

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: Mark & Anne McKenzie (and the McKenzie McCabe Family Trust)

Phone Numbers: Work 03 365 3253 Home 021 627 911 Mobile 021 627 911

Email Address: mrm@timbers.co.nz *03 326 711*

Postal Address: 164 Clifton Tce., Post Code: 8081
Clifton,
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 proposal that my submission relates to are:

Request Plan Change 50 to be amended to not include Antrim Street.
We wish to be heard concerning concerning Plan change 50



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)

My submission is for Antrim Street to be excluded from proposed plan change. I wish to be heard concerning the amendments of Plan change 50. Antrim Street is on the outer boundary of the Plan change area and should be preserved for its cultural and historic values.

We own the crib at 143 Antrim St. My family entered into a long term lease of the land in about 1963 just prior to its transfer to the Public trustee. My father a farmer constructed a two storey crib in 1964. I have a photographic record from the early 1960's of the construction and subsequent occupation for family holidays up to the present. The crib has been kept in original and relatively good condition over the past 50 years. For example a new roof and insulation was installed in 2012. The other cribs on Antrim St were also constructed in the 1960's and also appear to have remained in original and relatively good condition.

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

We request Plan change 50 be amended to not include Antrim St. We request to be heard concerning Plan Change 50. We would like to see Antrim St retained for its cultural significance.

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

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



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

9/10/14

Date

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LAKES DISTRICT
COUNCIL**

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TO // Queenstown Lakes District Council

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

Name: Queenstown Lakes Community Housing Trust

Phone Numbers: Work 034501702 Home n/a Mobile 0276452447

Email Address: julie@qlcht.org.nz

Postal Address: PO Box 1748 Post Code: 9348
Queenstown

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:

Plan Change 24 - the provision of Affordable and Community Housing.



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

PC50 needs to be consistent with the objects of PC24, the Trust is seeking the provision of affordable and community housing to be included within the Plan Change.

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

We would like to discuss with Council the way in which the objects of PC24 might be delivered within PC50.

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

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

10/10/14

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

Date

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SCANNED

10 OCT 2014

QUEENSTOWN

QLDC

0122131

50/43

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



QUEENSTOWN
LAKES DISTRICT
COUNCIL

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

TO // Queenstown Lakes District Council

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

Name: Joy Maree Veint

Phone Numbers: Work — Home 4421246 Mobile 0273699195

Email Address: joyveint@gmail.com

Postal Address: 70 Hunter Rd

Post Code: 9371

Rd1, Queenstown

PLAN CHANGE to which this submission relates to:

Extension of town centre proposed
Plan change 50

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

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

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

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

- 1/ Economic growth should not come at the expense of losing our mountains forever.
- 2/ The unique Alpine Resort Town that we have now will be lost forever if council allow high rise buildings to go up our mountains.
- 3/ We need to preserve our beautiful town for future generations to come.
- 4/ Just to change the zoning to allow a convention centre to go



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ahead on the lake view site is an assault on our natural landscape.

- 5/ The extension of the town centre should go out Gorge Road
- 6/ Earthquake RISK

10 OCT 2014

QUEENSTOWN

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

I do not support this extension of the town centre just to allow a convention centre to go ahead on the lake view site.
No high rise buildings should be approved as it will impact on our natural landscape.
It will create a precedence for others to follow.
Queenstown is on many major fault lines.
A huge earthquake is a serious risk to our resort.
I do not want to see our town turned into a glitzy tinsel town, glass house resort.
Congestion on the roads in the CBD is dangerous
~~for people now. It will only get worse with traffic making its way through town to get to this high density commercial zone.~~
The roads we use today in the CBD were built for horses in the 1860's.
A convention centre should be easily accessible to all by road, with plenty of parking and no danger zones to contend with.
The extension of the town centre should be out Gorge Rd. where there has been commercial development for the last 60 years
The development footprint is already there.

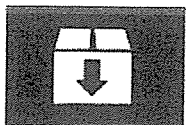
I do wish to be heard in support of my submission.

