local authority (give precise details)

Partial Exclusion of zone extension

☒ **I DO / DO NOT** wish to be heard in support of my submission.

☒ **I WILL / WILL NOT** consider presenting a joint case with others presenting similar submissions.

Signature – (to be signed for or on behalf of submitter) **

Date

09/10/2014

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TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**

Name: Robins Road Limited c/- R Lucas

Phone Numbers: Work 03 450 2130 Home 03 4221595 Mobile 0272231900

Email Address: rebecca@landla.co.nz

Postal Address: P.O. Box 1356

Post Code: 9348

Queenstown

PLAN CHANGE to which this submission relates to:

Plan Change 50

I COULD NOT gain an advantage in trade competition through this submission.

*I AM ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The need for the Plan Change and the extent of the proposed changes to the District Plan



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
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My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

It is stated in the notification material that the purpose of the proposed plan change is to address an identified shortage of land zoned as "Town Centre".

It is submitted that the application does not, on balance, rigorously analyse options to alleviate the issues associated with the identified shortage of land zoned as "Town Centre". The application has expeditiously focussed only on a relatively small parcel of land involving a proposed Convention Centre and has by necessity included some land parcels largely adjacent to the proposed Convention Centre site.

It is submitted that the application should have considered the ability of all land on the periphery of the Town Centre Zone to absorb and satisfy the reported shortages in the existing zone. The area to be assessed should have included the Gorge Road and Robins Road corridors and their ability to accommodate mixed use zoning. The outcome of this study may have resulted in better outcomes for the area which is the subject of PC50 and further, resulted in a more balanced and considered outcome for the Queenstown township and its needs.

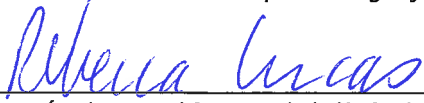
The failure to consider areas on the periphery is highlighted by the failure to consult with parties in these areas. The consultation boundaries are considered to be constrained and as such a failure to consult has occurred.

I seek the following from the local authority (give precise details)

Amendment of PC50 to include all areas on the periphery of the Town Centre Zone so that properly developed mixed use zones can be established as a whole for areas which already include commercial and mixed use activity in close proximity to the CBD. This will avoid unnecessary concentration of activities, and therefore effects, solely in the area under consideration.

I DO wish to be heard in support of my submission.

I WILL NOT **NOT** consider presenting a joint case with others presenting similar submissions.


Signature – (to be signed for or on behalf of submitter) **

9.10.14
Date

** if this form is being completed on-line you may not be able, or required, to sign this form



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**

Name: D.J. AND E.J. CASSELLS

Phone Numbers: Work _____ Home _____ Mobile 021511152

Email Address: jay.cassells@gmail.com

Postal Address: 5 BRISBANE ST Post Code: 9300
QUEENSTOWN

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50

WE

1. WILL NOT gain an advantage in trade competition through this submission.

WE ARE ^{POTENTIALLY} ** directly affected by an effect of the subject matter of the submission:
(a) adversely affects the environment; and
(b) ~~does not relate to trade competition or the effects of trade competition.~~

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

GENERALLY TRAFFIC AND PARKING.
SCALE HEIGHT AND DENSITY
PROPOSAL INCONSISTENT WITH NATURE
AND AMENITY OF CBD AND QUEENSTOWN
CONVENTION CENTRE AND LAKEVIEW
PROPOSAL - QUERY AS TO JUSTIFICATION FOR
AND NATURE OF.



My submission is: (Include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

(RESERVE RIGHT TO) OPPOSE IN RESPECT OF CERTAIN ASPECTS OF THE PROPOSED PLAN CHANGE. SEE ABOVE.
WE HAVE BEEN ADVISED THAT AN OPPORTUNITY WILL BE PROVIDED FOR FURTHER AND MORE DETAILED SUBMISSIONS.
WE HAVE NOT HAD THE OPPORTUNITY TO VIEW SUBMISSIONS TO DATE NOR THE TIME TO FULLY ASSESS PCSO *

I seek the following from the local authority (give precise details)

SUCH AMENDMENT OR MODIFICATION OF THE TERMS OF PROPOSED PC. AS AND WHEN THE NEED OR DESIRABILITY FOR SUCH BECOMES APPARENT.

I wish to be heard in support of my submission.

WE WILL

~~NOT~~ consider presenting a joint case with others presenting similar submissions.

