



## SUBMISSION ON PLAN CHANGE 50 TO THE QUEENSTOWN LAKES DISTRICT PLAN

**TO:** Queenstown Lakes District Council  
Private Bag 50072  
**QUEENSTOWN 9348**

**Name of submitter:** Queenstown Chamber of Commerce

**Address:** Level 2, The Forge, 20 Athol Street  
**Queenstown**

**Attention:** Ann Lockhart  
Charlie Phillips

### Introduction:

As stated in the recent Draft Economic Development Strategy commissioned by the Council, the District has experienced very strong economic growth over the last decade – over double that of the New Zealand average. <sup>1</sup> However the District is very concentrated and reliant on industries that service visitors and the growing population. The key strengths of the economy are summarised by the Study as the outstanding natural landscapes which underpin the tourism experience, the visitor economy which supports a range of industries such as accommodation and food services, the talent base (highly skilled population workforce) and the entrepreneurial culture of the residents. The economic constraints for the economy are listed as the being the relative size and location of District, the concentration of industry and housing affordability and the high cost of living. <sup>2</sup>

The Strategy recommends that increasing the growth of higher expenditure visitors and business visitors by the construction of the convention centre at the Lakeview site will be a “game changer” for the District in securing high value business visitors. The Chamber agrees that the construction of a Convention Centre is important to diversifying the current economic base, providing for additional visitors outside of the seasonal peaks of summer and winter, and supporting the existing businesses in the District.

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<sup>1</sup> Draft Economic Development Strategy, Consultation Report, 1 August 2014, Martin Jenkins

<sup>2</sup> Draft Economic Development Strategy, Consultation Report, 1 August 2014, Martin Jenkins

### Submission Point 1 – Support Town Centre Location

The Queenstown Chamber of Commerce **SUPPORTS** Plan Change 50, but notes the following points.

We support the proposed Plan Change in that it provides for a Convention Centre at the Lakeview Site. The location of a Convention Centre is important; it should provide an additional anchor to the Queenstown Central Business District. The existing Convention Centre at Auckland is being expanded in its current location and works well in a CBD environment, while the proposed replacement Convention Centre for Christchurch will remain in a CBD environment. These examples illustrate how factors such as the ability to delegates to walk to restaurants and nightlife as well as to tourist activities are important factors in their location. Queenstown is already an international destination, it is important the District builds on this recognition.

**Decision sought from Council** – Support the Plan Change, and the location of the proposed Convention Centre at the Lakeview site.

### Submission Point 2 – Commercial Capacity

We feel that it is important that any additional commercial capacity in the District, supports and complements (as opposed to competes with) the existing Town Centre. In this way the commercial offering at the Lakeview site should be released at a scale that does not hinder the growth and redevelopment of the existing CBD.

**Decision sought from Council** – Strategically stage the release of commercial capacity so it does not compete with the existing Queenstown CBD, this may be undertaken by a “health check” type provision to be included as part of the Plan Change as has been included in the “3 Parks Plan Change” in Wanaka to protect the Wanaka CBD.

### Submission Point 3 – Extension of Town Centre Zoning

We support the development of a cohesive town centre by using the same or similar provisions as are already used in the District Plan. This will mean that in time both the current town centre zone and the proposed extended zone will develop in a similar manner according to the Town Centre provisions of the District Plan. This is preferable to the creation of a Special Zone (such as used in the growth areas of Frankton) where planning provisions are dissimilar.

**Decision sought from Council** – Support amendment of the existing provisions of the Town Centre to provide for PC50 as opposed to the creation of a new special zone.

Submission Point 4 – The importance of, and the interface with the existing Town Centre.

The site of the Proposed Convention centre is on the fringes of the CDB, at a higher elevation. Though only some 300m from the Lakefront, the terrain makes the distance appear larger. It is very important the Council ensures that adequate resources are afforded to the development of quality urban design and attractive and safe pedestrian linkages to the existing town centre from the site. This may mean the redevelopment of existing pedestrian accesses (such as from Hay Street to Shotover Street) to the development of new accesses in optimal locations.

**Decision sought from the Council** – Support the well-resourced provision of quality connections and the use of urban design techniques to ensure the connections between the Proposed Plan Change 50 area and the existing CBD are strong and attractive ensuring easy walkability for visitors between the two.

*The Chamber wishes to speak in support of its submission.*

**The Queenstown Chamber of Commerce**

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Ann Lockhart

Chief Executive Officer

Date: 09/10/2014

# FORM 5: SUBMISSION ON A QUEENSTOWN 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: \_\_\_\_\_

Phone Numbers: Work \_\_\_\_\_ Home 03-4411143 Mobile 0211559294

Email Address: alan.bunting@tra.co.nz

Postal Address: PO Box 528 Queenstown Post Code: 4300

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50  
QUEENSTOWN TOWN CENTRE ZONE EXTENSION

I, \_\_\_\_\_ gain an advantage in trade competition through this submission.

\*I Will Be \*\* 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.~~

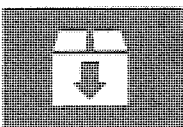
\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

\*\* Select one.

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

THIS ONLY RELATES TO THE ISLE ST SUB ZONE -

- Objecting to the proposed height limits
- Objecting to site coverage and Set Backs
- Objecting to loss of Sun (which will cause shading in winter and summer)
- Objecting to no provision for on site parking.
- Objecting to potential noise from Bars - Restaurants - Night club
- Objecting to increase of Rates because of change of use to Town Centre.



QUEENSTOWN  
LAKES DISTRICT  
COUNCIL

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

P: 441 0499  
E: pccsubmission@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)

- The height limits need to be amended ideally to reflect the current 7mtr height limit. This will mitigate the loss of sun and protect some of the best views of Queenstown.
- Site Coverage should have "set-backs" from all boundaries, and a more sympathetic site coverage of 60%.
- Car Parking provision needs to be made for "on-site parking" including for retail and office space and visitor and resident accommodation. The parking requirements should be the same as the current high density zone.
- Noise - All Bars - Night Clubs - Restaurants to be a prohibited activity.

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

- RATES - If the property is being used as a Residential usage, the rates should be the same as high density residential formula.
- Height - Retain current high density height limits
- Site Coverage - increase site coverage to 60%.
- CAR PARKING - revise car parking standards to reflect any residential use of the area, also for office and retail.
- Noise - Bars - Restaurants - Night Clubs, not to be allowed in the Isle St Sub Zone.

I 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) \*\*

Date

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



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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: Louise J H Wright. Registered Architect.

Phone Numbers: Work 021560998 Home 021560998 Mobile 021560998

Email Address: louise@assembly.co.nz

Postal Address: PO Box 192, Arrowtown Post Code: 9351

**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 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:**

Site Standards pertaining to Sunlight Recession, Max Height limits and setbacks.



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

We support Plan Change 50: generally with exception to Site Standards as follows:

Within the Isle Street sub zone the combination of 12m height limit in conjunction with the proposed site restrictions dictates unusual built form. Dominated by the recession planes the resultant forms are asymmetrical and truncated. Combined sites (eg 21-23 Isle Street) give rise to aggregated forms being low, squat and again truncated edges on 3 sides. Aggregate forms like this can be seen in Tauranga / Mt Maunganui. The resulting rooflines are more a reflection of the shading protections than of any character or quality in the built form. The roof bonus is marginally beneficial on single sites due to the overriding restriction on built form above 5m in height. Combined sites is encouraged by these rules to increase economic floor areas. The increase in height in this zone, combined with the restrictive planes may not provide upper level spaces of any economic merit or visual quality.

No parking on the front boundaries may give rise to 3m driveway gaps to access rear parking areas.

REFER 10.6.5.1: i(e) 70% site coverage, iv (e,g) 1.5m setbacks, xi(e) max height 12m, xi (f) roof bonus 2m, xi (i) recession planes 5m/45 deg on all except N/NE boundaries (NOTE I CANNOT FIND APPENDIX 4 DIAGRAMS)

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

Grant Plan Change 50.

Amend Site Standards:

Consider qualitative volumetric controls as opposed to max height limits, setbacks and recession planes. Qualitative volumetric controls should allow for higher height limits for developments that provide lower site coverage and quality forms that afford sunlight access and quality built form.

Or:

Remove sunlight recession plane restrictions.

Provide for variation over proposed height limits for quality developments.

Provide Appendix 4 diagrams.

**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.

10 October 2014

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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# 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: ALAN & MARIE BROWN

Phone Numbers: Work \_\_\_\_\_ Home 4429 086 Mobile \_\_\_\_\_

Email Address: amb@queenstown.co.nz

Postal Address: 19 MASHAN ST TOWN Post Code: \_\_\_\_\_

QLDC

10 OCT 2014

QUEENSTOWN

**PLAN CHANGE to which this submission relates to:**

PLAN CHANGE 50.

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:**

HEIGHT INCREASE OF BUILDINGS





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

WE STRONGLY OPPOSE THE HEIGHT INCREASE ~~OF~~  
PROPOSED IN MAN ST.

WE ARE OPPOSED TO HEIGHT INCREASE DIRECTLY  
AGAINST HIGHER GROUND. e.g. CAMPING SLOUND -  
GORGE ROAD.

QLDC


10 OCT 2014

QUEENSTOWN

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

**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

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



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## New Zealand Institute of Architects Southern Branch

09 October 2014

To whom it may concern

### **SUBMISSION ON THE QLDC PLAN CHANGE 50**

**submission on plan change 50 -Queenstown town Centre Zone extension.**

#### **The plan change principles.**

This plan change has been sought by council to enable the future establishment of the Conference Centre on the Lakeview site, and seeks to upzone the surrounding area to provide for intensification of accommodation, residential and business activities that will complement the conference centre activity.

The NZIA committee Southern Branch welcome the opportunity to comment and express concerns about a number of issues raised through this plan change, and also comment on some technical issues of the plan change.

### **FUNDAMENTAL CONCERNS**

#### **1. Use of community reserve land.**

The use of reserve land for purely commercial gain is of concern.

The masterplan indicates a significant amount of the reserve is being rezoned town centre, and as we believe the hot pools complex and convention centres will both be leased operations, we question the community benefit.

For many years this land has served the community as a campground, affordable housing, and has been home to a number of community organisations. The open space has been available for all to walk through and enjoy.

The lack of objectives in the proposed plan change for use as affordable housing, community services or community amenity is of concern on **RESERVE AND COMMUNITY LAND.**

As this plan change specifically proposes to enhance our tourism offering, councillors need to consider those people who will be the backbone of the Convention centre, the many low wage workers who will need to reside in town within walking distance of such a facility.

For good urban outcomes the health and wellbeing of the town's residents is an important consideration, and the opportunity to live close to work will be an important consideration for future staff.



