

Craig Stobo
77 Shelly Beach Rd
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10 October 2014

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The Chief Executive
Queenstown Lakes District Council
Private Bag 50072
Queenstown

Dear Sir,

Re: Submission on a publicly notified Plan Change-Plan Change 50

I/We could not gain an advantage in trade competition through this submission;
I/We are directly affected by an effect of the subject matter of the submission

The following submission relates to the Council's proposed Plan Change 50. We are ratepayers at 28 Isle St and therefore fall within the proposed Isle St sub zone.

Introduction

As per our earlier correspondence we have supported Plan Change 50 subject to more details on the proposed changes in the Isle St zone. However we now note that Plan Change 50 directly contravenes the QLD Management Strategy 2007 principle 2, strategy 2 of "no further expansion beyond the current zone boundaries". It is disconcerting to see that clear agreed consensual strategy challenged after only seven years.

Furthermore we find the rationale for extending the Town Centre zone to be ill-founded. The rezoning drivers from the McDermott Miller report seem to be

- "growth in the Queenstown town centre is constrained" -
- avoid a reduction in range of quality and products on offer..to visitors without vehicles"
- increase the range and quality of products on offer to assist growth"

This doesn't address the economics of the best use of the town centre land. CBD land is increasingly expensive and rental costs for businesses servicing local residents are high. Landlords will want to get the highest and best value use of their land. Retail including bulk retail will inevitably continue shift to larger cheaper sites such as Gorge Rd and Remarkables Park (the zoning of which has been approved by Council!!) where there is room to expand. The Queenstown town centre will increasingly be servicing tourists who have different spending profiles. The Plan Change does not acknowledge that normal commercial services businesses and retail businesses servicing residential needs will inevitably shift to cheaper sites requiring transport solutions, while tourism businesses are unlikely to shift away due to the features of the lake and its infrastructure/gondola etc. The nature of the businesses in the cbd are changing and should be seen as complementary. Perversely by extending the Town Centre may even mean that in the short term current cbd businesses will shift to the cheaper Isle St sub zone leaving the core cbd vacant.

Lakeview site specifics

1. We have no comments on the plan change for the convention centre, but we do want businesses (who will benefit) to be rated to pay for it not residents, and we do not support a location of a casino to the site.
2. We do not support the change to allow buildings up to 26m high up against the Ben Lomond Reserve. It would be visually disastrous.
3. We want confirmation that the Clouston Reserve at the corner of Man and Hay Sts will remain a reserve.

Isle St sub zone specifics.

1. We note that the proposed mixed use is intended to be of a "high quality", but there is very little explanation of what this means, and whether existing ratepayers have to change to this "standard". Please explain.
2. We note that the new rules inexplicably permit a height of 12m above the ground level for "everyone", but then 15.5m for anyone on the Isle and Man corner if they have 2000sq m. Why does the latter have a different application? Please explain.
3. Why no parking in front yards?. Does that apply to new buildings or existing buildings? Does it apply to parking in back yards or side yards? Please explain.
4. Please explain why there is no recession plane restrictions for the north/north east aspects of sites?
5. We wish to have any bars wishing to operate after 2200hrs to apply for this in a notified basis. We do not support non-notification.
6. The height and noise changes on the Beach St zone will affect us. Please explain how the changes have been managed to limit impact on us.

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

Regards

Craig Stobo

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 Skyline
Enterprises Limited

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

QLDC
10 OCT 2014
QUEENSTOWN

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

SUBMITTER'S NAME: Skyline Enterprises Limited

PHONE NUMBER: 03 441 0377 (work)

EMAIL ADDRESSES: Jeff.Staniland@skyline.co.nz

POSTAL ADDRESS: Skyline Enterprises Limited
P O Box 17
Queenstown 9348

PLAN CHANGE to which this submission relates to: Plan Change 50.

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

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

All of Plan Change 50.

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

Skyline Enterprises Limited ("SEL") supports the entire Plan Change 50 ("PC 50") provisions as proposed by the Council.

SEL is a significant commercial player within the Queenstown Lakes District and further afield (both nationally and internationally).

SEL was established in 1966 and has become a major tourism operator in New Zealand. Its success has been largely built on the strength of its gondola and restaurant businesses in both Queenstown and Rotorua. Both operations have become iconic New Zealand attractions.

SEL owns a number of commercial buildings within central Queenstown. Such buildings house a significant number of tenants, ranging from hospitality, accommodation, retail and offices. SEL also owns the Blue Peaks Lodge in Queenstown. SEL has also acquired the Totally Tourism group of companies.

Due to its significant commercial investments, Skyline has a clear interest in seeking to promote central Queenstown as the prime commercial hub of the greater Queenstown Lakes District.

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SEL agrees with the following statement within the PC 50 documentation:

The Queenstown town centre is also the administrative centre of the District, containing the headquarters of the Queenstown Lakes District Council, the District Court, Queenstown Police Station, primary, secondary and tertiary education schools and a range of other central and local government activities and agencies. It is also the commercial centre of the District where the majority of professional services (legal, accounting, insurance, etc) are located, as well as most of the District's commercial and retail businesses. It is the largest centre of employment in the District. It is therefore an important centre for the local residents of Queenstown and its surrounds, and the distinctive feature of Queenstown is its walkability, both for visitors and residents.¹

SEL also agrees that the over supply of commercially zoned land in the Frankton area, combined with the Queenstown Town Centre Zone ("QTCZ") being at or near capacity in terms of development potential, means that the central business area in Queenstown is at risk in terms of losing its status as the commercial and administrative core of the Wakatipu Basin.

Long term, the Queenstown area as a whole will continue to grow. 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, and importantly, in SEL's view, a direct benefit to 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.

The primary elements of PC 50 are the Lakeview and Isle Street Sub-Zones. SEL considers that these sub-zones will provide a logical framing of the existing QTCZ.

SEL considers the planning and urban design framework for the Lakeview Sub-Zone will create an excellent mixed use area, befitting this important location. Activities such as commercial, visitor accommodation, commercial recreation, community facilities and a convention centre are appropriate for this location.

SEL also considers that the Isle Street Sub-Zone will perform an important role by housing a range of activities as well, but also linking the existing QTCZ to the Lakeview Sub-Zone.

PC 50 proposes to significantly increase the building potential within the subject land, notably increasing building height limits. SEL considers that the location of the Lakeview Sub-Zone and Isle Street Sub-Zone at roughly the base of the Ben Lomond Reserve provides an excellent opportunity to allow higher built form to be absorbed into this setting, without creating adverse effects.

PC 50 provides for the establishment of a convention centre within the Lakeview Sub-Zone. SEL has previously expressed support for a Council initiated convention in this location for the following reasons:

- Central Queenstown provides an environment which is vibrant, colourful and interesting to both locals and visitors due to the historic settlement pattern, built form and importantly, the location next to Queenstown Bay.
- Persons attending conference facilities in central Queenstown will benefit from the easily accessible and vast array of cafes, restaurants, bars and retail outlets which cater for a range of different clientele requirements.
- In close proximity to central Queenstown are a number of large hotels and other accommodation providers. The location of such visitor accommodation facilities will

¹ Section 32 Evaluation Report – Page (i)

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QUEENSTOWN

increase the likelihood of persons walking to and from a possible convention centre as opposed to using small vehicles or coaches.

- A range of central Queenstown businesses (and further afield) will directly benefit from the construction and operation of a convention centre in central Queenstown.
- Central Queenstown already has an infrastructure base which can be designed and managed to handle the possible conference centre.
- Central Queenstown is a transportation hub for businesses that have a strong downtown presence but whose activities and operations are carried out elsewhere.

Overall, SEL believes the development of a conference centre within central Queenstown will only help to strengthen the commercial, social and civic role of this urban setting in the context of the Wakatipu Basin.

Overall, through the rezoning as proposed via PC 50, development and associated activities can be undertaken in a controlled and appropriate manner, which in turn will benefit the long term goal of protecting and enhancing the central commercial area of Queenstown.