D. R. R. .

9 October 2014

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**

Name: Brecon Street Partnership Ltd

Phone Numbers: Work 093075827 Home _____ Mobile _____

Email Address: bartlett@shortlandchambers.co.nz

Postal Address: PO Box 4338 Post Code: 1140

Auckland

PLAN CHANGE to which this submission relates to:

Proposed Plan Change 50 - Queenstown Town Centre Zone Extension

I COULD NOT gain an advantage in trade competition through this submission.

*I ~~** directly affected by an effect of the subject matter of the submission:~~
~~(a) adversely affects the environment; and~~
~~(b) does not relate to trade competition or the effects of trade competition.~~

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.

SPECIFIC PROVISIONS of the proposal that my submission relates to are:

The entirety of the proposed plan change as it applies to the Lake View sub-zone, including but not limited to the land at 34 Brecon Street and:

Figure 2 - Lakeview sub-zone structure plan; Figure 3 - Lakeview sub zone height limit plan
 Clause 10.10.2; Clause 10.6.5.1(xiv)(a)(d); Clause 10.6.5.1(xiv); Clause 10.6.5.1(xiii); Clause
 10.6.5.1(xi)(f); Clause 10.6.5.1(xi)(d); Clause 10.6.5.1(i)(d); 10.6.4; 10.6.3.3.



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My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

Refer to attached letter.

I seek the following from the local authority (give precise details)

Refer to attached letter.

I DO wish to be heard in support of my submission.

I WILL NOT ~~NOT~~ consider presenting a joint case with others presenting similar submissions.

Signature – (to be signed for or on behalf of submitter) **

Date

*** if this form is being completed on-line you may not be able, or required, to sign this form*



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Submission Point 1:

Relevant Provision(s): Entire Plan Change

Submission:

(1) PPC50 is **supported in part** as it is broadly appropriate to provide for the continued strategic development of Queenstown as the centre of the District into the future by way of appropriate intensification on land that is:

- well connected and, in particular, conveniently walkable to the existing centre's core at the lakefront, but
- also sufficiently set back from that core area that it can accommodate greater development height and intensity without significantly impacting on that successful and intimate character area.

The above growth management challenge is the most critical resource management issue facing Queenstown and the ongoing social and economic wellbeing of its community.

PPC50 is, in places, unjustifiably conservative and does not reflect a successful balancing of the need to maximise the potential efficiency of land that meets the narrow circumstances described above with the perceived adverse effects of “change” generally.

Specifically, there are no sound resource management, environmental effects, effectiveness or efficiency, urban design or town planning grounds to promote building heights of up to 26m in height within that part of the Lakeview sub-zone that relates the most poorly to the existing town centre “core”, while suppressing the potential of that part of the sub-zone that is closest to the existing “core” to accommodate buildings to a similar or even greater height. In that “closest” area of plan change land, the benefits and convenience of agglomeration, walkability, and proximity will be the greatest and these should be maximised as a key means of enabling wellbeing. This is a well established principle of the Council in terms of its adopted growth and development strategies.

The site at 34 Brecon Street is included in the proposed Lakeview sub-zone but the 12m maximum height proposed is neither effective nor efficient, and is anomalous in light of the building heights promoted by the Council as acceptable on its own less-well located land in this environment.

Relief sought:

- (A) **Amend the Plan Change including relevant provisions and diagrams to allow building heights up to seven habitable storeys on the site at 34 Brecon Street, and any such similar increase in maximum building heights between that site and the proposed sub-zone “peak” of 26m as is appropriate to maximise the long term capacity for growth in the sub-zone, and incorporate complementary bulk and location requirements so as to maintain suitable amenity on adjacent sites.**

- (B) **Amend the Plan Change including relevant provisions and diagrams to allow a superior urban design outcome relating to the placement of Cemetery Road in the eastern part of the structure plan to eventuate as a permitted activity, should such improvements be agreeable between the relevant land owners and the Council at the time of development.**
- (C) **Any further or other consequential amendments to the Plan necessary to achieve (A) and (B) above.**

Notwithstanding the above overall submission, and focussing solely on the site at 34 Brecon Street, the following additional submission points are made to indicate in detail one example of how this overall relief could be satisfactorily given effect to.

Submission Point 2:

Relevant Provision(s): Figure 2: Lakeview sub-zone Structure Plan; 10.6.5.1(xiii); 10.6.5.1(xiv)

Submission:

(2) The above provisions are **supported in part** as, once corrected in consequence of this submission, they will form an important means of managing the structure plan's implementation. Cemetery Road currently follows a dog-leg shape from the intersection of Brecon and Isle Streets upwards to the proposed Hay Street extension. It would be a superior and more logical outcome for the sub-zone's orderly and legible development if, through a land-swap process, Cemetery Road was able to follow a direct and straight route from the proposed Hay Street extension along the northern edge of the sub-zone and adjoining the cemetery boundary. As proposed the Plan Change would not allow this to occur, nor any logical change to the active frontage requirements that would arise from rationalising the block's frontage to Isle Street where in addition to the Brecon St frontage a requirement for activation would be desirable.