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

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

Date

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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

**QUEENSTOWN
LAKES DISTRICT
COUNCIL****TO //** Queenstown Lakes District Council**YOUR DETAILS //** Our preferred methods of corresponding with you are by **email** and **phone**Name: Douglas VeintPhone Numbers: Work _____ Home 034421246 Mobile 021 442 086Email Address: dougveint@gmail.comPostal Address: 70 Hunter Road Post Code: 9371ROIQueenstown**PLAN CHANGE to which this submission relates to:**Plan change 50~~I _____ gain an advantage in trade competition through this submission.~~

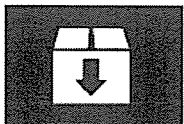
- *I . ** directly affected by an effect of the subject matter of the submission:
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 - ~~(b) does not relate to trade competition or the effects of trade competition.~~

* 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 plan to extend the Queenstown town centre to the Lakeview & Isle Street Sub zones.



16 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 proposal to extend the town centre zone towards Lakeview & Isle Street sub-zones.

My reasons are that it would be visually unacceptable to have highrise buildings up the hill in that area, I don't believe the traffic & access problems have been allowed for and it would be more appropriate to extend in the Gorge Road area.

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

To abandon plan change 50 in its present form & look again at the proposal to extend in the direction of Gorge Road.

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

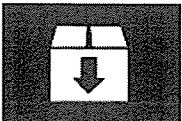
I do not consider presenting a joint case with others presenting similar submissions.



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

10-10-14
Date

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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: Janet Margaret Myrna Sarginson

Phone Numbers: Work N/A Home 442-8659 Mobile N/A

Email Address: N/A

Postal Address: 30 Gorge Rd. Post Code: 9300
Queenstown

PLAN CHANGE to which this submission relates to:

Extension of Town Centre proposed
Plan change 50

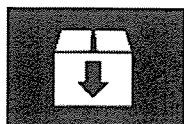
~~I. gain an advantage in trade competition through this submission.~~

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

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

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

High rise buildings in the Town Centre
Plan change 50



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

I oppose the proposal of the Town Centre extension because of the highrise buildings. Others will follow. The visual impact on our mountains landscape will be gone forever.

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

I would like council to rethink plan change 51 & look again at the proposal to include Gorge R. extension in the Town Centre

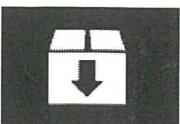
I ☒ wish to be heard in support of my submission.

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

J. M. M. Darginson
Signature - (to be signed for or on behalf of submitter) **

10-10-2014
Date

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RMA Form 5
Submission on a publicly notified plan change
Clause 6 of First Schedule Resource Management Act 1991

To: Queenstown Lakes District Council
Private Bag 50027
Queenstown 9348

Name of submitter: Otago Regional Council

This is a submission on the proposed plan change:

- Plan Change 50 – Town Centre Zone Extension Plan (the plan change)

OVERVIEW

The specific parts of the proposal that this submission relates to are:

- Maintaining Queenstown's reputation and the role of the main town centre as the main tourist centre and the primary commercial centre for the district
- Facilitating economic growth of the district's tourism sector

This submission is:

The Otago Regional Council (ORC) as a partner in the Town Centre Transport Business Case Preparation supports the plan change in respect to Transport matters.

Decision Requested

The Otago Regional Council seeks the following decision from the Queenstown Lakes District Council (QLDC):

The decision ensures the plan change outcome will reflect and have positive synergies with the District Wide and Town Centre Transport Business Cases currently being prepared by QLDC, with support from New Zealand Transport Agency (NZTA) and ORC.

Discussion:

Background of Relevant Transport Business Cases

1. The ORC is involved in QLDC's business planning for the town centre (and wider district) because of its role in regional transport planning and in managing public transport.

2. The first stage of the business planning for Queenstown's town centre identified as issues, increasing volumes between competing transport modes and inefficient use of road space and parking. By addressing these issues, access to the town centre, the functionality of the transport network, and visitor experience can be improved.
3. The Traffic Design Group Transport Assessment (Will Hyde, 12 August 2014 – pg. 29) signals an integrated, multi-modal demand-managed transport outcome utilising walking, cycling, and passenger transport options as an alternative to providing for car parking and vehicle movement in and out of the zone. At the time of preparing this submission, the Town Centre Transport Business Case Preparation has not, however, determined a strategic approach in respect to whether the town centre should be pedestrianised or whether the number of vehicles coming into the town centre should be reduced, or not.
4. It will be important for the business planning case to ensure consideration is given to future transportation infrastructure being effective in supporting and promoting the patterns of growth proposed in the district's Transportation and Parking Strategy. (2005)
5. ORCs view is that it is important that present transport business planning is integrated with the preparation of the town structure plan proposed in the plan change documentation. This will provide the opportunity for positive outcomes from both planning initiatives and most importantly, for the residents and visitors to the district.
6. Ideally, the transport business planning should be completed before the structure plan is developed. In that way, not only can the structure plan give appropriate consideration to solutions identified in the business planning, but also the changes proposed to the town centre and transport network in the structure plan. This would assist in establishing a broad development layout and that the final business plan can be integrated to ensure a coherent system.