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

That PC 50 be approved in its entirety.

We **do** wish to be heard in support of my submission

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


 Signature R. J. Stoddart
 To be signed for and on behalf of a submitter

10th day of October 2014

QLDC
 10 OCT 2014
 QUEENSTOWN

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: Nigel Brown

Phone Numbers: Work _____ Home 03 4429690 Mobile 027 2220681

Email Address: nigel.brown@sothebysrealty.com

Postal Address: P.O.Box 622

Post Code: _____

Queenstown

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 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:

Relates to Isle Street sub zone. Specifically the block bounded by Hay, Isle, Brecon and Man Streets.

Objecting to car parking provisions.

Objecting to proposed height limits.

Objecting to site coverage.

Objecting to change of zoning.

Q123
10 OCT 2014
QUEENSTOWN



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

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

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

Car Parking- The proposed plan change does not allow enough for on site car parking. There is already a problem with lack of parking in the area and the proposed number of parks required will not ease this problem. I understand the reasoning is people staying short term in the area will bus direct from the airport, this will not happen as any accommodation will need independent travellers to maintain their occupancy.

Height- The proposed height limits are totally out of scale for the area especially the 15.5 metres on sites over 2000 square metres. This will lead to significant shading of adjoining properties and Man St itself. The 12 metre proposal on the individual sites is once again too high. The current town centre works because it is mainly flat ground. Once you take into account the sloping sites in the Isle St block the scale of the buildings will be overbearing.

Site Coverage- The proposed site coverage of 70% is far too intensive, this will lead to minimum setbacks between properties. This will basically take away any views of Queenstown Bay and the downtown area from any properties without a frontage on to Man St. The Isle St block is one of the few areas in town which have great views and are within easy walking distance of the town centre.

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

Car Parking- Residential use of any buildings should follow the current high density rules for the block. For non residential use onsite carparking should be required for staff and customers.

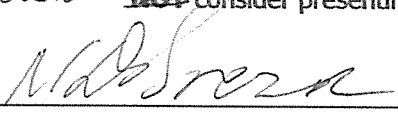
Height- Retain the current high density height limits and rules for the entire block. Alternatively set a 5 metre height restriction on the Man St rear boundaries and allow them a horizontal plane towards Man St to a maximum of 12 metres. For the Lakeview site with frontage to Isle and Hay St there should be a generous setback of say 50 metres or a 7 metre height restriction within 50 metres of the street boundary.

Site coverage- I would like to see a maximum site coverage of 55% which would give more space between the buildings and perhaps encourage lanes and open spaces. The amalgamation of 2000 square metre sites should be a non complying activity as this would mean amalgamating four sites from Isle to Man St and the bulk and scale of this would be overpowering using the proposed heights and rules.

Rates- Any residential use property should be rated on the basis of high density zoning, not town centre.

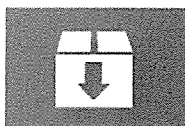
I wish to be heard in support of my submission.

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


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


Date

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



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Submission on Plan Change 50: Queenstown Town Centre Zone Extension

Clause 6 of First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of submitter: John Thompson, c/o Maree Baker-Galloway/Warwick Goldsmith

Mobile: 027 295 4704

Email: maree.baker-galloway@andersonlloyd.co.nz

Postal Address: PO Box 201, Queenstown 9348

1. This is a submission on Plan Change 50: Queenstown Town Centre Zone Extension ("Plan Change").
2. I will not gain an advantage in trade competition through this submission.
3. The specific provisions of the proposal that my submission relates to are: The entire Plan Change.
4. With the exception of the provisions noted below, I support the Plan Change, as it allows for the expansion of the Queenstown Town Centre, in a way that will provide for high quality mixed use retail, commercial and high density residential developments. .
5. I seek the following decision from the local authority: That the Plan Change be approved, subject to the changes sought below

Provision	Support / Oppose	Reason	Decision Sought
Maximum coverage in site standards – Isle Street Sub-Zone (10.6.5.1.i.e)	Oppose	The maximum coverage in site standards is proposed to be 70% in Isle Street Sub-Zone however this is less than some other areas of the town centre, including new Lake View Sub Zone (80%).	Increase maximum site coverage for the Isle Street Sub-Zone to 80%, and any consequential changes

Acoustic insulation for residential and visitor accommodation activities – Isle Street Sub-Zone (10.6.5.1.vii.e and 10.6.5.1.xvi)	Oppose	The proposed requirement is overly prescriptive. The costs and benefits have not been evaluated. The same restrictions are not imposed throughout the Town Centre Zone.	Delete provisions, and any consequential changes
Noise arising from premises licenced for sale of liquor– Isle Street Sub-Zone (10.6.5.1.xv)	Oppose	In the Isle Street Sub-Zone noise from the premises licenced for sale of liquor is restricted to certain levels, between 10pm and 8am. In the adjacent zone levels are not set, but instead Council may impose conditions on noise, between the hours of 11pm and 7am. The different treatment for the Isle Street Sub-Zone has not been justified.	Amend to standard Town Centre provisions for noise arising from premises licenced for sale of liquor and any consequential changes
Parking requirements (10.6.5.1.iv.f and 14.2.4.1 Table 1)	Oppose	In chapter 10 and chapter 14 (transport) there are specific provisions for parking requirements proposed. These will encourage use of cars and cannot be justified given the already congested town centre roading network that does not cope with current levels of traffic. Furthermore, the same requirements are not imposed on the adjacent Lakeview Sub-Zone – several activities in that zone are proposed to have no minimum parking requirements. There is a parking building just a quarter of a block down Man St from the Isle Street Sub-Zone.	Delete minimum parking requirements and restrictions in the Isle Street Sub-Zone and any consequential changes

Minimum setback from other site boundaries of 1.5m - Isle Street Sub-Zone (10.6.5.1.iv.g)	Oppose	The Isle Street Sub-Zone has minimum setback from side boundaries of 1.5m, (10.6.5.1.g) whereas Town Centre, Transition Sub-Zone and Lakeview Sub-Zone have no such restriction. This cannot be justified.	Delete provisions and any consequential changes
Recession planes Isle Street Sub-Zone (10.6.5.1.xi.i)	Oppose	The recession planes internal boundaries for the Isle Street Sub-Zone appear to be different than the Town Centre, and Lakeview Sub-Zone, without justification. The same provisions should apply.	Delete recession plane requirements for internal boundaries in the Isle Street Sub-Zone and any consequential changes
Maximum zone standard height of 15.5m – Isle Street Sub-Zone (10.6.5.2.i.a)	Oppose	Maximum controlled height is 12m, except in Isle St Sub-Zone where a site that is greater than 2000m ² , and that has frontage on both Man and Isle St, has a maximum zone standard height of 15.5m The requirement to have frontage on both Man and Isle Street to meet this standard is unjustified.	Delete requirement that a site have frontage on both Man and Isle Street, to meet this zone standard and any consequential changes
Maximum retail space is 400m ² per tenancy in the Isle Street Sub-Zone (10.6.5.2.iv)	Oppose	Breach of this standard makes an activity non-complying. Such a stringent status is not justified.	Delete provision and any consequential changes

Assessment Matters: 10.10.2.iii.a, b, c, e, 10.10.2.iv 10.10.2.vii.a 10.10.2.viii.a,b,d,g 10.10.2.xiii.a,d, 10.10.2.xvi.a,c,g, 10.10.2.xvii.a,b,c 10.10.2.xvii.a,b,c,e 10.10.2.xviii.a,b,e,f,	Oppose	There is a sub set of Assessment Matters that are not appropriate for an area that is effectively destined to change in character, and that will be in transition for some time. The assessment matters of concern require that a building be designed so that it fits with its surroundings. This is not appropriate given the surroundings for the Isle Street Sub-Zone are single storey old houses, in a zone that contemplates new 12m plus tall buildings for mixed commercial use. The Assessment Matters will hamper the sensible transition of this zone.	Exclude the identified assessment matters for activities within the Isle Street Sub-Zone, where they refer to or relate to adjacent and nearby buildings, streetscape and general location. And any consequential changes
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6. A further ground for the submission points outlined in the above table is that the benefits and costs of the effects of the provisions referred to above in respect of the Isle Street Sub-Zone have not been appropriately assessed or quantified in accordance with section 32, nor have they been assessed with regards to their suitability for giving effect to the relevant policies.
7. I wish to be heard in support of my submission.
8. I will consider presenting a joint case with others presenting similar submissions.