Relief sought:

- (D) **Amend the Structure Plan to indicate the most appropriate long term urban structure and built form outcomes in the zone, and/or amend clauses 10.6.5.1(xiii) and 10.6.5.1(xiv) to allow these to happen as permitted activities.**

Submission Point 3:

Relevant Provision(s): Figure 2: Lakeview sub-zone Structure Plan; Figure 3: Lakeview sub-zone Height Limit Plan; 10.6.3.3; 10.6.4; 10.6.5.1(i)(d); 10.6.5.1(xi)(d); 10.6.5.1(xi)(f); 10.10.2.

Submission:

(3) The above provisions are **supported in part** as, once corrected in consequence of this submission, they will form an important means of managing the structure plan's implementation. The site at 34 Brecon Street is a key site in the

Lakeview sub-zone that bookends the intersection of the sub-zone with the axis connecting the gondola and the town centre “core”. It also forms part of a logical tiering of development upwards and away from the lakefront well within the silhouette and backdrop of Bobs Peak, part of the Ben Lomond Scenic Reserve, whereby successive building height increases can be progressively screened by the block in front of it, and also allow upper level views to the lake (the site would in this respect be screened by the proposed Isle St sub-zone). This is an ideal means of maximising the density of people in and within close proximity to the “core” while also retaining that area’s well established and successful built character.

34 Brecon Street is within a convenient and direct walk of the “core” and is overall an ideal candidate for substantial, high quality town centre-supportive intensification. It is by any established measure of allocating development intensity in a compact urban centres model (as preferred by the Council) one of the most appropriate sites in the Lakeview sub-zone for that purpose.

The Council’s reasoning for limiting development potential on such a logical site is based on speculative and in places untested principles. Those have been given an inappropriately overinflated significance in the Council’s analysis in light of the clear resource management need to give Queenstown the maximum long term opportunities for sustainable expansion. Subject to appropriate development controls, greater building height could be enabled at 34 Brecon Street while maintaining a suitable level of amenity on adjacent sites and wider Queenstown.

Therefore the proposed plan change does not reflect the most appropriate contribution 34 Brecon Street can make to Queenstown’s sustainable growth. An increase in building height would be appropriate in conjunction with complementary requirements relating to the relationship between the site and the neighbouring cemetery, the expression of bulk and building volume, and potentially the ability to use roof forms to also accommodate habitable space.

Relief sought:

- (E) Amend the height limit plan to provide for buildings at 34 Brecon St up to 19m as a controlled activity, and amend 10.6.3.3, 10.6.4, and/or 10.6.5.1(xi)(d) so as to provide, as a non notified restricted discretionary activity, buildings up to 24m height. Discretion would be restricted to the relevant matters for the Lakeview sub-zone set out in 10.2.2, and ensuring the additional building height is designed to be visually recessive and add visual interest to the remainder of the building. An alternative to this could be to set the restricted discretionary height limit at 22.5m provided that 10.6.5.1(xi)(f) was also amended so as to allow habitable space inside the 2m roof bonus, and in consequence specify that roof plant may exceed this provided that it is no greater than an additional 3m in height, is no greater than 40m² in area, and is located at least 10m from any road boundary.**
- (F) Amend Clause 10.6.5.1(i)(d) so that any building height greater than 19m at 34 Brecon St must comply with a maximum building coverage of 70%.**
- (G) Amend the Structure Plan and Height Limit Plan to add a building setback of 17m from the existing southern boundary of the cemetery,**

applying to all building height above 15m (note: in the event that Cemetery Road was realigned in accordance with other submission points, all buildings would need to be clear of that road from the ground and no further setback would be required unless the road was narrower than 17m).

- (H) Amend Clause 10.6.5.1(xiv)(a)(d) to specify a minimum 3.5m ground floor floor-to-ceiling height limit so as to remove the uncertainty that exists around interfloor and service height in a floor-to-floor requirement, and ensure the most efficient possible use of space.

I wish to speak to the above submission, and would not be willing to combine my presentation with other submitters.



R E Bartlett QC
Counsel for Brecon Partnership Ltd

9 October 2014