Additional matters for consideration during the plan change process

7. ORC recommends a review of the council's parking pricing and supply be undertaken before or during the preparation of the structure plan. The plan change signals a limitation on provision of off-street parking on the Lakeview site. The review's purpose would be test if such a limitation would have any undesired effect such as clogging of the area around the town centre with either parked vehicles or drivers circulating looking for a park. Such effects would be contrary to the strategic direction being proposed in the transport business case planning.
8. As the Lakeview site will receive a high degree of tourism, coach and public transport traffic, there is the opportunity to investigate whether the convention centre site would make for a suitable transit hub for public passenger transport, and to incorporate such provision in the wording of the plan change.

The ORC does not wish to be heard in support of this submission.

If others make a similar submission, the ORC will not consider presenting a joint case with them at a hearing.



Fraser McRae
Director Policy Planning and Resource Management

10 October 2014

Address for service of submitter: Otago Regional Council
Private Bag 1954
DUNEDIN
Telephone: (03) 474 0827
Email: warren.hanley@orc.govt.nz
Contact person: Warren Hanley
Resource Planner – Liaison

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

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QUEENSTOWN
LAKES DISTRICT
COUNCIL

50/47

TO // Queenstown Lakes District Council

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

Name: JAMES IAN PENWELL

Phone Numbers: Work 03 442 9299 Home 03 441 4063 Mobile 027 6988333

Email Address: jamespenwell@xtra.co.nz

Postal Address: 6B CRESTA LANE

Post Code: 9300

FRANKTON

QUEENSTOWN

PLAN CHANGE to which this submission relates to:

PLAN CHANGE 50 - QUEENSTOWN TOWN CENTRE ZONE

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

- *I. ☒ ** directly affected by an effect of the subject matter of the submission:
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 - (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 COUNCIL - OWNED LAKEVIEW SITE
- SOME PRIVATELY - OWNED LAND ADJOINING THE LAKEVIEW SITE & BOUNDED BY THOMSON & GLASSON STREETS
- 34 BRECON ST
- 2 ADDITIONAL BLOCKS BOUNDED BY CAMP ST, ISLE ST, MAN ST, HAT ST.
- THE LAKE ST / BEACH ST / HAT ST / MAN ST BLOCK.



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

I OPPOSE THE SPECIFIC PROVISIONS ON THE GROUNDS THAT:-

- THE APPROVAL OF THE PLAN CHANGE WILL PERMIT THE CONSTRUCTION OF MUCH HIGHER BUILDINGS THAN CURRENTLY EXIST.
- THIS CONSTRUCTION WILL BE AN EYESORE. MULTI-STORY BUILDINGS WILL NOT "BLEND IN" TO BOB'S PEAK, ANYMORE THAN THE MILTON/KAWANAU FALLS DEVELOPMENTS BLEND IN TO PENINSULA RD.
- THE PROVISION IS LESS ABOUT REZONING THE AREA AS "TOWN CENTRE" THAN IT IS ABOUT SEEKING A MEANS TO PERMIT THE CONSTRUCTION OF A CONFERENCE CENTRE, TO WHICH I AM ALSO OPPOSED. IN THIS SENSE THE PLAN CHANGE IS MISLEADING & DISHONEST.

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

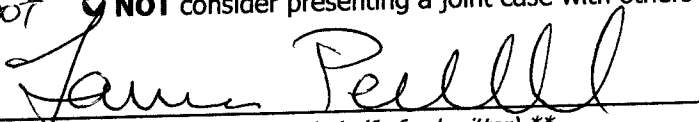
I REQUIRE THE LOCAL AUTHORITY THROUGH THE ELECTED COUNCIL TO REJECT THE PLAN CHANGE.

I REQUIRE THE ELECTED COUNCIL TO REMEMBER THAT THEY ARE CHARGED TO REPRESENT THE COMMUNITY WHICH IS CLEARLY HORRIFIED BY THE POTENTIAL FOR MULTI-STORY BUILDINGS IN THIS AREA.

I REQUIRE THE LOCAL AUTHORITY TO FOCUS ON ITS CORE ACTIVITIES AND FORGET ~~THE~~ ABOUT GRANDIOSE MONUMENT BUILDING, OR PERSONAL EGOMANIA.