.....
John Thompson
By its duly authorised agents
ANDERSON LLOYD LAWYERS
Per: Maree Baker-Galloway

Address for service of submitter:

Anderson Lloyd

PO Box 201

QUEENSTOWN 9348

Tel 03 450 0700

Fax 03 450 0799

Contact Person: Maree Baker-Galloway

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: TIM McGEORGE

Phone Numbers: Work _____ Home _____ Mobile 0274326732

Email Address: m'george@xtra.co.nz

Postal Address: P.O. Box 678 Post Code: _____
QUEENSTOWN

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50

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10 OCT 2014
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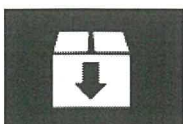
I. Could NOT gain an advantage in trade competition through this submission.

*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 zoning of adjoining land between lake & Thomson St and Main St.



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

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

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 wish to have the proposed provisions altered to include the block of land bound by Lake St, Rann St, Thomson St and Brunswick St.

The present proposal has me surrounded ^{on 3 sides} at 48 and 52 Rann St by the new commercial zoning. It makes no sense to me to ~~be~~ commercial as have a piece of high density residential surrounded by commercial.

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

As above.

QLDC
10 OCT 2014
QUEENSTOWN

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) **

Date

10/10/2014

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



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

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**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 The Dairy
Guesthouse 2003 Limited

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

GTODD law
LAWYERS & NOTARY PUBLIC

GTODD LAW

Level 3, 36 Shotover Street,
(PO Box 124 Queenstown 9348)
Queenstown 9300
P 03 441 2743
F 03 441 2976
Email: graeme@gtoddlaw.com
Counsel acting: G M Todd

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

SUBMITTER'S NAME: The Dairy Guesthouse 2003 Limited
PHONE NUMBER: 03 441 2743 (work)
EMAIL ADDRESSES graeme@gtoddlaw.com

POSTAL ADDRESS: The Dairy Guesthouse 2003 Limited
C/- GTODD LAW
P O Box 124
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:

The submitter is the registered proprietor of the multi award winning visitor accommodation complex located at:

- 10 Isle Street, being legally described as Section 8 Blk XII Town of Queenstown. This property is 405m² in area; and
- 21 Brecon Street, being legally described as Section 9 Blk XII Town of Queenstown. This property is 405m² in area.

The submitter opposes Plan Change 50 in its entirety, unless the Council undertakes a more rigorous assessment of the planning provisions that will apply to the proposed Isle Street Sub-Zone.

The Isle Street Sub-Zone, whilst not given the same focus or detail of assessment as the Lakeview Sub-Zone within the Plan Change documentation, is vitally important as it provides a logical expansion of the Queenstown Town Centre Zone and greatly assists in justifying the rezoning of the Lakeview site. Without the Isle Street Sub-Zone, the Lakeview Sub-Zone would be an isolated piece of commercial zoning, separate from the Queenstown Town Centre Zone and cannot be justified or warranted as forming any part of the Queenstown Town Centre Zone.

Plan Change 50 states that the Isle Street Sub-Zone provides for the expansion of the Queenstown Town Centre Zone by providing for complementary activities that connect the commercial heart of Queenstown to the commercial, community and tourist activities

along Brecon Street. This sub-zone is anticipated to provide for some residential activities, visitor accommodation activities and small scale commercial activities.¹

The submitter considers that the mixed use allowance for activities in the Isle Street Sub-Zone is the correct approach. A mixed use approach should allow this area to evolve over time to support the existing Queenstown Town Centre Zone.

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

The primary building development controls within the Isle Street Sub-Zone which are considered to require further assessment are the proposed building height limit and building setbacks (both from the road and internal boundaries).

In relation to the building height limit, proposed Rules 10.6.5.1(xi)(e),(f) and (i) state the following:

- (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.*

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, particularly properties that front onto Isle Street. In some instances, properties located adjacent to Man Street have been excavated in order to accommodate buildings. If the 'original ground level' is used for such properties, then potentially buildings much higher than 12m could occur when the original ground level is considered as the base point for measuring height. If the 2m roof bonus is used, buildings could be greater than 14m in height from the original ground levels.

For this reason the submitter believes that the current ground levels should be adopted for the Isle Street Sub-Zone, as opposed to the original ground levels.

The submitter further believes that with a number of reasonably narrow sites within the Isle Street Sub-Zone, buildings will struggle to achieve 12m in height due to the

¹ Section 32 Evaluation Report – Page 10

proposed recession planes. Further, the proposed 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 views achieved by such are important. However, the submitter believes further assessment should be undertaken by the Council in terms of the exact makeup of the proposed recession planes, especially considering the proposed mixed use of the Isle Street Sub-Zone. The submitter believes that the recession planes should either be deleted and an alternative design solution put forward, or the angle/height of the recession planes 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 as a result of the proposed rule. The submitter believes this is not an optimal, let alone good, design outcome.

Rules 10.6.5.1(iv)(e)(f) and (g) deal with building setbacks within the Isle Street Sub-Zone. These rules state:

- (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 submitter believes that there should be the ability to park vehicles within the road boundary setback. Without such, existing parking pressure in the area will be exacerbated.

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 will create small narrow tunnels between sites, which will most likely end up as dead or redundant spaces. 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 proposed.

The submitter believes that provision should be made for pedestrian links to be incorporated into the two blocks contained within the Isle Street Sub-Zone. Consideration also needs to be given to potentially providing for a service lane to run through the two blocks (in a central manner).

The submitter believes that the proposed Lakeview Sub-Zone has been subject to a rigorous assessment from an architectural and urban design perspective. Whilst the Clinton Bird Urban Design Peer review addresses the Lakeview Sub-Zone in an effective manner, the actual assessment of the Isle Street Sub-Zone provisions is inadequate and minimal at best.

Overall, the submitter believes that further and substantial assessment needs to occur in relation to the zoning 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 in this area.

Lastly, the submitter believes that the Council needs to adopt a lead role in dealing with, planning and provision of infrastructure servicing issues in terms of the Isle Street Sub-Zone.

I SEEK THE FOLLOWING from the local authority:

The submitter seeks that PC 50 be declined in its entirety, unless and until the specific issues identified in this submission are addressed in relation to the proposed Isle Street Sub-Zone and are properly dealt with in terms of amendments to the proposed provisions of the Plan Change.

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

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

*as solicitor and duly
authorised agent of
THE DMR CONSULTANTS LTD
LIMITED*

10th day of October 2014

Signature

To be signed for and on behalf of a submitter

**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 Man Street
Properties Limited

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

GTODD law
LAWYERS & NOTARY PUBLIC

GTODD LAW

Level 3, 36 Shotover Street,
(PO Box 124 Queenstown 9348)
Queenstown 9300
P 03 441 2743
F 03 441 2976
Email: graeme@gtoddlaw.com
Counsel acting: G M Todd

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

SUBMITTER'S NAME: Man Street Properties Limited

PHONE NUMBER: 03 441 2743 (work)

EMAIL ADDRESSES: Graeme@gtoddlaw.com

POSTAL ADDRESS: Man Street Properties Limited
C/- Gtodd Law
P O Box 124
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:

The submitter is the registered proprietor of the podium level that exists on top of the underground Man Street car parking building. This site is 3961m² in area and legally described as Lot 1 Deposited Plan 399240.