## New Zealand Institute of Architects Southern Branch

If the town wishes to retain vitality ,it must also consider retaining affordable residential and recreational opportunities on community reserve land.

The plan change as it stands displaces affordable housing in a unique environment in this area, and offers no replacement alternative.

We request that 30 percent of any residential uptake on reserve and council owned land be for community housing.

### **2. the need to expand the town centre.**

The various reports indicate the reason for the expansion of the town centre is because Frankton is also expanding and the town centre needs to remain competitive.

There appears to be no analysis of existing empty office space or land in the town centre.

The town centre has taken a very long time to reach the density it is today and we query the need for such a significant expansion of the town centre.

There appears to be office space within the town centre still to be built or empty. By tripling(?) the amount of office land available wil,l if built, dilute and empty the town centre, or if not built leave the conference centre stranded and out of the main thoroughfare of town for a **very** long time.

Much of the charm of the town resides in the compact and walkable nature of the town.

Our concern is that the expanded area of the town centre is too large as proposed and will grossly undermine the existing town centre.

### **3. the location of the conference centre**

The location of the conference centre is too far from the town centre for walking and the associated commercial activity will struggle.

## **TECHNICAL CONCERNS**

### **the objectives as rewritten**

the plan change proposes to add additional objectives and policies to the Queenstown town Centre Objectives around achieving quality urban design and building design.

for example

**10.2.4 objective 3: A high quality ,attractive environment within the Lakeview subzone where new business ,tourist, community and high density residential activities will be the predominant use.**



## New Zealand Institute of Architects Southern Branch

policy 3.2 to provide for **built form** which is responsive to and reflects the essential character and heritage of each town centre and the surrounding topography

4.1 to promote an image...and where new developments promote overall **visual coherence**

policy 3.1 to provide a mixed use environment which is a **desirable place** to visit...by providing the following activities

- **high quality** visitor accommodation
- **well designed** high density residential activities

### proposed policy 3.2

**Achieve an urban environment and a built form that responds to the sites location and creates an attractive, vibrant and liveable environment that is well connected with the wider form**

### proposed policy 3.3

**to require a high quality of built form and landscape which contribute to the visual amenity of the zone**

### proposed policies 3.4;3.8;3.9

All of those words marked in bold express subjective desires about good design, quality space etc, which are very difficult qualities to make rules for.

However the plan change attempts to do so in its assessment matters which have long lists of things to take into consideration :

for example:

10.6.3.2 vi Buildings located in the Lakeview subzone in respect of:

(a) **Design appearance...**

(d) urban design principles (contained in assessment matters10.10.2)

10.6.3.2 Controlled activities

(e) **the design and layout** of buildings.

However while the convention centre has very detailed assessment matters relating to urban design the surrounding upzoned areas have very little and our concern is that the significant changes in height and density could have poor outcomes if assessment matters relating to objective 3 are not included in the other parts of the plan change.

We believe an easier way through these many assessment matters is to condense them and replace most of them with one assessment matter.

The QLDC has a mechanism for such an assessment and it is the QLDC Urban Design Panel.



## New Zealand Institute of Architects Southern Branch

Many of the assessment matters relating to design, urban coherence, appearance etc; in all areas of this plan change could be replaced with simply

### **" A positive review by the QLDC Urban Design Panel".**

Design is an iterative process and the urban design panel provides an opportunity for the council and developers to engage in a process that allows design to evolve and meet the needs of both the developer and the community interests.

The QLDC Panel has been operative for many years, but has lacked District Plan support for its recommendations.

In the councils Urban Design Strategy it states that every council project should be the subject of Urban Design Review by the panel (although the council did not seek the advice of the panel on this project.)

Incorporating the panel review mechanism into plan change 50 will support all the objectives with much less requirement for detailed assessment matters which attempt to cover every urban outcome.(and will likely miss the vital one).

In summary we ask that council:

- consider the needs of all its community in rezoning this vital piece of community land.
- consider locating the conference centre closer to the centre of town
- consider the inclusion of affordable housing in the rezoning
- Require a positive review by the QLDC Urban design panel as an assessment matter on all buildings in the plan change 50 subzone.

This is the collective view of our branch, and not just the view of the writer.

The NZIA Southern Branch wishes to be heard at the hearing.

Yours sincerely  
NZIA

A handwritten signature in black ink, appearing to read 'Gillian Macleod'.

Gillian Macleod FNZIA B ARCH M URB DES (Hons)  
**Deputy Chair, NZIA Southern Branch**

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL  
AT QUEENSTOWN

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Publicly Notified Plan Change 50

AND

IN THE MATTER of a Submission by Maximum Mojo  
Holdings Limited

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SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

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## **SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE**

**TO:** Queenstown Lakes District Council  
Private Bag 50072  
Queenstown 9348

**SUBMITTER'S NAME:** Maximum Mojo Holdings Limited

**PHONE NUMBER:** 03 409 0140 (work)

**EMAIL ADDRESSES** scott@southernplanning.co.nz

**POSTAL ADDRESS:** Maximum Mojo Holdings Limited  
C/- P O Box 1081  
QUEENSTOWN 9300

**PLAN CHANGE to which this submission relates to:** Plan Change 50 (Queenstown Town Centre Zone Extension).

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

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

The whole of Plan Change 50, and more specifically the matters set out in this submission.

**MY SUBMISSION IS: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views):**

### Introduction

The submitter is the registered owner of the residential property located at 19 Man Street, being legally described as Lot 1 DP 6458. This property is 625m<sup>2</sup> in area.

The submitter supports Plan Change 50 (PC 50). However, this support is conditional upon two key factors.

Firstly, that the proposed Lakeview Sub-Zone is not confirmed unless the proposed Isle Street Sub-Zone is also confirmed.

The Isle Street Sub-Zone, whilst not given the same focus as the Lakeview Sub-Zone within the Plan Change documentation, is important as it provides the logical stepping stone (and planning leverage) for the Lakeview Sub-Zone in terms of the expansion of the Queenstown Town Centre Zone (QTCZ). Without the Isle Street Sub-Zone, the Lakeview Sub-Zone would be an isolated piece of commercial zoning, separate from the QTCZ. Both sub-zones are intricately linked in terms of the appropriate expansion of the QTCZ. The submitter believes that the sub-zones cannot be separated.

Secondly, whilst a rigorous planning, architectural and urban design analysis has been given to the Lakeview Sub-Zone, the submitter considers that the same level of detailed assessment (from the same disciplines prescribed above) should occur for the Isle Street Sub-Zone.

The Isle Street Sub-Zone has to be controlled and developed in a matter befitting its important location next to, and overlooking the QTCZ.

#### Expansion of the QTCZ

The submitter agrees with the proposition of expanding the existing QTCZ as proposed in PC 50.

The QTCZ has not expanded in a zoning sense since the Proposed District Plan was notified in 1995.

In the years since the Proposed District Plan was notified, there has been unprecedented commercial growth in the central business area of Queenstown.

The development over this timeframe has primarily centred on the construction or redevelopment of a significant number of commercially zoned properties in the central business area.

During this timeframe, there has also been an increased number of small scale commercial activities that have located outside of but in close proximity to the QTCZ. In general, these commercial activities have clustered to the north and north-east of the QTCZ in the High Density Residential Zone.

Such activities have located in the described areas for a variety of reasons. These reasons could include cheaper rents, more on-site car parking, the proximity to other businesses, and lastly, the commercial advantage of being located near to the amenities and businesses within the central business area of Queenstown.

Rather than detracting from the central business area, these peripheral commercial activities actually reinforce and support the vitality of the core commercial area of Queenstown.

The periphery activities located outside of the commercial zones have generally occurred in an uncontrolled manner. However, this change in land use is not necessarily negative.

Further, the areas in which the periphery commercial activities are located have changed considerably in terms of the social demographics and activities undertaken thereon over time.

Areas that use to have long term residential populations, are now areas which are characterised by a diverse make up of permanent and transient residents, and a mixture of small scale business operations, including visitor accommodation activities. While this land is zoned for residential purposes, the focus of these areas is not purely residential as it once was. And further, it is highly unlikely these areas will return to a purely residential environment in the future.

Rather than restricting further commercial uses which in turn assists the relocation of commercial activities to the wider Frankton area, PC 50 will provide the long term direction of the Isle Street Sub-Zone by way of rezoning to allow for further appropriate commercial growth.

Through commercial rezoning, development and associated activities can be undertaken in a controlled and appropriate manner (subject to the comments raised in this submission), which in turn will benefit the long term goal of protecting and enhancing the central commercial area of Queenstown.

For a number of practical reasons, the two rectangular shaped blocks located to the north of Man Street (within the Isle Street Sub-Zone) should both included in the expansion of the QTCZ. These reasons include:

1. The re-zoning of the area would constitute a natural progression of the town centre.
2. This area is located between commercial and non-residential activities in all directions.
3. There is a non-residential focus in this area at present due to the existence of the nearby QTCZ to the south, Commercial Precincts to the north, large pedestrian movements to and from the Gondola and the Council's camping ground. If approved, the Lakeview Sub-Zone will considerably add to the commercial focus in this location.
4. The existing commercial and non-residential uses already undertaken from this area.
5. The decreasing residential population as commercial and visitor accommodation activities increase in numbers.
6. The location of this area next to the large 24 hour commercial car parking building.

Long term, the Queenstown area as a whole will continue to grow. The submitter believes it is appropriate for the Council at this point in time to explore the suitable expansion of the QTCZ so as to cater for future long term growth. This rezoning approach will have a direct benefit in enhancing the economic and social well being of not only Queenstown's central business area, but the Wakatipu Basin as a whole. Providing further commercially zoned land with a mixed use element will act as a catalyst for retaining businesses in central Queenstown as opposed to relocation to Frankton.

#### Isle Street Sub-Zone

The submitter considers that the mixed use allowance for activities in the Isle Street Sub-Zone is the right approach. This means land can be used for either commercial, visitor accommodation or residential activities. A mixed use approach will allow this area to evolve over time to support the existing QTCZ and the Lakeview Sub-Zone.

However, the proposed building development controls for the Isle Street Sub-Zone create tension for a mixed use area. Based on this view, the submitter has some issues with the planning provisions proposed for the Isle Street-Sub-Zone.

As discussed above, the submitter believes that a more detailed analysis of the bulk and location rules for the Isle Street Sub-Zone needs to occur. This analysis should primarily focus on the proposed building height and building setbacks, in consideration of the mixed used nature of the Isle Street Sub-Zone.

Whilst the 12m height limit is considered appropriate, more detailed work needs to be undertaken as to the potential loss of outlook from a number of properties. This assessment should also take into consideration the existing height rules - which will have some effect on removing views from a number of properties.