I ~~DONOT~~ ☒ wish to be heard in support of my submission.

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



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

10/10/14
Date

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19 Willow place,

Queenstown.

10 October, 2014

SUBMISSION ON QLDC PLAN CHANGE 50

Introduction

Thank you for the opportunity to comment on this proposed plan change. I would like to disclose the following:

- I am a Queenstown Lakes District Councillor, but am making this submission as an individual. My husband and I own an apartment within the Isle Street extension part of the plan change. I had already decided to declare a conflict of interest because of the proximity of our property to the initially proposed plan change area before I (or any other Councillor, for that matter) discovered that the plan change area had been extended beyond the Lakeview site. I'm therefore unable to vote on or take part in council discussions about the plan change. This submission is therefore my opportunity to raise concerns and issues.
- I am the portfolio manager for QLDC's District Plan review, currently being undertaken.

MAJOR CONCERNS

Plan Change 50 Interface with District Plan Review

The version of the Town Centres Chapter 10 into which this plan change has been incorporated is no longer extant. This old version strongly reflected the McDermott Miller strategy report, with little input at that stage from councillors or the community forum. It has changed considerably through Councillor and forum workshops and discussions between planning staff and portfolio managers.

For plan change 50 to adequately mesh with the rest of the town centre provisions - admittedly draft and not yet consulted on, but certainly more developed than the version you have from page 435 of your agenda - your consideration should be based on this latest version. This will be coming to Council for adoption at the end of this month (to then be held until notification with most of the rest of the district plan review in May 2015). Can I please suggest that this is the version into which plan change 50 should be incorporated - assuming PC 50 goes ahead in this format.

I believe this is vital for the integrity of our District Plan, and the overall better management of Queenstown town centre. There are some quite distinctive elements of our current town centres chapter that plan change 50 should reflect - including more emphasis on having a defined entertainment hub in the innermost part of the town centre, greater emphasis on community, and active street interface of buildings. Also, the change of language in our zone purpose, objectives and policies will give guidance as to how we see economic benefits versus community amenities being balanced as well as they can within the broader town centre zone.

Lack of Affordable Housing Provision – Development Principles and Plan Change 24

It is interesting that although the introduction to this plan change does several times mention the concept of affordable housing, there is no commitment to providing any. Not only is this a serious lack of political and community leadership on this vital issue, it goes against one of the development principles adopted by Council in December last year and Plan Change 24.

The relevant extract from council minutes of December 19, 2013, with regard to development principles is as follows:

11. Convention Centre Project: Master planning and development options

Councillor Gilmour observed that the development principles stressed economic and financial factors but did not consider social impacts. She noted that there were currently approximately 300 people housed in the dwellings on the Lakeview site and when the cabin leases expired in 2015 there would be a large number of people all seeking low cost accommodation at the same time. She stated that she could not support the development principles until they made reference to the provision of affordable housing.

The Chief Executive conferred with the General Manager, Planning and Development and the Manager, Resource Consenting on a further development principle which would address this concern. He suggested the following text:

Development at the site mitigates any adverse impacts on housing affordability and ensures that equivalent affordable housing options are enabled in a manner consistent with the stakeholder deeds agreed as part of Plan Change 24.

Councillor Gilmour also asked that the development principles refer to the continuing operation of the Queenstown Lakeview Holiday Park. Following discussion it was agreed to add the following:

Considers options for the future operation of the campground.

The additional development principles were added to the recommendation.

But nowhere has this happened. PC 50 does not mention mitigation of lost affordable housing options, beyond saying that they had no guarantee of remaining beyond 2015 and that the high density housing that would be built on site would be placed close to town and good quality and therefore might be cheaper to live in. This meets neither the spirit nor the intent of the development principle above.

So on to PC 24, which is important in its own right as well as in the reference to it in the development principle above.

As you well know, the final version of PC 24 is a sadly diluted model of its original self. But the wording of the development principle above - "and ensures that equivalent affordable housing options are enabled in a manner consistent with the stakeholder deeds agreed as part of plan change 24" - is a strong statement that QLDC should ensure through PC 50 that such a stakeholder deed is agreed to with the eventual developer/s.

Further, it gives strong guidance as to the ballpark figure of affordable/community housing that such a stakeholder agreement should provide. Stakeholder deeds on plan changes under PC24 have resulted in 3 to 5% of the value of developed sites being contributed towards the community's stock of affordable/community housing, primarily through the Queenstown Community Housing Trust.