The submitter agrees that due to a shortage of commercial zoned land, the rezoning proposal put forward as part of Plan Change 50 is required and is a logical extension of the Queenstown Town Centre Zone ("QTCZ").

However, the submitter opposes Plan Change 50 in its entirety, unless the Council agrees incorporate into the Plan Change provisions to address a number of existing District Plan rules that relate to the submitter's property. Such rules deal with building height, coverage and setbacks, and restrict the optimum development of the submitter's property.

Further, if these matters are not addressed and the balance of the Plan Change 50 provisions are confirmed such will result in development that will impact adversely on the submitter's site.

The submitter's property is contained within QTCZ and specifically within the Town Centre Transitional Sub-Zone ("TCTZ").

Rule 10.6.5.2(i)(a) (bullet point 6) of the District Plan states the following in relation to the applicable building height limit for the site:

In the Town Centre Transitional sub-zone the maximum building height shall be 8m above ground level, provided that in addition any part of a building may extend up to the maximum permitted height at the nearest point of the sub-zone internal boundary.

Plan Change 50 seeks to rezone a significant amount of land to the north of QTCZ and the submitters land. Together with this rezoning, proposed building height limits will be significantly increased when compared to the current building height limits (either 7m or 8m).

Within the proposed Lakeview Sub-Zone, the proposed height limits will range from 4.5m to 26m, with the majority of this sub-zone providing for a 12m height limit. Within the proposed Isle Street Sub-Zone, the proposed height limit is 12m (with recession planes). A bonus 2m roof allowance is also provided for in both sub-zones.

In the submitters view, it is appropriate to deal with the lower height limit (8m) within the TCTZ within the context of Plan Change 50. This view is formed on the basis that if the Council is proposing to considerably increase building heights on the land to the north of Man Street, the overall building height equation that includes the TCTZ should be addressed at the same time.

With the possibility of significantly increased building heights on land located to the north of Man and Thompson Streets, combined with the 12 metre building height limit for the majority of the existing QTCZ, the TCTZ will have a considerably lower building height limit than the majority of the surrounding land. This is illogical and inconsistent in a planning sense.

The height limit for the submitter's site is determined from the original ground level, not the podium level. This original ground level presents a range of negative issues when seeking to develop the site from an architectural and functional perspective.

Prior to the development of the Man Street car parking building, the original ground level on the site was significantly varied. The central portion was largely flat, whilst the north-east and south-west corners of the site presented steep banks that dropped down in the direction of Man Street.

Dealing with the original ground level means that built form either needs to be undulating or sloping in shape in order to comply with the applicable building height limit, or dispensations from the building height limits will need to be sought.

The submitter now seeks amendments to the existing building height limit for its property as follows.

Rather than determining the building height limit from the original ground level, the submitter submits the height limit should be determined from the level of the podium. The podium level is 327.1m. This approach provides for a more efficient building style for the site, as opposed to dealing with the highly varied original topography.

Further to the above, the submitter believes that a 12 metre building height limit from 327.1m is appropriate for two areas of the site, being referenced as Zones A and B (maximum height being 339.1m). Zones A and B are two roughly square areas. This recommended height limit is less than what is proposed within the Isle Street Sub-Zones in terms of Plan Change 50.

In combination with the increased building height limit, the submitter also suggests two other areas within the site (being Zones C and D) where built form can be constructed to a lower building height, being four metres above the podium (maximum height 331.1m).

Zone C backs onto the existing building located off Shotover Street, which roughly sits between 3 metres to 4 metres above the podium level. Zone D sits to the south of the existing vehicle ramp into the building.

The proposed height limits outlined above are illustrated on the attached plans compiled by Aurum Survey Consultants Limited.

The submitter also requests that the existing maximum building coverage of 70% that applies to the TCTZ be increased to 80%. The latter coverage limit is consistent with the majority of the QTCZ.

Finally, the submitter believes that a 4.5 metre minimum building setback from Man Street for its site is excessive when compared to the potential 1.5 metre maximum building setback that is being promoted within the Isle Street Sub-Zone that will adjoin Man Street. In this regard, the submitter seeks a minimum building setback of 3 metres from Man Street.

I SEEK THE FOLLOWING from the local authority:

The submitter seeks that Plan Change 50 is declined unless the TCTZ is amended to incorporate the matters raised herein.

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

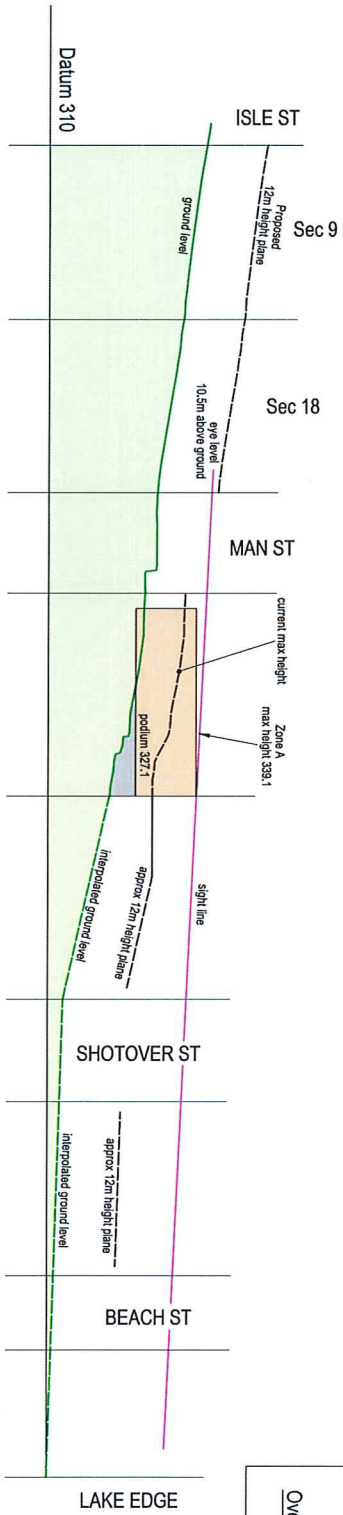
I **will** consider presenting a joint case with others presenting similar submissions.

*as solicitor and duly
authorised agent of
Man Street Properties Limited*

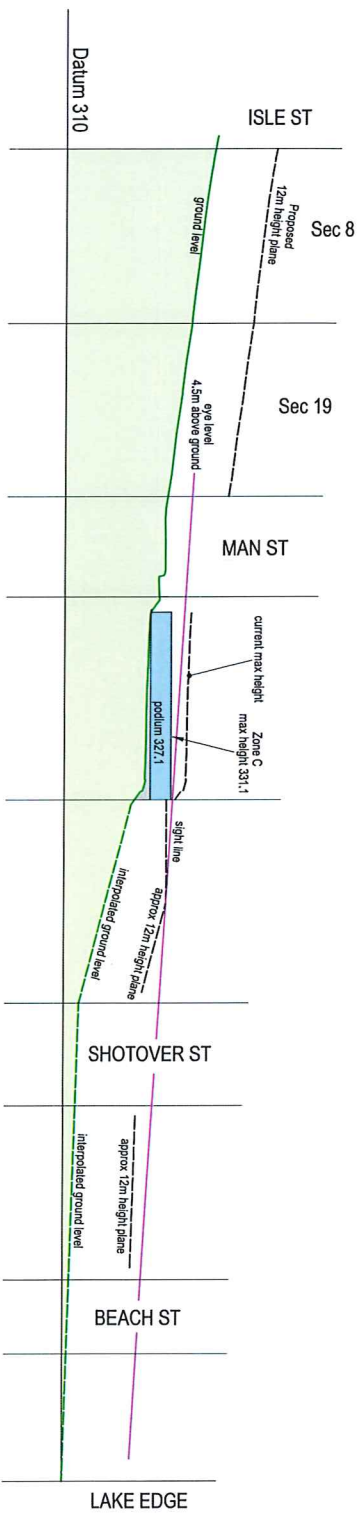
10th day of October 2014

Signature

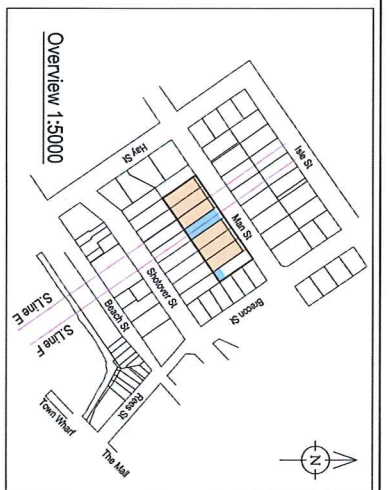
To be signed for and on behalf of a submitter



SIGHT LINE E - SEC 9



SIGHT LINE F - SEC 8



NOTES:
- Ground levels are modelled from existing topographical information.