The submitter also believes that with a number of reasonably narrow sites within the Isle Street Sub-Zone, buildings will struggle to gain 12m in height due to the proposed recession planes. The 2m roof bonus will become redundant for many sites.

The submitter understands the reasoning behind the use of height recession planes. Natural light and the maintenance of some outlooks are important, irrespective of the use of a site.

However, the submitter believes further assessment should be undertaken by the Council in terms of the exact makeup of the presently proposed recession planes, especially considering the mixed use of the Isle Street Sub-Zone. The submitter believes that the recession planes should either be scrapped and another design solution put forward, or the angle/height of the recession planes are relaxed. Whilst recession planes have some benefits, many properties will not be able to maximise the 12m height limit at all, or alternatively, oddly shaped/slanted buildings will occur under the presently proposed rule. The submitter believes this is not a good design outcome.

The submitter acknowledges that internal setbacks will have some benefit of allowing natural light to penetrate into a building or buildings. However, the proposed internal setbacks could create small narrow tunnels between sites, which will most likely end up as dead or redundant space.

The submitter also considers that the internal setbacks will disrupt the continuity of the road frontages within the Isle Street Sub-Zone. The submitter considers that further consideration should be given to demonstrate the effectiveness and appropriateness of the internal setbacks, especially when taking into account fire rating issues as prescribed under the Building Act 2004.

Overall, the submitter believes that further and substantial assessment needs to occur in relation to the provisions that apply to the Isle Street Sub-Zone. This is especially the case if the Council truly wants to create a high quality urban mixed use environment.

**I SEEK THE FOLLOWING from the local authority (give precise details):**

The submitters seeks that PC 50 be approved, subject to the matters raised in this submission.

I **do** wish to be heard in support of my submission.

I **will** consider presenting a joint case with others presenting similar submissions.



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Signature

*To be signed for and on behalf of a submitter*

10th day of October 2014

**Submission on Plan Change 50 to the Queenstown-Lakes District Plan  
Clause 6 of Schedule 1, Resource Management Act 1991**

**To**                      **Queenstown-Lakes District Council**

**Name:**              Christopher Mace and Queenstown Trust (“the Submitter”)

This is a submission to Plan Change 50 to the Queenstown-Lakes District Plan. The Submitter could not gain an advantage in trade competition through this submission.

**1. The specific provisions of the proposal that this submission relates to are:**

- 1.1 The Plan Change provisions as a whole and, in particular, the overall nature and scale of the proposed Town Centre expansion and the resulting impacts and effects of this expansion on: the existing road network; parking; and residential amenity of neighbouring properties to the new zone.

**2. Submission**

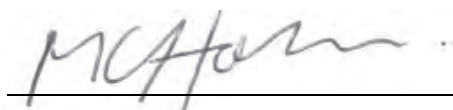
- 2.1 The Submitter is the owner of 15 Brunswick Street and the Trust owns 3, 5, 9 and 11 Brunswick Street.
- 2.2 The Submitter seeks that Council ensures that Plan Change 50 contains adequate provisions and controls to ensure that:
- (a) The proposed roading network in the Lake View sub-zone can efficiently and safely cater for the increased traffic arising from the proposed expansion of the CBD. The current corner between Man Street and Thomson Street to the northwest of the submitter’s landholdings may well prove unsafe and inefficient in dealing with increased traffic flows. The proposed Lake View Structure Plan indicates that this roading alignment will not now be altered (as previously proposed).
  - (b) Sufficient car parking will be provided within the wider area proposed to be zoned Town Centre, to avoid traffic or parking congestion or other adverse amenity impacts on residential neighbours.
  - (c) Development of the land zoned reserve for hot pools (or other uses) will be subject to detailed controls to avoid any adverse effects on neighbouring residential properties including noise, light, odour and traffic. This contemplated change of use has potential for adverse effects including noise, shadowing, light spill, odour, visually bland or dominant buildings, walls and fences and effects arising from pedestrian and vehicle entrance arrangements. It will be important that the planning framework addresses

these matters, ensuring that activities on this site appropriately avoid, remedy or mitigate any such offsite effects.

3. The Submitter seeks the following:

- (a) That the Lake View Structure Plan incorporate an appropriate realignment of Thompson Street to create a more safe and efficient road environment for that road and its intersection with Man Street;
- (b) That the Decision on Plan Change 50 be based on evidence that the roading network, public parking provision and on-site parking rules are adequate to accommodate the land use activities proposed and protect the amenity of neighbouring residences;
- (c) That the rules for the reserve land proposed to front Thompson Street in the Lake View Structure Plan relating to noise, light spill, vehicle and pedestrian access, odour and building, wall and fence controls be strengthened as necessary to protect the amenity of nearby residential properties and public places is appropriately protected;
- (d) That noise rules for the wider zone be strengthened as necessary to ensure the amenity of properties and public places within and beyond the zone is appropriately protected.
- (e) Such other relevant planning controls, requirements or remedies in relation to protection of neighbouring residential amenity as may arise once detailed evidence in support of the Plan Change has been heard.

The Submitter wishes to be heard in support of this submission.



M C Holm for and on behalf of the Submitter

10 October 2014

Address for service of submitter:

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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: Marjory Jane Pack and John Allen

Phone Numbers: Work 03 353 7561 Home \_\_\_\_\_ Mobile \_\_\_\_\_

Email Address: claire.kelly@boffamiskell.co.nz

Postal Address: PO Box 110 Post Code: 8140  
Christchurch

**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 proposed plan to which my submission relates to are:**

Please refer to attached document.



**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](mailto:pcsubmission@qldc.govt.nz)  
[www.qldc.govt.nz](http://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)

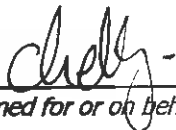
Please refer to attached document.

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

Please refer to attached document.

**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) \*\*

**10 October 2014**  
Date

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



Queenstown Lakes District Council  
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# Submission on Proposed Plan Change 50: Queenstown Town Centre Zone Extension to the Queenstown District Plan by Marjory Jane Pack and John Allen

10<sup>th</sup> October 2014

**ADDRESS FOR SERVICE**

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**APPROVED FOR RELEASE**

A handwritten signature in blue ink, appearing to read 'mj Pack', is written over a horizontal line.

Marjory Jane Pack and John Allen  
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Wadestown  
Wellington  
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**FORM 5**  
**SUBMISSION BY MARJORY JANE PACK AND JOHN ALLEN**  
**ON PROPOSED PLAN CHANGE 50: QUEENSTOWN TOWN CENTRE ZONE EXTENSION TO THE**  
**QUEENSTOWN DISTRICT PLAN UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE**  
**RESOURCE MANAGEMENT ACT 1991**

**To:** Queenstown Lakes District Council  
Private Bag 50072  
Queenstown 9348

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**Overview**

This submission provides specific comments from Marjory Jane Pack and John Allen ('the submitters') on Proposed Plan Change 50 to the Queenstown District Plan ('proposed plan change').

The submitters own 16 Isle Street, which has been in the Pack family for 50 years and is used as a holiday home. 16 Isle Street lies within that part of Isle Street defined by Isle, Man, Brecon and Hay Streets and is referred to in this submission as 'this part of Isle Street' to differentiate it from the part defined by Isle, Brecon, Man and Camp Streets, which has a slightly different character but also proposed to be rezoned as Isle Street sub-zone.

The submitters enjoy uninterrupted views of Lake Wakatipu to the south and whilst the residential unit is built in close proximity to the western property boundary, it is set back from all other boundaries providing spacious outdoor living areas that are screened by established vegetation. The residential unit is set back from the road and the site slopes down towards Man Street, providing a high level of privacy within the site, which is enhanced by the road boundary being heavily vegetated.

The submitters oppose the rezoning of their land to Isle Street sub-zone given the residential character of the area and the level of amenity they currently enjoy. However, in the event that the land is rezoned, they seek amendments to the proposed rules, site and zone standards.

The following table provides an overview of the submission points within this submission and corresponding proposed plan provision. Full reference should be made to the specific submission point.

Sub Point	Proposed Plan Provision
1	Rezoning
2	S32 Report
3	Policy 2.1: Amenity
4	Policy 3.2: Built Form
5	10.2.4 – Proposed Policy 1.2
6	10.2.4 – Proposed Policy 1.5
7	10.2.4 – Objective 4 5
8	10.6.3.2 – i Buildings located in the town centre
9	10.6.3.2 - iii Premises Licensed for the Sale of Liquor
10	10.6.3.2 – iv Visitor Accommodation
11	10.6.4 – Non-Notification of Applications
12	10.6.5 – i Building Coverage
13	10.6.5 – iv Street Scene
14	10.6.5 – vii Residential Activities
15	10.6.5 – xi Building and Façade Height (i) Recession Planes
16	10.6.5 xv Premises Licensed for the Sale of Liquor in the Lakeview sub-zone and the Isle Street sub-zone.
17	10.6.5.2 i Building and Façade Height
18	10.6.5.2 ii Noise
19	10.6.5.2 iv Retail Activities in the Lakeview sub-zone and the Isle Street sub-zone.

## Submission Point 1

### Proposed Zoning: Isle Street sub zone

The submitters oppose the re-zoning of the site to Isle Street sub-zone.

Whilst the submitters acknowledge that the site is zoned as High Density Residential, it has not been developed as such. This part of Isle Street supports two non-residential activities being Browns Boutique Hotel and Lomond Lodge. All other sites are developed as medium density residential sites and generally support one residential unit.

The submitters also accept that given its location adjacent to the existing town centre that this land was likely, at some point, to be rezoned as Town Centre. However, the submitters are not convinced that there is a need to rezone the land now, given the rezoning that has occurred at Frankton Flats to provide for commercial activities. They acknowledge that consolidation of retail activities is conceivably better than dispersion in terms of accessibility and vitality of the CBD but note that the Isle Street sub-zone is considered likely to support residential and visitor accommodation and small scale commercial activities<sup>1</sup>. Consultation with stakeholders suggests that ‘there is no financial case for building new hotels in Queenstown Centre/CBD, or anywhere else, due to continuing excess capacity and lack of demand (investment is infeasible). This situation is unlikely to change for at least five years and it may be as long as ten years before significant expansion of hotel capacity occur’ (McDermott Miller Strategies Ltd, in association with Allan Planning and Research Ltd: Business Zone Capacity and Zoning Hierarchy Report, 15 November 2013). However, the rezoning of this land to town centre, a commercial zoning, will mean that property owners will be subject to commercial rather than residential rates with seemingly little demand for redevelopment for a number of years. As such, the submitters oppose the rezoning of their land to Isle Street sub-zone, noting that high density residential development and visitor accommodation can already be established under the existing High Density Residential zone.

<sup>1</sup> “This sub-zone is anticipated to provide for some residential activities, visitor accommodation activities and small scale commercial activities.” Mitchell Partnerships ‘Plan Change including Section 32 Report and Assessment of Environmental Effects’, 26 August 2014. Page 10.