Even the Northlake development, currently under appeal but processed after the negotiated PC 24 had been finalised, has resulted in 20 titled and serviced sections being given to the Queenstown Community Housing Trust for this purpose.

In the more than 800 pages of plan change documentation, it is interesting to note that Plan Change 24 was not mentioned once.

It has just three policies:

- To provide opportunities for low and moderate income households to live in the district in a range of accommodation appropriate for their needs.
- To have regard to the extent to which density, height, or building coverage contributes to residential activity affordability.
- To enable the delivery of community housing, through voluntary retention mechanism.

The relevant advice note says this is to be applied through the assessment of proposed changes to the district plan. Thus, now is obviously the time to enshrine the necessity for an affordable housing contribution through PC 50 - rather than leaving it to an un-written and therefore easily ditched commitment through some future MOU between developer and council.

Although it could well be said that the huge increase in density and height should improve affordability, there is no guarantee of this within the current plan change. The primary driver of the plan change appears to be to maximise council's economic return - and discussions to date give no comfort that the community and economic benefit of providing affordable housing for the many low wage workers that the proposed convention centre will need will be counted in this equation.

In addition to PC 50 ensuring that adequate community/affordable housing is provided, the third policy - a voluntary retention mechanism - must be addressed.

Liquor and Noise Standards

On page 3 of Stephen Chiles' noise assessment, he said: "It is understood that it is not desired to limit nightlife to a specific part of the plan change area..."

There was no discussion within the report about why this should or should not be so. Nor, to my knowledge, have councillors discussed the issue.

However, we have had considerable discussions about this issue as part of the District Plan review, trying to strike a balance between economic vibrancy downtown and the need to ensure a level of amenity for residents and visitor accommodation on the periphery and adjacent high density zones.

As you will see when you get the updated Town Centres Chapter, we are aiming to achieve this balance by providing higher noise levels and a more enabling resource consent approach within the core town centre area, with tighter noise and licensing limits in the town centre transition zone.

This ensures two things, as far as a District Plan can;

- Bars with an emphasis on late night entertainment will locate in the core CBD, ensuring vibrancy in the entertainment precinct.
- As a consequence, the less positive effects of this vibrancy - noise, greater need for policing and CCTV, more mess on streets for example - do not stretch their tentacles over a broader area, requiring more resource from both council and police to clean up and more importantly, seriously impacting on residential and visitor amenity.

To extend the Town Centre zone noise and licensing RMA approach to PC 50's new Town Centre zone would be totally contrary to this approach. It would dilute the entertainment precinct's vibrancy and diminish residential amenity.

It seems particularly odd to suggest that the Isle Street subzone should be open to bars on a discretionary basis. The various reports acknowledge that this is currently largely residential. Under 10.2.4. Policy 1.5, it states, its purpose is "to enable a mixed-use environment within the Isle Street subzone to provide for commercial activities and high-density residential activities." Elsewhere, it puts the likely mix of these activities as 25%:75%. Where does having bars getting discretionary consent to be above residential noise limits after 10 p.m. fit into this picture?

When the convention centre was first mooted, much of the justification was to reinvigorate the existing CBD. Allowing bars and night clubs to spread up the hill, spreading the noise as well as the love, will not achieve this. The whole point is trying to get people into town, to support existing infrastructure and businesses rather than leaching everything outwards to the detriment of both business and residential amenity.

So please, can you ensure that both noise and licensing requirements of the PC 50 area reflect the Town Centre Transition Zone requirements of the new district plan, not the Town Centre.

Which segues nicely on to my next point...

Is the Entire PC 50 Zone Really Necessary to Achieve an Economic Town Centre Zone?

The McDermott Miller November 2013 report does indeed say that the current Queenstown Town Centre is running out of space. This then becomes the resource management justification for the plan change, as per page 14 of your agenda - "the resource management issue to be addressed by this plan change is the shortage of commercially zoned land in the Queenstown town centre."

There is a big leap of faith, I believe, between saying the CBD is running out of space and it therefore requiring such a huge extension. Nowhere is it clear exactly how much of this land might be used for commercial versus retail versus entertainment versus food and beverage purposes. Neither the structure plan nor the PC 50 provisions give any guidelines. The structure plan only identifies the reserve and freehold land versus roads and lanes. The Lakeview subzone height limit plan does give some greater indication - but again, no surety. 12.6 ha of land is up for rezoning - apart from the

roads, campground (shrunk version), James Clouston reserve, mountain bike track at the back and public square - no other land purpose is set in concrete. Compare this to the level of detail in any other plan change as per land use.