REV	DATE	REVISION	DETAILS	BY
D	10-10-11	Height of	BM	
C	2-08-11	Range amendment	BM	
B	2-08-11	Minor amendments	BM	
A	1-08-11	Initial release	BM	

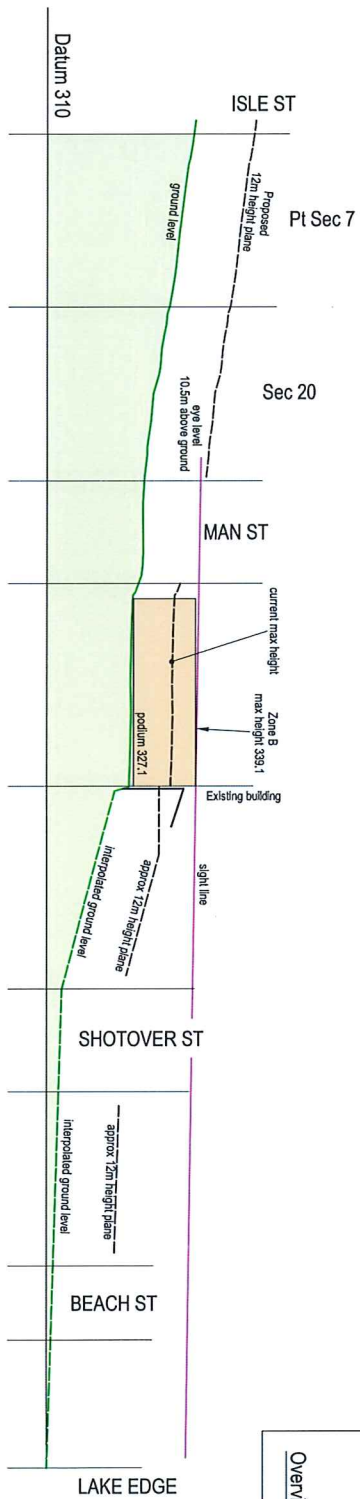
WARNING NOTE: This drawing is prepared for Man St Properties Ltd from existing records for the purpose of a sight line analysis. It should not be used by the client company for any other purpose.

SIGHT LINE ANALYSIS MAN STREET CAR PARK SITE

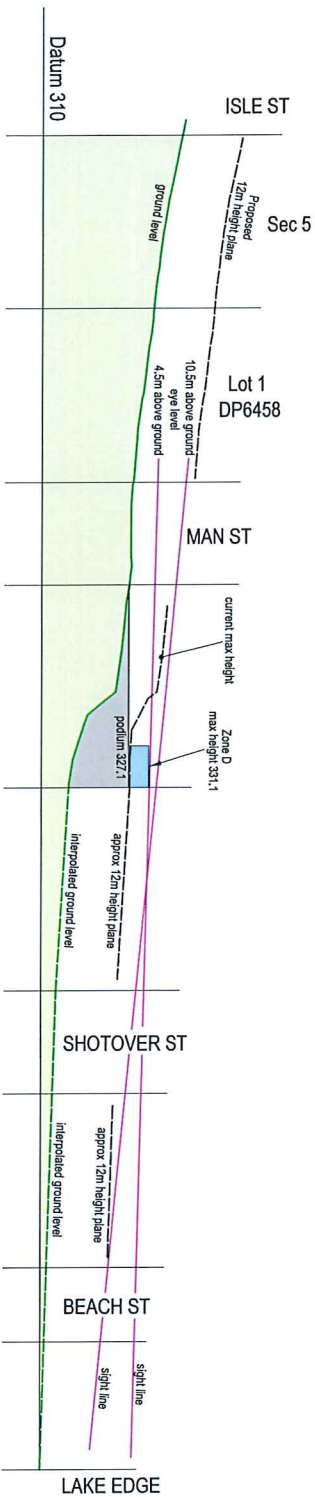
DATE: 10 Oct 2014
BY: Bruce McLeod
Scale: 1:1000
Original Plan A3
DRAWING & ISSUE No: 2140-32R-1D



P.O. Box 2483
Wakapuia 5349
Ph 03 442 3466
Fax 03 442 3469
Email aurnum@pacdonz



SIGHT LINE G - Pt SEC 7



SIGHT LINE I - SEC 5

REV	DATE	REVISION DETAILS	BY
D	10-10-14	Height adj	BAW
C	2-08-14	Ramp amendment	BAW
B	2-08-14	Minor amendments	BAW
A	1-08-14	Initial release	BAW

WARNING NOTE:
This plan has been prepared for the purpose of a sight line analysis. It should not be used by the client company for any other purpose.

SIGHT LINE ANALYSIS MAN STREET CAR PARK SITE

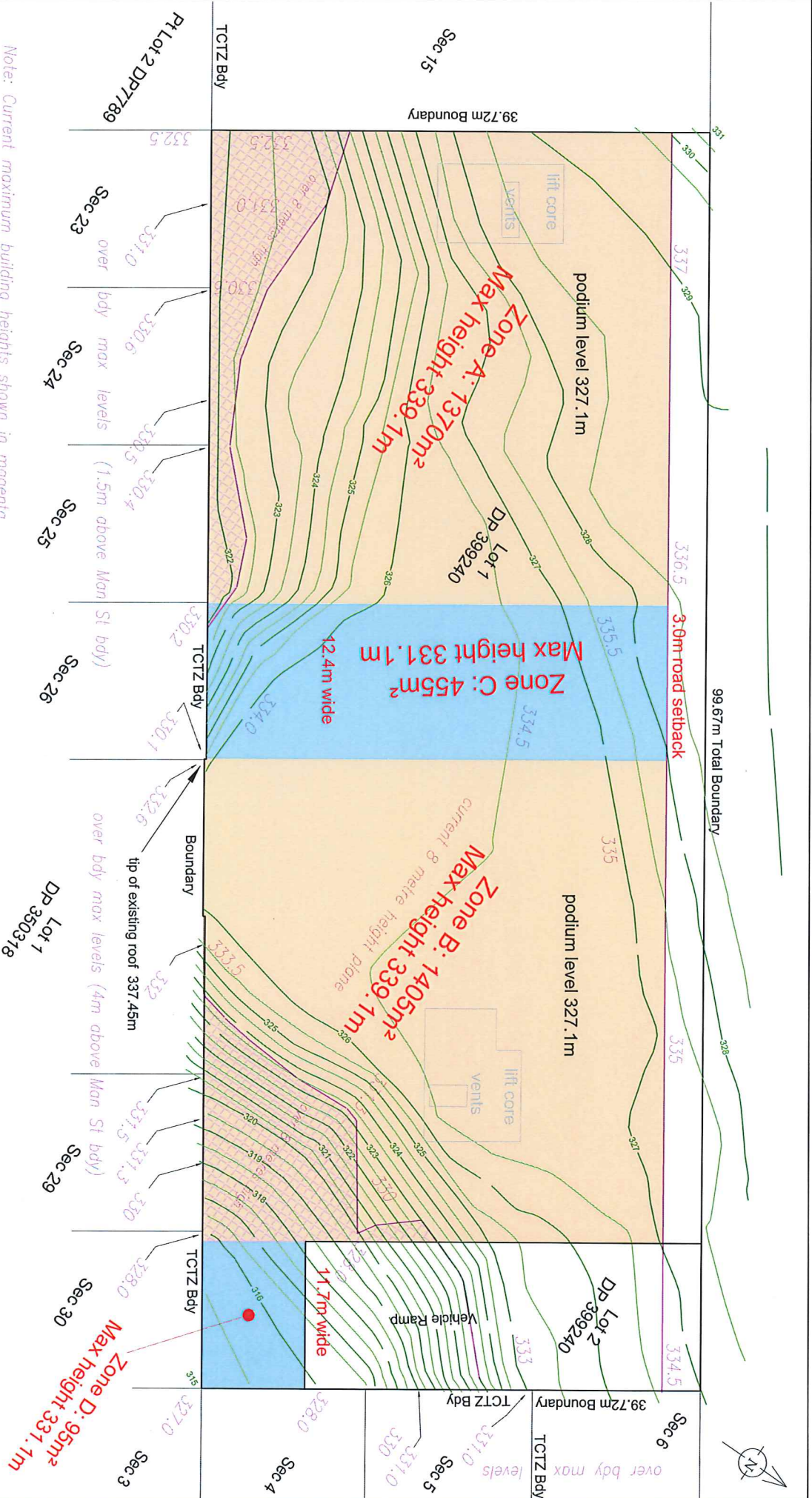
DATE: 10 Oct 2014	Scale: 1:1000	DRAWING & ISSUE No. 2140-32R-2D
BY: Bruce McLeod	Original Plan A3	