However should the site be rezoned, the submitters seek changes to the proposed objectives, policies and rules to protect the current level of amenity enjoyed on their site and the character of the area.

## Submission Point 2

### Provision: Section 32 Report

The Section 32 (s32) report and the Assessment of Environmental Effects correctly determine that the operative zoning of the Isle Street sites is High Density Residential but there is no consideration of the fact that the area has effectively remained as a medium density residential area, albeit with 2 hotels. Consequently the property owners have not been subject to an intensified form of built development, despite the opportunity for this to occur. This has led to the plan change being considered against a permitted baseline of a high density residential area, which whilst correct in terms of development 'potential' does not reflect the 'actual' built character of the area. Changes to rules and standards that may only have a minor effect when considered in terms of rezoning from High Density Residential to Town Centre may actually have a much greater impact if considered against the actual built scenario of medium density residential. The submitters are concerned that this has led to a 'down playing' of effects on property owners and the overall environment of Isle Street.

The s32 report also contains broad statements such as 'the changes are appropriate' and 'that benefits outweigh the costs' without fully analysing the costs and benefits. This does not fulfil the requirements of s32 and the submitters consider that that has led to the potential effects and implications of the rezoning not being fully considered.

## Submission Point 3

### Provision: Objective 2 – Amenity

#### **Policy 2.1**

*To provide for the development of a full range of business, community and tourist activities while conserving and enhancing the physical, historic and scenic values and qualities of the geographical setting.*

The provision is **supported**.

#### **Reason:**

The proposed amendment to the wording of Policy 2.1 is appropriate as it more accurately reflects the range of activities provided for in the Town Centre Zone.

#### **Relief Sought:**

- (i) That Policy 2.1 be retained as notified.

## Submission Point 4

### Provision: Objective 3 – Built Form

#### **Policy 3.2**

*To provide for a ~~building appearance~~ built form which is responsive to and reflects the essential character and heritage of each town centre and the surrounding topography.*

The provision is **supported**.

**Reason:**

The submitters agree with the s32 report that the amended wording broadens consideration of built form to include scale rather than just appearance. This will enable a more in depth determination of the effects of any future development.

**Relief Sought:**

- (i) That Policy 3.2 be retained as notified.

**Submission Point 5**

**Provision: 10.2.4 Objective 1 - Maintenance and Consolidation of the Town Centre**

***Proposed Policy 1.2***

*To provide for growth in business, tourist and community activities by zoning suitable additional land in close proximity to the town centre.*

The provision is **opposed in part**.

**Reasons:**

Proposed Policy 1.2 is opposed in so far as the submitter opposes the re-zoning of their land. Furthermore, the policy is uncertain as it provides no guidance on the meaning of the word 'suitable'. The submitters consider that this could mean land within close proximity to the existing town centre or there could be other characteristics/properties that the land must have before it is considered 'suitable' for rezoning. The submitters seek clarification of this policy.

**Relief Sought:**

- (i) That proposed Policy 1.2 be deleted, or
- (ii) Proposed Policy 2.1 is rewritten to provide greater clarity on the meaning of the word 'suitable'.
- (iii) And any consequential amendments.

**Submission Point 6**

**Provision: 10.2.4 Objective 1 - Maintenance and Consolidation of the Town Centre**

***Proposed Policy 1.5***

*To enable a mixed use environment within the Isle Street sub-zone to provide for commercial activities and high density residential activities.*

The provision is **opposed in part**.

## Reasons:

The inclusion of this policy is opposed in part as the submitters consider that there should be a policy framework that provides for consideration of amenity and existing residential activities, not just one that provides for development. This is an unbalanced approach and does not consider the effects of the re-zoning and consequential changes within the Isle Street block.

It is noted that the Lakeview sub-zone has its own objective and policies, which provide a framework for the consideration of applications for development within this area. As the Isle Street sub-zone is also an extension of the Town Centre zone with specific standards applied, it too should have a policy framework that provides for the consideration of existing and future amenity values. There should also be policies that recognise and respond to the changing character of the zone.

## Relief Sought:

- (i) Introduce the following objective and policies:

### Proposed Objective 4

A high quality, attractive environment within the Isle Street sub-zone where visitor accommodation, high density residential and small scale commercial activities will be the predominant use, and development will be sensitive to existing residential activities.

### Policy 4.1

To provide a mixed use environment by enabling the establishment of the following activities:

- Small scale commercial activities;
- high quality visitor accommodation; and
- well-designed high density residential activities.

### Proposed Policy 4.2

To achieve an urban environment and a built form that responds to the site's location and creates an attractive, vibrant and liveable environment that is well connected with the adjoining town centre.

### Proposed Policy 4.3

To develop a desirable place to visit, live and work by requiring a high quality of built form and landscaping, which will contribute to the visual amenity of the area and acknowledge the changing character and amenity of the Isle Street sub-zone.

### Proposed Policy 4.4

To enable the establishment of small scale commercial activities to meet demand for growth within the Queenstown town centre area, and to avoid the development of large scale retail activities.

Proposed Policy 4.5

To ensure that residential development is comprehensively designed to provide a quality residential living environment and attractive streetscape.

Proposed Policy 4.6

To manage reverse sensitivity effects through appropriate building design, noise standards and site layout.

- (ii) And any consequential amendments.

#### Submission Point 7

**Provision: 10.2.4 Objective-4 5 – Accessibility and Parking**

**Policy 4.15.1**

*To ~~restrict~~ manage the peripheral spread of the town centre to ensure all parts are convenient to pedestrians.*

The provision is **opposed**.

**Reasons:**

The extent and spread of the town centre is 'restricted' by the boundary of the Town Centre Zone. The town centre zone is proposed to be extended by way of this plan change which seeks to rezone additional land as Town Centre or a sub-zone. The plan change is a management tool that facilitates this. The new extended zone boundary will again form a 'restriction' on the spread of the Town Centre Zone. Therefore the submitters seek that the wording of the policy should reflect this and the word 'restrict' be retained.

**Relief Sought:**

- (i) That the wording of Policy 4.15.1 remains unchanged.
- (ii) And any consequential amendments.

#### Submission Point 8

**Provision: 10.6.3.2 Controlled Activities**

***i Buildings located in the town centre outside the special character area and outside the Lakeview sub-zone.***

*Buildings in respect of design, appearance, signage (which may include directional street maps for buildings, and servicing requirements within the Isle Street sub-zone), lighting, materials and impact on the streetscape. (Refer District Plan Map No. 36.)*

The provision is **supported in part**.

### Reasons:

The s32 report states '*An amendment is proposed for this controlled activity rule for buildings to include specific requirements for new buildings within the Isle Street sub-zone, including a requirement to require directional street maps will ensure that for visitor orientated activities in particular, appropriate way-finding signage can be required at the time of resource consent. This will assist in integrating the Isle Street sub-zone into the existing town centre, and also enabling clear connections to the Lakeview sub-zone.*'

There is no requirement for signage. 10.6.3.2 i sets out the matters to which Council has reserved its control. This is not a rule or a requirement to provide signage but would be a matter that the Council would consider upon receipt of an application to establish a building. Furthermore, the submitters question whether it is the responsibility of property owners to provide way-finding signage and consider that it should be the responsibility of the Council to ensure consistency and equitability given that not every property developer/owner will be required to provide such signage.

The submitters support the intent that all buildings are at least a controlled activity and that signage to identify buildings and activities should be a matter to which Council has reserved its control.

### Relief Sought:

- (i) Amend 10.6.3.2 Controlled Activities i as follows:  
*i Buildings located in the town centre outside the special character area and outside of the Lakeview sub-zone*
- (ii) *Buildings in respect of design, appearance, signage and servicing requirements within the Isle Street sub-zone, (which may include directional street maps for buildings, and servicing requirements within the Isle Street sub-zone), lighting, materials and impact on the streetscape. (Refer District Plan Map No. 36.)*
- (iii) And any consequential amendments.

## Submission Point 9

### Provision: 10.6.3.2 Controlled Activities

#### *iii Premises Licensed for the Sale of Liquor*

- (a) *Premises licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor:*
  - *To any person who is living on the premises*
  - *To any person who is present on the premises for the purpose of dining.*

.....

The provisions are **opposed in part**.

### Reasons:

The sale of liquor in the Isle Street sub-zone between 7am and 11pm is a permitted activity as it is not subject to any rule or standard, and between 11pm and 7am is a controlled activity.

The rules do not recognize that if the rezoning proceeds, Isle Street will be transitioning from a residential zone to a town centre zone. The sale of liquor is often associated with noise and

this is often more of a concern late at night, although it is acknowledged that noise associated with the sale of liquor is subject to a separate standard. The Council requires activities wishing to sell liquor between the hours of 11pm and 7am to seek consent but only as a controlled activity, the Council cannot decline any such application. Furthermore, the written approval of affected persons is not required, and therefore any residential neighbours who may nevertheless be affected, would not be consulted.

Rather than this very permissive approach, the submitters seek that the sale of liquor in the Isle Street sub-zone between the hours of 11pm and 7am should be listed as a Restricted Discretionary Activity. This would ensure that the Council could decline applications if they considered effects on the environment and on any persons to be unacceptable. The submitters consider this to be necessary in an area that is dominated by residential activities and that will likely be in a transitional phase for some time. They also seek that the written approval of affected persons at least remain an option for the Council.

The submitters also seek that the sale of liquor in the Isle Street sub-zone between the hours of 7am and 11pm be a Controlled Activity to ensure such activities are subject to consideration by the Council and potentially conditions imposed.

**Relief Sought:**

- (i) That the following rule be included in the Plan:

*10.6.3.2 Controlled Activities*

*iii Premises licensed for the Sale of Liquor within the Isle Street sub-zone*

*(c) Premises within the Isle Street sub-zone which are licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 7am and 11pm with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor.*

*• To any person who is living on the premises;*

*• To any person who is present on the premises for the purpose of dining.*

- (ii) *10.6.3.3 Discretionary Activities*

*(v) Premises licensed for the Sale of Liquor within the Isle Street sub-zone*

*Premises within the Isle Street sub-zone which are licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises between the hours of 11pm and 7am with respect to the scale of the activity, car parking, retention of amenity, noise and hours of operation. This rule shall not apply to the sale of liquor.*

*• To any person who is living on the premises;*

*• To any person who is present on the premises for the purpose of dining.*

- (iii) And any consequential amendments.