AURUM SURVEY

P.O. Box 2493
Wellington 3149
Ph 03 442 3489
Fax 03 442 3489
Email admin@aurum.co.nz

NOTES:
- Ground levels are modelled from existing topographical information.

Note: Current maximum building heights shown in magenta
Contours are an estimate of original ground levels



MAN ST CAR PARK HEIGHT LIMIT REVIEW

Man St Car Park Building
Upper Level Development
Queenstown

DATE	REVISION	BY	APP'D BY
21/03/2014	1	A. Campbell	B. Macdonald
21/03/2014	2	A. Campbell	B. Macdonald
21/03/2014	3	A. Campbell	B. Macdonald
21/03/2014	4	A. Campbell	B. Macdonald
21/03/2014	5	A. Campbell	B. Macdonald
21/03/2014	6	A. Campbell	B. Macdonald
21/03/2014	7	A. Campbell	B. Macdonald
21/03/2014	8	A. Campbell	B. Macdonald
21/03/2014	9	A. Campbell	B. Macdonald
21/03/2014	10	A. Campbell	B. Macdonald
21/03/2014	11	A. Campbell	B. Macdonald
21/03/2014	12	A. Campbell	B. Macdonald
21/03/2014	13	A. Campbell	B. Macdonald
21/03/2014	14	A. Campbell	B. Macdonald
21/03/2014	15	A. Campbell	B. Macdonald
21/03/2014	16	A. Campbell	B. Macdonald
21/03/2014	17	A. Campbell	B. Macdonald
21/03/2014	18	A. Campbell	B. Macdonald
21/03/2014	19	A. Campbell	B. Macdonald
21/03/2014	20	A. Campbell	B. Macdonald
21/03/2014	21	A. Campbell	B. Macdonald
21/03/2014	22	A. Campbell	B. Macdonald
21/03/2014	23	A. Campbell	B. Macdonald
21/03/2014	24	A. Campbell	B. Macdonald
21/03/2014	25	A. Campbell	B. Macdonald
21/03/2014	26	A. Campbell	B. Macdonald
21/03/2014	27	A. Campbell	B. Macdonald
21/03/2014	28	A. Campbell	B. Macdonald
21/03/2014	29	A. Campbell	B. Macdonald
21/03/2014	30	A. Campbell	B. Macdonald
21/03/2014	31	A. Campbell	B. Macdonald
21/03/2014	32	A. Campbell	B. Macdonald
21/03/2014	33	A. Campbell	B. Macdonald
21/03/2014	34	A. Campbell	B. Macdonald
21/03/2014	35	A. Campbell	B. Macdonald
21/03/2014	36	A. Campbell	B. Macdonald
21/03/2014	37	A. Campbell	B. Macdonald
21/03/2014	38	A. Campbell	B. Macdonald
21/03/2014	39	A. Campbell	B. Macdonald
21/03/2014	40	A. Campbell	B. Macdonald
21/03/2014	41	A. Campbell	B. Macdonald
21/03/2014	42	A. Campbell	B. Macdonald
21/03/2014	43	A. Campbell	B. Macdonald
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21/03/2014	45	A. Campbell	B. Macdonald
21/03/2014	46	A. Campbell	B. Macdonald
21/03/2014	47	A. Campbell	B. Macdonald
21/03/2014	48	A. Campbell	B. Macdonald
21/03/2014	49	A. Campbell	B. Macdonald
21/03/2014	50	A. Campbell	B. Macdonald
21/03/2014	51	A. Campbell	B. Macdonald
21/03/2014	52	A. Campbell	B. Macdonald
21/03/2014	53	A. Campbell	B. Macdonald
21/03/2014	54	A. Campbell	B. Macdonald
21/03/2014	55	A. Campbell	B. Macdonald
21/03/2014	56	A. Campbell	B. Macdonald
21/03/2014	57	A. Campbell	B. Macdonald
21/03/2014	58	A. Campbell	B. Macdonald
21/03/2014	59	A. Campbell	B. Macdonald
21/03/2014	60	A. Campbell	B. Macdonald
21/03/2014	61	A. Campbell	B. Macdonald
21/03/2014	62	A. Campbell	B. Macdonald
21/03/2014	63	A. Campbell	B. Macdonald
21/03/2014	64	A. Campbell	B. Macdonald
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21/03/2014	68	A. Campbell	B. Macdonald
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21/03/2014	82	A. Campbell	B. Macdonald
21/03/2014	83	A. Campbell	B. Macdonald
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21/03/2014	85	A. Campbell	B. Macdonald
21/03/2014	86	A. Campbell	B. Macdonald
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21/03/2014	94	A. Campbell	B. Macdonald
21/03/2014	95	A. Campbell	B. Macdonald
21/03/2014	96	A. Campbell	B. Macdonald
21/03/2014	97	A. Campbell	B. Macdonald
21/03/2014	98	A. Campbell	B. Macdonald
21/03/2014	99	A. Campbell	B. Macdonald
21/03/2014	100	A. Campbell	B. Macdonald

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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 Any Old Fish
Company Holdings Limited

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

GTODD law
LAWYERS & NOTARY PUBLIC

GTODD LAW
Level 3, 36 Shotover Street,
(PO Box 124 Queenstown 9348)
Queenstown 9300
P 03 441 2743
F 03 441 2976
Email: graeme@gtoddlaw.com
Counsel acting: G M Todd

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO: Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

SUBMITTER'S NAME: Any Old Fish Company Holdings Limited

PHONE NUMBER: 03 441 2743 (work)

EMAIL ADDRESSES graeme@gtoddlaw.com

POSTAL ADDRESS: Any Old Fish Company Holdings Limited
C/- GTODD LAW
P O Box 124
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:

The submitter is the registered proprietor of the residential property located at 37 Man Street, being legally described as Part Section 16 Block XI Town of Queenstown. This property is 533m² in area.

The submitter opposes Plan Change 50 in its entirety, unless the Council undertakes a more rigorous assessment of the planning provisions that will apply to the proposed Isle Street Sub-Zone.

The Isle Street Sub-Zone, whilst not given the same focus or detail of assessment as the Lakeview Sub-Zone within the Plan Change documentation, is vitally important as it provides a logical expansion of the Queenstown Town Centre Zone and greatly assists in justifying the rezoning of the Lakeview site. Without the Isle Street Sub-Zone, the Lakeview Sub-Zone would be an isolated piece of commercial zoning, separate from the Queenstown Town Centre Zone and cannot be justified or warranted as forming any part of the Queenstown Town Centre Zone.

Plan Change 50 states that the Isle Street Sub-Zone provides for the expansion of the Queenstown Town Centre Zone by providing for complementary activities that connect the commercial heart of Queenstown to the commercial, community and tourist activities

along Brecon Street. This sub-zone is anticipated to provide for some residential activities, visitor accommodation activities and small scale commercial activities.¹

The submitter considers that the mixed use allowance for activities in the Isle Street Sub-Zone is the correct approach. A mixed use approach should allow this area to evolve over time to support the existing Queenstown Town Centre Zone.

However, the proposed building development controls for the Isle Street Sub-Zone are inappropriate and will create significant “tension” for a mixed use area. Based on this view, the submitter has the following issues with the planning provisions proposed for the Isle Street-Sub-Zone.

The primary building development controls within the Isle Street Sub-Zone which are considered to require further assessment are the proposed building height limit and building setbacks (both from the road and internal boundaries).

In relation to the building height limit, proposed Rules 10.6.5.1(xi)(e),(f) and (i) state the following:

- (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 uppermost 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.*

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, particularly properties that front onto Isle Street. In some instances, properties located adjacent to Man Street have been excavated in order to accommodate buildings. If the ‘original ground level’ is used for such properties, then potentially buildings much higher than 12m could occur when the original ground level is considered as the base point for measuring height. If the 2m roof bonus is used, buildings could be greater than 14m in height from the original ground levels.

For this reason the submitter believes that the current ground levels should be adopted for the Isle Street Sub-Zone, as opposed to the original ground levels.

The submitter further believes that with a number of reasonably narrow sites within the Isle Street Sub-Zone, buildings will struggle to achieve 12m in height due to the

¹ Section 32 Evaluation Report – Page 10

proposed recession planes. Further, the proposed 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 views achieved by such are important. However, the submitter believes further assessment should be undertaken by the Council in terms of the exact makeup of the proposed recession planes, especially considering the proposed mixed use of the Isle Street Sub-Zone. The submitter believes that the recession planes should either be deleted and an alternative design solution put forward, or the angle/height of the recession planes 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 as a result of the proposed rule. The submitter believes this is not an optimal, let alone good, design outcome.

Rules 10.6.5.1(iv)(e)(f) and (g) deal with building setbacks within the Isle Street Sub-Zone. These rules state:

- (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 submitter believes that there should be the ability to park vehicles within the road boundary setback. Without such, existing parking pressure in the area will be exacerbated.

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 will create small narrow tunnels between sites, which will most likely end up as dead or redundant spaces. 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 proposed.

The submitter believes that provision should be made for pedestrian links to be incorporated into the two blocks contained within the Isle Street Sub-Zone. Consideration also needs to be given to potentially providing for a service lane to run through the two blocks (in a central manner).

The submitter believes that the proposed Lakeview Sub-Zone has been subject to a rigorous assessment from an architectural and urban design perspective. Whilst the Clinton Bird Urban Design Peer review addresses the Lakeview Sub-Zone in an effective manner, the actual assessment of the Isle Street Sub-Zone provisions is inadequate and minimal at best.

Overall, the submitter believes that further and substantial assessment needs to occur in relation to the zoning 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 in this area.

Lastly, the submitter believes that the Council needs to adopt a lead role in dealing with, planning and provision of infrastructure servicing issues in terms of the Isle Street Sub-Zone.

I SEEK THE FOLLOWING from the local authority:

The submitter seeks that PC 50 be declined in its entirety, unless and until the specific issues identified in this submission are addressed in relation to the proposed Isle Street Sub-Zone and are properly dealt with in terms of amendments to the proposed provisions of the Plan Change.

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

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

Signature

To be signed for and on behalf of a submitter

*as solicitor and
duty authoriser agent
of my own firm
Canning Property Limited*

10th day of October 2014

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

QUEENSTOWN


**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: Doug & Betty Brown

Phone Numbers: Work _____ Home 442 8367 Mobile _____

Email Address: bettybrown@extra.co.nz

Postal Address: 62 Ballarat St.

Post Code: 9300

Queenstown

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~~ ~~**~~ 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:

Projected height + bulk provisions
would create a concrete jungle
massive transport + carparking problems



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

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

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

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


- ① Amend provisions to leave Isle St/man St blocks as they are.
- ② Lakeview site to retain the green area used as childrens playground on our Hay & Man Sts.
- ③ Balance of Lakeview site to be High Density Residential zoning similar to Isle/man St. blocks
- ④ Oppose Plan 50 being extension of C. B. D.

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

As above

I wish to be heard in support of my submission.

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



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

10/10/2014
Date

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



FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

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



QUEENSTOWN
LAKES DISTRICT
COUNCIL

TO // Queenstown Lakes District Council

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

Name: Allan Huntington

Phone Numbers: Work 409 8318 Home _____ Mobile 027 229 6056

Email Address: architec@queenstown.co.nz

Postal Address: 126 Slopehill Road

Post Code: _____

RD 1

Queenstown

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50: 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.

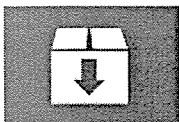
** Select one.

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

Rezoning the existing High Density Residential zoning to Town Centre zone

and

The provision of Convention Centres as a controlled activity.



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

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

10 OCT 2014

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 extension of the Town Centre Zone into the existing High Density Residential and I oppose the provision of Convention Centres as a controlled activity.

My submission and reasons for my views are on the attached five pages.

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

1. Lake view to remain as high density Residential zoning
2. Withdraw the change to Town Centre Zone
3. Withdraw the provision for Convention Centres on Lakeview
4. Modify the increases in height of the existing High Density Land to 10m plus a roof form bonus of 2.0m.

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

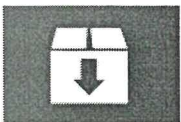
I WILL ~~NOT~~ consider presenting a joint case with others presenting similar submissions.

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

Date

10-10-2014

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



SUBMISSION

PLAN CHANGE 50 : QUEENSTOWN TOWN CENTRE EXTENSION

Allan Huntington

SUMMARY

Queenstown does not require an expansion of the Town Centre into the Lakeview land. There is sufficient capacity within the zone and areas. Plan Change 50 emphasis on commercial and visitor accommodation development is at the detriment of providing High Density zoned land close to town as per the District Plan objectives and policies.

What Queenstown requires is a larger resident population. The Lakeview land should be used entirely for residential and incorporate 500-600 residences and an increased residential population of 1500-1800 persons. An increased population would assist in the Town Centres vitality and economy.

GENERAL

1. While the main text of this submission relates to the Lake View (camp ground site) but the issues identified can be read across the other sub zones
2. QLDCs analysis of Town Centre Capacity or retail drift to Frankton is very narrow. The analysis is based on potential square metre areas available rather than what tourists or residents require and enjoy. There is no analysis what draws tourists to an area or town and there is no allowance for Queenstown's uniqueness.
3. The scope of Plan Change 50 is very broad and there has been little time as a submitter for a detailed examination of what has been proposed.

DISPERSION OF TOURIST ACTIVITIES TO FRANKTON

4. Frankton is now the hub for residents and Queenstown is the centre for tourists. For good or bad this is the direction our community took some time ago and creating more commercially zoned land in Queenstown will not alter this outcome. This issues were defined over a decade ago with the development of Remarkables Park, the location of the Events Centre and Aquatic Centre as well as the large adjacent residential subdivisions.
5. The concern that Franktons success will diminish Queenstown potential is unfounded. Tourists love downtown Queenstown for its vitality, uniqueness, its compact form and closeness to Lake Wakatipu and the surrounding grandeur of our mountains and lake.
6. Frankton does not have the same appeal and its structure and nature are similar to most urban areas around the world and has little interest for tourists, Tourists will gravitate to Queenstown over Frankton.
7. What would make a difference is a lift in permanent residents living in Queenstown. Lakeview and the surrounding streets have the potential to increase the resident population of Queenstown. A higher permanent residential population will add vitality, resilience and economy of the Town Centre as well as tackling environmental issues of expansion into rural areas and transportation

IS QUEENSTOWN TOWN CENTRE AT CAPACITY?