## Submission Point 10

### Provision: 10.6.3.2 Controlled Activities

#### *iv Visitor Accommodation*

*Visitor Accommodation in respect of:*

- (a) Building external appearance*
- (b) Setback from internal boundaries*
- (c) Setback from roads*
- (d) Access*
- (e) Landscaping*
- (f) Screening of outdoor storage and parking areas.*

*And, in addition, in the **Town Centre Transition sub-zone** and the Lakeview sub-zone and the **Isle Street sub-zone** in respect of:*

- (g) The location of buildings*
- (h) The location, nature and scale of activities on site*
- (i) The location of parking and buses and access*
- (j) Noise, and*
- ~~(k) Hours of operation~~*

.....

The provisions are **supported**.

### **Reasons:**

The proposed additional assessment matters of: location of buildings; location, nature and scale of activities on site and location of parking and buses and access and noise are supported. These proposed matters enable the Council to consider a wide range of matters and may helpfully provide for the protection of existing amenity values on adjoining sites.

The Plan Change proposes to remove 'hours of operation' from the list of matters of control. The submitters accept this, acknowledging that it is difficult to enforce for visitor accommodation.

### **Relief Sought:**

- (i) That Rule 10.6.3.2 iv be retained as notified.

## Submission Point 11

### Provision: 10.6.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- (i) All applications for **Controlled** Activities.
- (ii) Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:
  - **Building Coverage**
  - **Historic Building Incentive**
  - **Residential Activities**
  - **Noise**

The provisions are **opposed in part**.

### Reasons:

The same rule applies to Controlled Activities in High Density Residential Areas but the submitters consider that exceedance of the noise standards should enable the written approval of affected persons. This is particularly if noise from premises selling liquor after 10pm for consumption on the site is retained as a site standard.

Noise can adversely impact on adjoining sites, affecting the ability to use outdoor living areas and the ability to sleep. The submitters find that potentially affected persons should be notified of applications to exceed the noise standards providing an opportunity to oppose any such application or to seek appropriate mitigation measures to minimize any potential effects.

### Relief Sought:

- (i) That Provision 10.6.4 is not amended as proposed.
- (ii) And any consequential amendments

## Submission Point 12

### Provision: 10.6.5 Site Standards

#### ***Building Coverage***

*(e) Isle Street sub-zone: Maximum building coverage - 70%*

The provision is **supported**.



**Reasons:**

The plan change seeks building coverage of 70% in the Isle Street sub-zone. This represents a 5% increase from the High Density Residential Zone, which does not present any concerns to the submitters.

**Relief Sought:**

- (i) That Site Standard 10.6.5.1 I (e) is retained as notified.

**Submission Point 13**

**Provision: 10.6.5 Site Standards**

***iv street scene***

- (e) In the Isle Street sub-zone, the maximum setback of any building from road boundaries shall be 1.5 metres.
- (f) In the Isle Street sub-zone there shall be no parking of vehicles in front yards.
- (g) In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be 1.5 metres.

The provisions are **opposed**.

**Reasons:**

The internal boundary setback represents a reduction of 0.5 metres from the 2 metre setback required under the High Density Residential zone rules. This will provide for large scale development in closer proximity to the submitter's property and whilst a recession plane will also be applied to buildings, the setback should remain at 2 metres. This additional width will assist in mitigating building dominance and overbearing. It is acknowledged that this will potentially reduce the ability to build to 70% site coverage but will assist in minimising effects on existing residential neighbours.

The submitters would accept a change to the wording of the rules that provided for a setback of 2 metres from sites that support a residential unit developed prior to the date the plan change is adopted by QLDC. This would enable protection of existing residential properties whilst ensuring that as the Isle Street block was redeveloped, buildings could be built to a 1.5 metre setback. The submitters acknowledge that this potentially penalises those that are first to redevelop within the Isle Street block but balances that opportunity for development with some degree of amenity protection and maintenance for current owners/occupiers.

The road setback of 1.5 metres represents a significant decrease from the requirement of 4.5 metres under the High Density Residential Zone, although the submitters agree with not permitting parking in the front yard.

Whilst this setback is in-line with a change to a town centre zoning there is no consideration of potential effects on amenity values i.e. noise generated by increased pedestrian activity and development being closer to the road. This is likely to alter the character of the area and result in a loss of existing landscaping yet these matters have not been addressed by the s32 report or the Assessment of Environmental Effects.

**Relief Sought:**

- (i) Amend Site Standard 10.6.5 iv as follows:

***iv street scene***

- (e) In the Isle Street sub-zone, the maximum setback of any building from road boundaries shall be ~~4.5~~ 2.5 metres.

- (g) In the Isle Street sub-zone, the minimum setback of any building from other site boundaries shall be ~~4.5~~ 2 metres.

.....

- (ii) Amend the wording of Site Standard 10.6.5 iv to provide for a 2 metre setback from internal boundaries where the subject site is located adjacent to a site containing a residential unit built prior to XXXXXX.

- (ii) And any consequential amendments

**Submission Point 14**

**Provision: 10.6.5 Site Standards**

***vii Residential Activities***

- (e) Residential Activity in the Lakeview sub-zone and the Isle Street sub-zone shall achieve the following noise insulation standard:

A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 1 in Appendix 13.

All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.

The provisions are **supported**.

**Reasons:**

The proposed standard is supported in so far as it will protect new residential buildings.

However, the Plan Change relies on this standard along with the Site Standard 'xv Premises licensed for the sale of liquor' to manage noise from outdoor areas at night but it does not provide protection for existing residential activities. It is acknowledged that it would be difficult to write a rule to require the installation of double glazing in existing residential properties and therefore the submitters seek clarification of and amendments to the noise standards to manage the effects of noise.

**Relief Sought:**

- (i) That Site Standard 10.6.5 vii Residential Activities be retained as notified.

## Submission Point 15

### Provision: 10.6.5 Site Standards

#### *xi Building and Façade Height*

*(e) In the Isle Street sub-zone, the maximum building height shall be 12m above ground level.*

*(f) In the Lakeview and Isle Street sub-zones maximum building height limits may be exceeded by the use of a roof bonus which provides for an additional maximum height of 2m. The roof bonus shall not enable an additional floor to be achieved. The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.*

*(i) For all internal boundaries within the Isle Street sub-zone no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 5 metres above ground level of the site boundary for the Southern, Eastern and Western (and including North-western, South-western and South-east) boundaries of the site. There are no recession plane requirements for the northern/north-east property boundaries.*

The provisions are **opposed in part**

#### **Reasons:**

The s32 report states 'For the Isle Street sub-zone, the proposed provision will enable an increase in height limits than is currently provided under the current zoning. This will be beneficial in terms of providing for a more efficient use of what is a scarce land resource. Loss of views is managed through providing all landowners in the Isle St sub-zone with the same maximum height limits, resulting in an equitable situation.'

The Plan Change and the s32 report does not recognize the transitional period when some sites are developed in accordance with the plan change and some remain as residential activities. To simply state that providing all landowners with the ability to build to an increased height limit addresses the issue of loss of views is erroneous.

The plan change should be accurate and state that the proposed rezoning and future development will result in a loss of views for some, and then assess the costs and benefits of this. For example, the loss of views may be compensated by the ability to more intensively develop sites for high density residential, visitor accommodation or commercial activities. However, there will be a transition period when some existing residential properties are effectively built out and lose their views. This is inevitable as the zone transitions to supporting a higher density of development. There is little that can be done to mitigate this effect, although the rezoning may result in an increase in the value of sites given the extra development potential.

As shown on the models in Appendix 1 (development built to meet minimum standards including the 2 metre roof bonus), the recession planes will ensure that building bulk is stepped back from site boundaries but the result is still a large scale building that would dominate the outlook from the submitter's property and generate significant shading effects, particularly from a building on the site to the east. There may also be a perceived increase in building dominance and loss of privacy.

The submitters accept some loss of amenity but seek that the maximum height limit be 10 metres given the existing character of the zone and that this would still enable a denser form of development. They also consider it reasonable that at the periphery of the town centre zone, development should be less dense with a graduating building height. The submitters note that a 10 metre height limit will still generate significant shading of their site and potentially reduce privacy levels.

**Relief Sought:**

- (i) Amend Site Standard xi Building and Façade Height as follows:
  - (e) In the Isle Street sub-zone, the maximum building height shall be ~~42~~ 10m above ground level.
  - (f) *In the Lakeview ~~and Isle Street~~ sub-zones maximum building height limits may be exceeded by the use of a roof bonus which provides for an additional maximum height of 2m. The roof bonus shall not enable an additional floor to be achieved. The roof bonus may be incorporated into the space of the upper-most floor level permitted by the maximum building height rule. Where the roof bonus is utilised no additional structures (including lift shafts) or plant or equipment shall be accommodated on top of the roof.*
- (ii) And any consequential amendments.

**Submission Point 16**

**Provision: 10.6.5 Site Standards**

***XV Premises Licensed for the Sale of Liquor in the Lakeview sub-zone and the Isle Street sub-zone.***

- (a) Sound from premises licensed for the sale of liquor measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
  - (i) night-time (2200 to 0800 hrs) 50 dB LAeq(15 min)
  - (ii) night-time (2200 to 0800 hrs) 70 dB LAFmax
- (b) Sound from premises licensed for the sale of liquor which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.
- (e) The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include

helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

The provisions are **opposed**.

### **Reasons:**

The s32 report states that *'The existing noise rules District Plan for the Town Centre zone for the town centre zone are appropriate to enable most activities envisaged in the plan change area, subject to reasonable design and standard noise control measures. However, the existing town centre noise rules do not allow for bars and restaurants to operate after 2200h with outdoor areas, which as a minimum are required for smokers but are also desired for vibrancy. Therefore, the proposed provision provides for bars operating after 2200h to be assessed on a case-by-case basis as a discretionary activity and via a non-notified resource consent process.'*

Standard 10.6.5.1 xv is a site standard. If it was proposed to establish a bar including erecting a building that met this site standard, the bar would be a Controlled Activity and could not be declined, although conditions could be imposed. If the site standard was not met, the activity would become a Restricted Discretionary Activity. If a bar was established within an existing building and met this site standard, it would be a permitted activity. There is no provision for consideration on a case by case basis as a Discretionary Activity.

In the submitter's view the site standard is inappropriate. The standard essentially provides an 'easier' consent path for bars that cannot meet the proposed night time noise standards. Non-compliance with the night time noise standards by a premise selling liquor would require consent as a Restricted Discretionary Activity. Non-compliance with the night time noise standards by any other activity including a bar operating an outside area in the Town Centre that could not meet the noise standards would require consent as a Non-Complying Activity.

The submitter's have noted a potential issue with the standards. The s32 report states that the existing noise standards do not provide for bars to operate outside areas and consent is always required as a Non-Complying Activity. However, the existing night time and proposed night time noise standards are the same (albeit under the proposed plan change, night time noise from bars is now subject to a potentially easier consent process). We are not sure if this was the intent of the Plan Change and request that this should be clarified by the Council at the hearing.

The submitters consider that noise from bars and subsequent noise from patrons leaving such establishments can cause sleep disturbance and anxiety, particularly for those who live alone. To essentially provide an easier consent path for such activities to establish and operate outside areas after 10pm in an area that is transitioning from residential to town centre is considered by the submitters to be unacceptable. They seek that the rules of the Plan are amended to reflect the intent of the Plan Change as described in the s32 report, that external areas of bars that wish to operate after 10pm are assessed as a Discretionary Activity.

The submitters also seek that the Council clarifies that 'non-notified' does not remove the need for neighbours written approvals. This would not be supported when noise can potentially generate adverse effects on adjoining sites and there should be an opportunity to oppose or otherwise influence the outcome of applications. There may also be the potential to agree mitigation measures that could reduce adverse effects.

### **Relief Sought:**

- (i) Delete any reference to the Isle Street sub-zone from Site Standard 10.6.5 xv.

- (ii) Include a new Discretionary Activity as follows:

10.6.3.3 Discretionary Activities

**V Noise from Premises Licensed for the Sale of Liquor in the Isle Street sub-zone.**

(a) Sound from premises licensed for the sale of liquor measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

(i) night-time (2200 to 0800 hrs) 50 dB LAeq(15 min)

(ii) night-time (2200 to 0800 hrs) 70 dB LAFmax

(b) Sound from premises licensed for the sale of liquor which is received in another zone shall comply with the noise limits set in the zone standards for that zone.

(c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.

(e) The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

- (iii) And any consequential amendments

**Submission Point 17**

**Provision: 10.6.5.2 Zone Standards**

***i Building and Façade Height***

In the Isle Street sub-zone where:

- a site is greater than 2,000m<sup>2</sup> in area; and
- has frontage to both Man Street and Isle Street

then the maximum building height shall be 15.5m above ground level.

- The maximum height for buildings on Lot 1 DP 15307 shall be defined by the measurements and images held with the electronic file described as Lot 1 DP 15307– Building Height. Refer Appendix 4 – Interpretative Diagrams, Diagram 8, except that the height of any lift or plant tower on Lot 1 DP 15307 shall be permitted to exceed this height limit by up to an additional 3metres, provided that the area of that additional over-run shall have a total area of no more than 40m<sup>2</sup> and shall be located at least 10 metres from a road boundary.
- For land legally described as Sections 14, 15, 16, 17 Block VIII Town of Queenstown, Lots 1 and 2 DP 444132, and Lot 1 DP 7187 Zone Standard 7.5.5.3(v) will apply for all building heights.
- This rule does not apply to the Lakeview sub-zone.

The provisions are **opposed**

**Reasons:**

The s32 report states that buildings on sites greater than 2000m<sup>2</sup> and that have frontage to both Man and Isle Streets that wish to take advantage of the 15.5m height limit will be assessed on a case by case basis as a Discretionary Activity. This is clearly not the case.

Any building which complied with the proposed zone standard would be assessed as a Controlled Activity and could not be declined. If a building could not comply with the zone standard, consent would be required as a Non-Complying Activity.

The submitters consider this to be a significant change for existing residents and one that would require the amalgamation of sites. The diagram in Appendix 1 illustrates the effect of the rule. It is assumed that the recession plane standard would apply to any building proposed under this zone standard but just in case, a potential scenario has been modelled with and without the recession planes applied.

It is noted that such a building, even if stepped down the site would be visually dominating and if such a building was erected either side of an existing residential site would cause significant effects on access to sunlight, visual amenity and privacy. Furthermore, there is no continuous facade rule or similar requiring building length to be broken, for example every 16 metres and stepped back 2 metres providing relief from building bulk as currently applies in the High Density Residential Zone. As such, the submitters find that effectively encouraging the amalgamation of sites to achieve a 15.5 metre height limit is not appropriate in this zone and would generate significant adverse effects on adjoining sites. The submitters do however acknowledge that design and appearance would be a matter for consideration under the Controlled Activity discretion. However this would not allow an application to be declined whatever the potential effects on an adjoining property.

**Relief Sought:**

- (i) Delete Zone Standard 10.6.5.2 I (a) Bullet Points 7 to 10 inclusive.
- (ii) And any consequential amendments

**Submission Point 18**

**Provision: 10.6.5.2 Zone Standards**

***ii Noise***

The provisions are **supported**.

**Reasons:**

The noise standards are supported, acknowledging that they do not apply to premises licensed for the sale of liquor to be consumed on a site in the Isle Street sub-zone between the hours of 2200 to 0800hrs. The submitters are supportive of the non-complying activity status if activities cannot meet these standards.

**Relief Sought:**

- (i) Retain Zone Standard 10.6.5.2 ii as notified.



**Submission Point 19**

**Provision: 10.6.5.2 Zone Standards**

***iv Retail Activities in the Lakeview sub-zone and the Isle Street sub-zone***

*(i) Retail activities in the Lakeview sub-zone and the Isle Street sub- zone shall not exceed a maximum gross floor area of 400m<sup>2</sup> per tenancy.*

The provisions are **supported in part**.

**Reasons:**

The submitters support the intent that the Isle Street sub-zone provides for small to medium scale retail activities and not 'big box'. However, the plan change documentation has consistently referred to commercial activities but as proposed only retail activities are limited in scale and a large office block could establish as a controlled activity. The submitters therefore seek that the rule is amended to refer to commercial activities to reflect the intent of the plan change.

**Relief Sought:**

(i) The Zone Standard 10.6.5.2 iv is amended as follows:

*(i) Retail activities in the Lakeview sub-zone and the Isle Street sub- zone shall not exceed a maximum gross floor area of 400m<sup>2</sup> per tenancy.*

*(ii) ~~Retail~~ Commercial activities in the Isle Street sub- zone shall not exceed a maximum gross floor area of 400m<sup>2</sup> per tenancy.*

**Marjory Jane Pack and John Allen wish to be heard in support of their submissions.**



Claire Kelly, for and on behalf of Marjory Jane Pack and John Allen  
10<sup>th</sup> October 2014

**Address for Service** Marjory Jane Pack and John Allen

C/- Boffa Miskell Limited

PO Box 110

Christchurch 8150

Attention: Claire Kelly



**Email** [claire.kelly@boffamiskell.co.nz](mailto:claire.kelly@boffamiskell.co.nz)

**Telephone** (03) 366 8891 (03) 353 7561 DDI

## APPENDIX 1: MODELLING OF RULES

**Site 1:**  
Site Area: 460m<sup>2</sup>  
Coverage target: 70% - 322m<sup>2</sup>  
Coverage achieved: 315<sup>2</sup>  
Setback: 1.5m  
Recession plane: 5m/45° all but North  
Maximum height achieved: 12.6m

**Site 2:**  
Site Area: 570m<sup>2</sup>  
Coverage target: 70% - 399m<sup>2</sup>  
Coverage achieved: 420<sup>2</sup>  
Setback: 1.5m  
Recession plane: 5m/45° all but North  
Maximum height achieved: 13.6m

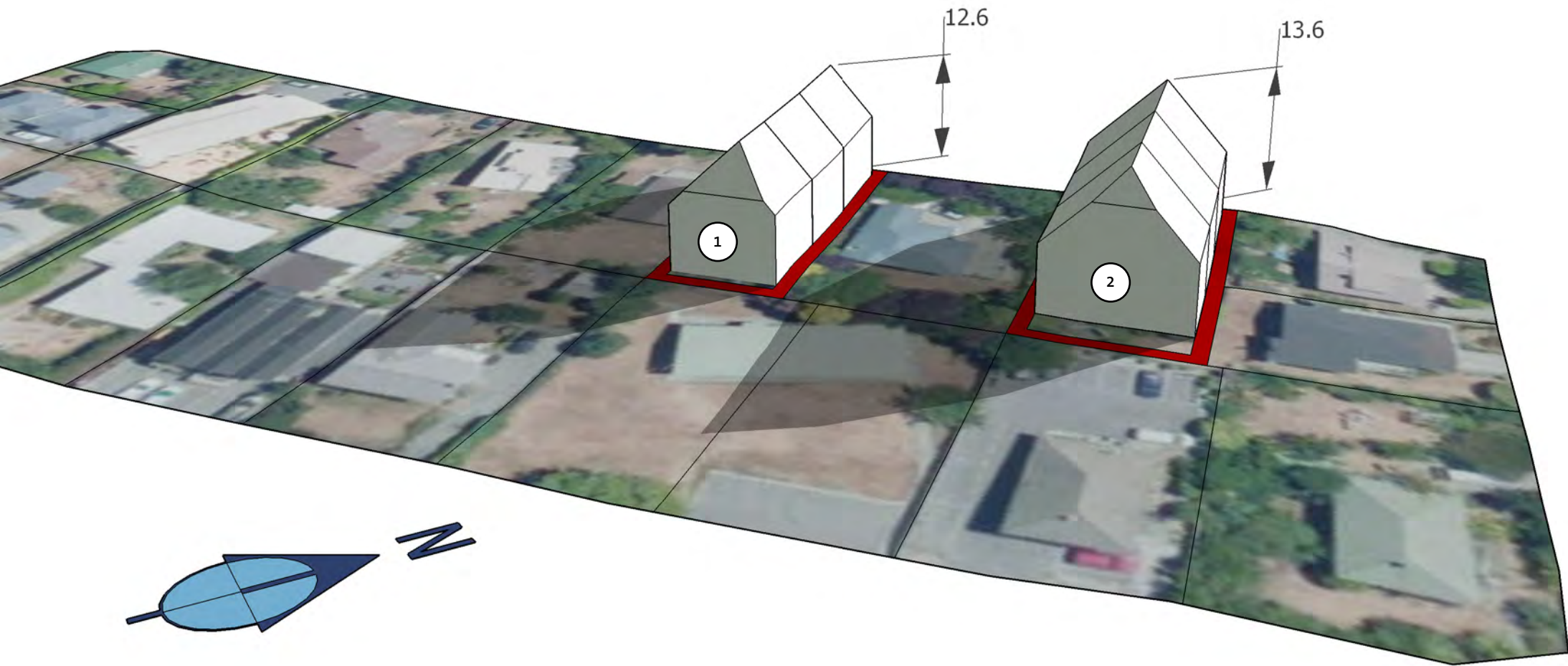


Image showing resulting buildings, shadows shown at 12pm mid-winter

**Site 1:**  
Site Area: 460m<sup>2</sup>  
Coverage target: 70% - 322m<sup>2</sup>  
Coverage achieved: 315<sup>2</sup>  
Setback: 1.5m  
Recession plane: 5m/45° all but North  
Maximum height achieved: 10m