8. While the centre of Queenstown has a vibrant business heart the peripheral lower Shotover Beach \Streets, Church and Earl Streets have low foot traffic and high turn over of tenancies. Some of these older areas are looking run down and in need of rejuvenation.
9. QLDCs analysis relating to retail floor space development is too narrow. Other methods would be to compare with other resorts on the density / pedestrian counts of tourists to available retail space. Certainly Queenstown is only crowded occasionally and there are areas of the Town Centre which could have a higher foot traffic and absorb a substantial increase in activity.
10. Plan Change 50s expansion to Lakeview will dilute the Town Centre and weaken the existing retail. There is a high risk that Lakeview will slow the rejuvenation and vibrancy of the existing Town Centre.
11. I would question the viability of retail outside the existing town centre and its success. The existing Town centre has a uniqueness that is a mix of new and old and is compact and vital. The Lakeview land development and convention centre is geographically isolated from the down town by distance, height and a main traffic thoroughfare and it will be difficult to draw people to Lakeview.
12. The QLDC analysis indicates that developers/land owners are not proposing future development in the Town Centre. The developers negative position is quite understandable as we are still suffering the effects of the GFC and the high NZ dollar with reduced tourist spending. With improvement in these negative factors we would see a rise in confidence and significant rejuvenation and expansion of commercial floor area within the existing Town Centre itself. No correlation has been made between developers intentions and the cyclical nature of development activity. A very narrow snapshot has been taken.
13. QLDCs concerns that Queenstown Town Centre is at capacity are unfounded. There are still substantial redevelopment opportunities within lower Beach Street and Shotover Street as well as new commercial areas such as the Henry Street precinct. Potentially Brecon and Hay Streets could also be considered along with Gorge Road /Robins Road as another area for long term growth.
14. The Lakeview commercial expansion and Plane Change 50 is an example of more is less.

HOT POOLS & OTHER COMMERCIAL DEVELOPMENT

15. The land proposed for the hot pools is a premium location and if it is to be used for hotpools or other commercial development it should attract a premium price. Restricting a building height to 4.5m maximum curtails the potential of the site and may curtail the benefit to the community of the possible value/sale price it may have. Keeping the height consistent with adjacent land would maintain a higher value and premium for what is a community asset.
16. An alternate location for a hot pool development would be at One Mile Creek. It has a lovely natural setting and it would be fantastic if the hydro electric plant could be reinstated to provide a renewable energy source for pool water heating.

CONVENTION CENTRE

The council should not proceed with the proposed convention centre on the Lake view site for the following reasons

17. The Howarth HTL report projects 70,000 to 100,000 in attendee days/bednights. Queenstown is verging on 3,000,000 bed nights . The Howarth HTL projections are an underwhelming increase in visitor numbers for the substantial establishment expense, risk and ongoing cost of a new conference centre
18. Queenstown has naturally increased its bed nights by approximately 100,000 over the period of consultation on the convention centre. To put into context the Winter games brought 37,786 international and 11,200 domestic bed nights to the region. A total of approximately 49,000 bed nights (ODT 12 Dec 2013). The Hills NZ Open Golf generated 34,000 bednights (ODT 24 March 2012). These two events generate more bed nights than an entire annual operation of the proposed conference centre .
19. The proposed Convention Centre location is on the prime land with the best views to Lake Wakatipu. A conference facility is generally inward looking and requires a lot of carparks. This is not the best use of the proposed site.
20. Utilising the large tract of land for a conference centre and other commercial activity loses many opportunities for high density housing close to the town centre, elderly care facilities , affordable housing and recreation amenities .
21. A Conference Centre is best built elsewhere and the land left for High Density residential that would be able to enjoy the sunniest part of the site and outstanding outlook.
22. It also seems unusual that the downtown business community will be paying for a Convention Centre when Plan Change 50 is creating a subzone of competing retail associated directly with the Convention Centre.
23. A Conference Centre is not relevant to the Lakeview site and should be located closer to the Town Centre on the Boundary Road carpark or the Ballarat carpark area. These locations would be more suited and allow any economic benefit to be directly associated with the existing town centre businesses .
24. Using the Lakeview land for a convention centre losses many opportunities for our community to grow in a meaning full way with good urban design , a tightly focussed commercial centre, addressing environmental issues, and housing opportunities for all.

HEIGHT

25. I am in agreement with a height increase for high density residential development on the the Lakeview site but I would propose a 10m maximum with a 2.0m roof form bonus. Residential activity does not require the 4.5m lower stud height that a commercial building may require. A 10m height would be sufficient for a three storey construction on flattish land

RESIDENTIAL

26. There is enormous opportunity to develop Lakeview and adjacent land for residential purposes. Lakeview is centrally located, flat and easy to develop for residential purposes. Lakeview land should be used for Queenstown's expanding population growth not for commercial interests and visitor accommodation.
27. With an increase in maximum height to three stories there is potential for 500-600 residential units or 1500-1800 residents. This number of people will have a profound influence on the vitality and maintenance of Queenstown as the principal centre for the region. The economic impact of this number of residents adjacent the Town Centre would be substantial. Along with the positive environmental outcomes of reduced traffic and extending subdivision further in rural areas.
28. There are few restrictions proposed on commercial activities in the Lakeview sub zone. Not to be too prudish but there are no restrictions on Casino or sex worker activities that may find their way onto Lakeview. Possibly there could be a Casino village complete with its own in house accommodation and retail.
29. The Convention centre, commercial and visitor accommodation on Lakeview diminish the opportunities for suitable long term residential population. The noise, traffic, smell and after hours revelry and Queenstown's late night hospitality and party atmosphere is not suitable for a well balanced mix of residential population. Requiring owners to close up residences and put on the ventilation system, as proposed in Plan Change 50 is not an appropriate method for resolving these negative affects. It may be suitable for visitor accommodation but High Density living needs to extend living areas to decks and other outdoor living spaces and not be cooped up inside.
30. It is clearly identified in the District Plan that High Density land is used to maintain a large core of residents close to town and that High density land is in scarce supply in Queenstown. Plan Change 50 rezoning High Density land to commercial diminishes the potential of Lakeview for residential use. A much higher level of good quality residential development on Lakeview would assist the vitality of the Queenstown Town Centre and address some of the issues with drift to Frankton.

CHANGES TO PLANE CHANGE 50

I seek the following changes to Plan Change 50:

31. Lake view to remain as high density Residential zoning
32. Withdraw the change to Town Centre Zone
33. Withdraw the provision for Convention Centres on Lakeview
34. Modify the increases in height of the existing High Density Land to 10m plus a roof form bonus of 2.0m.

CONCLUSION

QLDC's concerns of Queenstown may lose its primacy as the key tourist centre and the capacity of Queenstown Town Centre ability to grow are unfounded and there is no need to extend the Town Centre to Lakeview and other residential land.

Plan Change 50 is too narrowly focused on the presumption that tourists will drift to Frankton as there will be larger area of retail. Queenstown has a natural draw to tourists and the success of the Town Centre depends on the quality, uniqueness and vitality of its commercial area not on how much floor area is available for shops. Plan Change 50 has not considered this.

Queenstown needs to maintain and grow its permanent residential population. The Lakeview site and adjacent land is well suited for this. High Density land so close to town is rare and strategic for Queenstown's residential and associated environmental and economic considerations. The existing District Plan policies and objectives are to maintain and expand high density residential opportunities close to town. Plan Change 50 reduces these opportunities.

Lakeview land and surrounds should remain zoned High Density Residential and be developed as an example of a town addressing the issues of growth and the environment and the proposed Plan Change 50 does not meet this challenge.

Regards
Allan Huntington