**Site 2:**  
Site Area: 570m<sup>2</sup>  
Coverage target: 70% - 399m<sup>2</sup>  
Coverage achieved: 420<sup>2</sup>  
Setback: 1.5m  
Recession plane: 5m/45° all but North  
Maximum height achieved: 10m

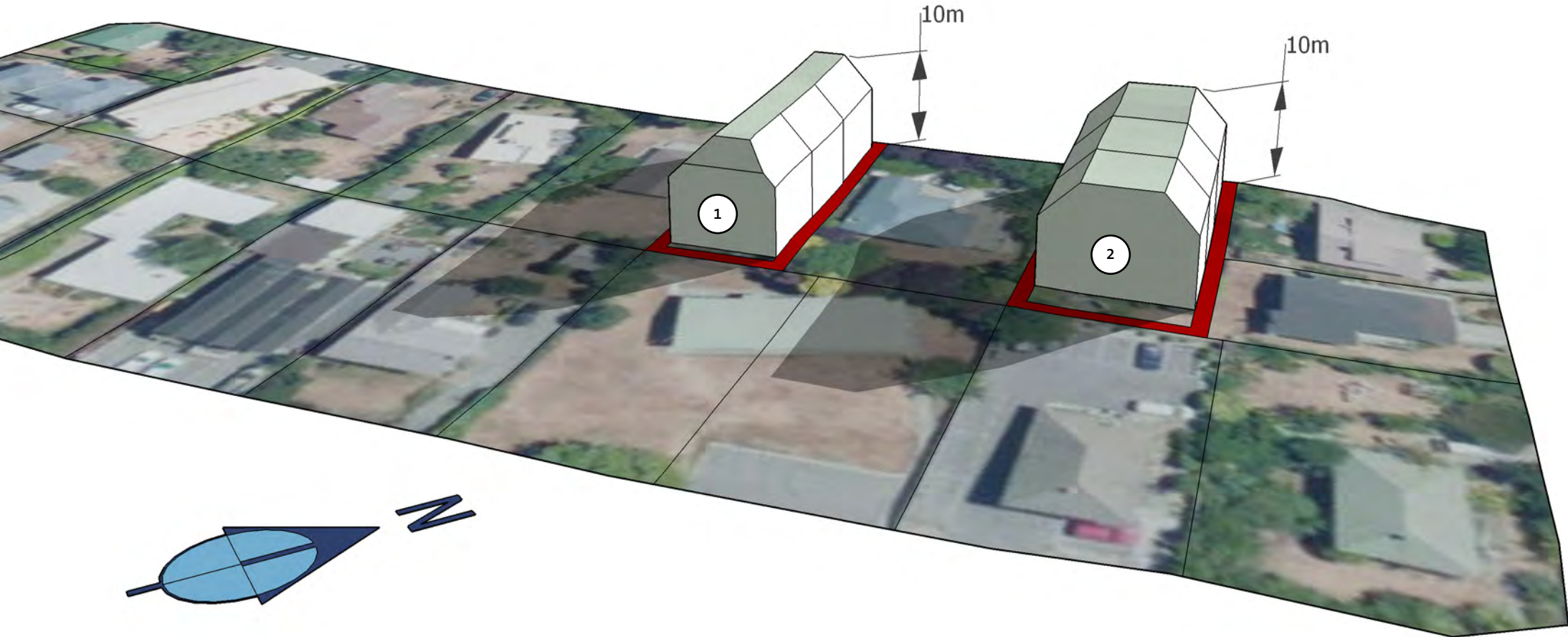


Image showing resulting buildings, shadows shown at 12pm mid-winter



**Site 3:**  
Site Area: 2191m<sup>2</sup>  
Coverage target: 70% - 1533m<sup>2</sup>  
Coverage achieved: 1521m<sup>2</sup>  
Setback: 1.5m  
Recession plane: 5m/45° all but North  
Maximum height achieved: 15.5m

**Site 4:**  
Site Area: 2758m<sup>2</sup>  
Coverage target: 70% - 1930m<sup>2</sup>  
Coverage achieved: 1926<sup>2</sup>  
Setback: 1.5m  
Recession plane: No recession plan  
Maximum height achieved: 15.5m

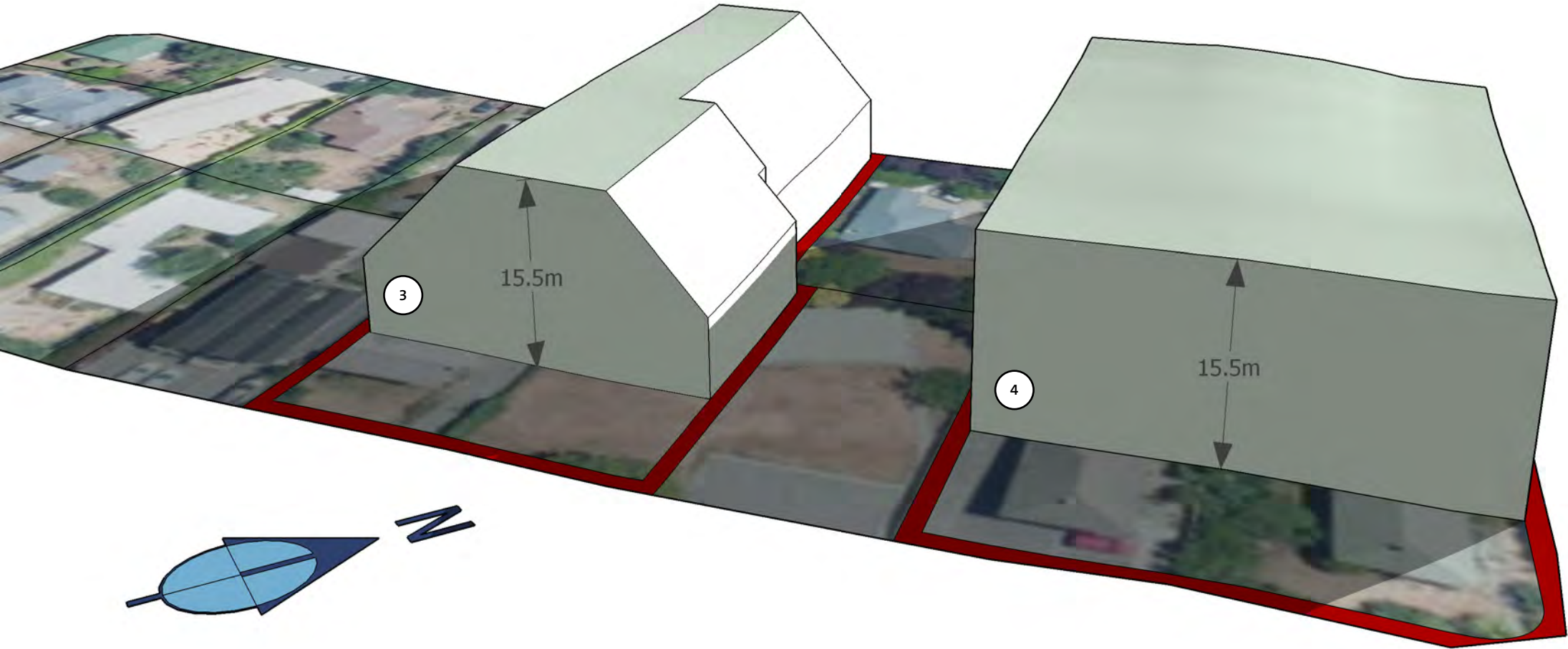


Image showing resulting buildings, shadows shown at 12pm mid-winter

## 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: Margaret (Peg) Walker

Phone Numbers: Work \_\_\_\_\_ Home 4429039 Mobile \_\_\_\_\_

Email Address: Peg.Walker@xtra.co.nz

Postal Address: 36 Man Street  
Queenstown  
Post Code: 9300

**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 rezoning of the properties located within the Beach, Man, Hay and Lake Street block from High Density Residential to Queenstown Town Centre.

**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 rezoning of the Beach, Hay, Lake and Man Streets to Queenstown Town Centre.

The reason for opposing the change is that as a residential use the change will cause my rates to increase and will make it difficult for me to remain in the house I have lived in for 63 years.

The section 32 report provides minimal reason to justify the change of zoning and apart from stating that commercial uses on the Beach Street frontage would provide an entrance to the town centre and that it is logical to extend the town centre into this block there is no other information. There is no other information provided to show the benefit of the rest of the block becoming Queenstown Town Centre. This is not a strong justification to change the zoning.



The change to the Queenstown Town Centre also removes the need for any provisions of carparking being provided on site. This change would add to the problems of parking that already exists outside my property now. There is no carparking available for people to park when they come to visit me due to workers in the town centre parking outside my property all day and most of the night . Changing the zoning to Queenstown Town Centre without containing carparking provisions is not good planning and will increase the parking problem in the area. With a significant part of the site being used as a hotel the provision of carpaking on site is important and needs to be retained.

If the Queenstwon Town Centre is approved there is a need to amend the plan provisions relating to height under 10.6.5.2. The height provisions do not include any provisions for section 10, 11 and 18 Blk VIII. These sections need to be added to the following clause

"For land legally described as Section 14,15,16,17 Block VIII Town of Queenstown, Lots 1 and 2 DP444132 and Lot 1 DP 7187 Zone Standard 7.5.5.3(v) will apply for all building heights."

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

To decline the rezoning of the block of Beach, Hay Lake and Man Streets to Queenstown Town Centre.

If approved the amendment of the height provisions as outlined above.

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

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

M. E. Walker  
Signature – (to be signed for or on behalf of submitter) \*\*

10-10-14  
Date

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



10 October 2014

File ref: 33002-106

The Chief Executive  
Queenstown Lakes District Council  
Private Bag 50072  
Queenstown

Attention: Policy Team

Dear Sir/Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA  
QUEENSTOWN LAKES DISTRICT COUNCIL PLAN CHANGE 50: EXTENSION TO  
QUEENSTOWN TOWN CENTRE**

1. This is a submission on: Plan Change 50 – Extension to Queenstown Town Centre
2. Heritage New Zealand could not gain an advantage in trade competition through this submission.
3. Heritage New Zealand's submission relates to the following matters in relation to the proposed plan change:
  - Recognition of the heritage values of the Thompson St cribs as discussed in the Heritage Impact Assessment and Addendum prepared by New Zealand Heritage Properties Ltd;
  - Recognition and status of existing protected heritage trees in the plan change area;
  - Potential effects on the Queenstown Cemetery as a result of the proposed Lakeview sub-zone.
4. Heritage New Zealand's submission is:

Please refer to the table attached as Appendix A
5. The reasons for Heritage New Zealand's position are as follows:

Please refer to the table attached as Appendix A
6. Heritage New Zealand seeks the following decision from the local authority:

Please refer to the table attached as Appendix A
7. Heritage New Zealand wishes to be heard in support of our submission.



Yours sincerely



Bruce Chapman  
Chief Executive

PP

Address for service:

Jane O'Dea – Heritage Advisor Planning  
Heritage New Zealand Otago & Southland Office  
PO Box 5467  
Dunedin 9058  
[jodea@heritage.org.nz](mailto:jodea@heritage.org.nz)  
DDI: 03 470 2366

Attachments: Appendix A

## Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

### Key:

Strike eg. ~~abc~~ = delete text

Underline eg. abc = additional text

Provision/Issue	Support/Oppose	Comments	Relief Sought
Thompson St cribs	Neutral	<p>Heritage New Zealand notes that the Heritage Impact Assessment (HIA) accompanying the plan change request identifies the presence of heritage cribs, the best examples being located on Thompson St. The report notes that <i>'these should be retained where possible, or at least recorded prior to removal to the equivalent of a Level 4 from the Heritage New Zealand building archaeology guidelines (AGS1 Guidelines for investigation and recording of buildings).'</i></p> <p><i>'These cribs reflect an important period in Queenstown's development as a tourist destination. They represent the genesis of Queenstown's tourism industry where it was more nationally focussed with domestic tourism. These domestic tourists/families visited Queenstown and stayed in holiday houses and cribs. These cribs could be seen as a remnant of this activity. Their protection thus far has been afforded by the leasehold nature of the land thus represent a 'heritage complex'. This heritage complex in not protected under the current legislation however, under the terms of the QLDC District Plan such items could be considered to have heritage value . . .</i></p> <p><i>There is a large selection of characteristic cribs within the Freehold Block however the best example would be the two rows of cribs running from the corner along Thompson Street in front of the Lakeview development site (Figure 58 and Figure 59, Table 9). These features have been previously identified as significant heritage features not currently protected under any legislation (Cawte and Moyle 2013). The cribs most likely date from the</i></p>	<p>That the Council considers the following options in relation to the Thompson St cribs:</p> <ol style="list-style-type: none"> <li>1. Inclusion of one or more of the cribs in the District Plan Inventory of Protected Features as a representative example from an important period of Queenstown's development, or;</li> <li>2. Facilitate relocation of the cribs.</li> </ol>

## Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

Key:

Strike eg. ~~abc~~ = delete text

Underline eg. abc = additional text

		<p><i>mid-twentieth century and are characteristic of the emergence of Queenstown as a holiday destination. They allow visitors to interpret Queenstown's more recent past and their loss would mean a loss of character and historical understanding of the emergence of Queenstown as a holiday destination. They represent the most significant visual change of the block from primary industry use with minimal permanent occupation to an extensive and almost instant full time human occupation. Furthermore, they also represent visually the change of holiday behaviour from the 1940s to 1960s when 'holidaymakers' were primarily locals with family cribs to the 2000's where hotels, motels and backpackers are the accommodation of choice for foreign 'holidaymakers' (McClure 2012; Adamson 2008). In isolation or in an alternative environment, the character of these cribs diminishes however some form of recognition of their value should be considered.</i></p> <p>Heritage New Zealand notes that the Assessment of Environmental Effects states that the Thompson St cribs are in the process of being recorded as recommended in the Heritage Impact Assessment. Whilst Heritage New Zealand supports this recording if the removal of the cribs must occur; given their identified heritage significance in their current location, Heritage New Zealand would encourage the Council to consider options for the retention of a small number of the Thompson St cribs as representative examples of this period of Queenstown's development from domestic tourism based into a major international tourist destination.</p> <p>If retention is not possible Heritage New Zealand encourages the</p>	
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## Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

### Key:

Strike eg. ~~abc~~ = delete text

Underline eg. abc = additional text

Queenstown Cemetery	Neutral	<p>Council to facilitate the relocation of the cribs in order to avoid their demolition.</p> <p>Figure 3 Lakeview sub-zone Height Limit Plan provides the opportunity for increased building height (up to 12m) on land adjacent to the Queenstown Cemetery. The plan change also allows for greater site coverage.</p> <p>It is noted that part of the land adjoining the cemetery is designated as a holiday park and the AEE states that the existing designation will not change. It is recognised that this land may not be developed as densely as the adjoining privately owned land.</p> <p>Whilst the cemetery is recognised in the Inventory of Protected Features as a Category 2 heritage item, the heritage rules are not able to influence the form of development on adjoining sites.</p> <p>The Queenstown Height Study included in the application notes that:</p> <p><i>‘Opportunity for increased height is also recognised in the Brecon Street area, but the potential increase is limited by Queenstown cemetery and the prominence of the area in important view shafts and vistas . . . Crucial to this study are the heritage values of the cemetery, which include the gravestones and monuments and the stories they have to tell about the history of the town, but also the physical setting high on the lake beach terrace with views out to the mountains and the town.’</i></p>	<p>That the proposed provisions incorporate reference to the importance of the setting and surroundings of Queenstown Cemetery and include appropriate provisions for maintaining the quality of the cemetery’s setting and relationship to its wider context. Such provisions could include additional height restrictions/guidelines</p> <p>Such provisions should be based on professional advice, for example from a landscape architect or urban designer.</p>
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# Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

## Key:

Strike eg. ~~abc~~ = delete text

Underline eg. abc = additional text

		<p>It is not particularly clear how the issues identified in the report have been addressed in the proposed plan change provisions.</p> <p>The effects of adjoining development on the setting of the cemetery should be taken into consideration as part of the plan change. It is important to ensure that the cemetery is not marginalised by overly dominant buildings and lack of connection to the wider zone.</p> <p>This will be of particular concern if Cemetery Rd is stopped in the future and this land becomes available for development.</p>	
Heritage Trees	Neutral	<p>The HIA identifies two groups of heritage trees which benefit from protection by virtue of their recognition in the District Plan Inventory of Protected Features (references 198 &amp; 214). The heritage significance of these trees is outlined in the HIA as follows:</p> <p><b><u>'8.2.1 Reference Number 214, QLDC District Plan</u></b>  <u>Ref. No. 214 (QLDC District Plan) is comprised of several protected trees within the rezoning area, Block XX, Section 3 (Figure 56, Table 7). The group of trees includes two mature wellingtonia trees (Sequoiadendron giganteum), six oaks (Quercus robur), and four cedars (Cedrus deodara). These are almost certainly related to the McConnachie and Rowell's use and ownership of the site for their arborist business and their commitment to beautifying Queenstown with trees. Continued protection under the QLDC District Plan is important. Not only are they remnants of early town planning to create an</u></p>	<p>That sub-paragraph 11 of the 'Explanation and Principal Reasons for Adoption' section associated with 'Objective 2 – Amenity' be expanded as follows:</p> <p><u>The town centres of Queenstown and Arrowtown contain many of the identified heritage buildings and structures of the District. These areas also contain significant heritage trees which provide a visual reminder of attempts by the District's early settlers to enhance and beautify public spaces. The policy in respect of these complements the District wide heritage policies regarding protection of heritage items by encouraging not only the retention of buildings and structures, and heritage trees but also those more basic elements and characteristics of the built form of the town centres, such as road layout and width, site width, service lanes and pedestrian</u></p>



# Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

Key:

Strike eg. ~~abc~~ = delete text

Underline eg. abc = additional text

	<p>aesthetically pleasing treed environment within the town centre but they also provide the easiest form of interpretation for the public. Their large size is instantly identifiable as 'old age' and being there a 'long time', meaning the public can understand the time depth of Queenstown's existence.</p> <p><b>8.2.2 Reference Number 198, QLDC District Plan</b>  Ref. No. 198 (QLDC District Plan) is four protected mature cedars (Cedrus deodara) in James Clouston Memorial Recreation Reserve within the rezoning area, Block XXXII (Figure 57, Table 8). The trees run alongside Man Street and Hay Street. Their planting is likely to be related to the early establishment and use of the block as a recreation reserve for the people of Queenstown. The continued protection of these trees under the QLDC District Plan (in conjunction with those above) is important as discussed above in Section 8.2.1.</p> <p>... the extant survey emphasises a high level of significance of the existing protected trees. These trees are not only the lone visual remnants of the original and primary purpose of the two blocks as public reserves, but also the 'arbormania' that swept through the town and the importance the citizens placed on having an aesthetically pleasing green town. In heritage terms, these large trees also provide the easiest form of interpretation for the public. A large tree is quickly identifiable as being of 'old age' and being there a 'long time'. It is important that all the trees currently protected under the district plan should continue to enjoy the protection for future generations . . . The heritage trees should be considered the most important lasting remnant of the use of the blocks and be kept under district plan</p>	<p>linkages.</p> <p>And that section 10.2.4 Objective 2, Implementation Methods (i)(b) be expanded as follows:</p> <p><i>Protection and recognition of historic buildings and precincts and <u>significant heritage trees</u> by way of Objectives, Policies and Rules and inclusion of assessment matters in the District Plan.</i></p> <p>And that the second paragraph of the 'Explanation and Principal Reasons for Adoption' section of 10.2.4 Objective 2 be expanded as follows:</p> <p><i>While much of the built form of the town centre is recent, there are still a number of important historical elements including narrow streets, small frontage sites, low scale of development and <u>facade continuity</u>. <del>and</del> a number of historic buildings and <u>significant heritage trees</u>.</i></p> <p>And that section 10.2.4 Objective 3 Policy 3.2 be expanded as follows:</p> <p><i>3.2 Achieve an urban environment and built form that responds to the site's location and creates an attractive, vibrant and liveable environment that <u>retains tangible connections with the past and is well connected with the town centre.</u></i></p> <p>And that section 10.2.5 (xvii) is expanded as follows:</p>
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## Appendix A: Heritage New Zealand Submission: Plan Change 50 – Queenstown Town Centre Zone Extension

### Key:

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		<p><i>protection’.</i></p> <p>Given the identified significance of the trees as a tangible reminder of the use of this area as a recreation reserve for the people of Queenstown; and the beautification initiatives of the early residents, Heritage New Zealand considers that the protected heritage trees deserve explicit recognition in the provisions of the proposed plan change. It is acknowledged that Policy 2.8 seeks to recognise and enhance heritage characteristics, however Heritage New Zealand considers the Plan would be strengthened by direct reference to heritage trees in the supporting text of this section.</p>	<p><i>Protection and preservation of important historic buildings and heritage trees which contribute to the special character areas which help to define its identity of the town and which help to define its cultural tradition.</i></p>
Archaeology	Neutral	<p>The HIA submitted as part of the plan change request notes the likelihood of archaeological remains being present in certain areas covered by the plan change. Any development will need to comply with the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. In addition, Heritage New Zealand is comfortable that the District Plan’s earthworks provisions will provide for adequate consideration of archaeological resources as part of future development proposals.</p>	None