I may have missed it, but nowhere did I spy economic justification for the PC 50 area being so large. What about the analysis of the tipping point for town centre expansion being to the detriment of the existing CBD?

I acknowledge that the primary justification for the size of the PC 50 town centre extension is to incorporate the proposed convention centre site, but query if this is the most efficient, cost effective solution for households and business in the district, as required under the RMA for the resource management issue PC 50 claims it is trying to resolve?

Lack of Surety of Good Urban Planning Outcomes

Although the assessment matters and urban planning policies read positively, they are not easily measured. There is no outline development plan to ensure logical, well integrated development of the site. Although the indication to date is that Council will be looking to a developer with whom to create an MOU, there is no guarantee this will happen. It could therefore become a fragmented, ad hoc and disjointed development with poor urban planning outcomes - to the severe detriment of the town centre's economy, the community's residential amenity and the bay's gorgeous landscape.

The height limit plan and the structure plan give a very minimal level guideline of what we are likely to see - but how these buildings will be developed and what they are used for and how they will interact with each other is far from sure.

I think it would be useful to have an outline plan stage required to give more surety to the eventual shape of the plan change area. And having seen the good work done by the urban design panel on various projects in the town centre, this group should be used when it comes to assessing both this outline plan and the buildings themselves.

They have a far deeper understanding and perspective of the implications of the plan change - from crime prevention through design, through architecture, through urban planning - on our landscape than an Auckland urban designer or architect becomes to Queenstown for two days. Assessment through the urban design panel should be part of this plan change.

Other concerns that I have that I do not have time to elaborate on before the 5 o'clock deadline today... But will at the hearing include:

- is there adequate green space for the likely number of residents and visitors? It is an exaggeration to call, as Populous Fearon Hey does on page 265, Ngai Tahu pools a high quality public space. I am sure it will be high quality, but it is not public. It is commercial and people will have to pay to get in.
- A variety of the rules I think need to be looked at, for potentially unintended consequences - e.g. 10.6.5.2.6., 10.6.3.2.7
- Reference should be made to cycle/rollable accessibility as well as pedestrian. Disabled access?

- No parking vehicles in front yards in Isle Street subzone - what is the rationale for this and is it the most cost effective and efficient solution for whatever problem may have been identified? I know for our property, that could well leave us with no parking at all. I would disagree with the contention that the cost is minor and that it is outweighed by the (unnamed) benefit.
- If town centre transition zone noise and licensing RMA guidelines are used for PC 50, then perhaps mechanical ventilation system et cetera one would not be required? This would be a more cost-effective solution for those landowners.
- Is the landscape effect of the heights to be allowed in PC 50 more than minor? We have been told that the graphic included in the plan change agenda is misleading - but we haven't actually seen one that looks kinder. It will be interesting to hear the commission's perspective and further evidence.
- Agree with the need to treat stormwater prior to putting it into the lake.
- As nearby residents, we have already had repeated blockages of the sewage pipes. This infrastructure may well need upgrading. Stormwater also not always adequate.
- Note that they use the most rosy picture of economic benefits of proposed convention centre - 466 full-time equivalents in the district. I note also that the report drops the word equivalents and says full-time jobs - few of them in fact will be. NZIER on the other hand, estimate 120 full-time equivalent jobs throughout the region. This difference has never been explained. Some of the other economic impacts estimated for developers of various parts of the PC 50 land also look optimistic - for example Isle Street, which the same report acknowledges is already largely developed and so one assumes will not be giving any majorly positive economic impact from change in the near future
- The Queenstown Height study does assume retention of the 'green finger' of Lakeview campground, in terms of mitigating the effects of increased height on landscape. Has anyone looked at the effect of removing this green finger?
- The 12 m height limit over the entire existing campground does raise the question of intentions for this land, and the "green space" contribution it will make in future.

Again, thank you for the opportunity to submit.

I would like to speak at the hearing.

Kind regards

Cath Gilmour

**RESOURCE MANAGEMENT ACT 1991
SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE REQUEST (PLAN CHANGE 50) BY
QUEENSTOWN LAKES DISTRICT COUNCIL**

TO: QUEENSTOWN LAKES DISTRICT COUNCIL
Private Bag 50072
QUEENSTOWN
Attention: Policy Team – Plan Change 50
Email: pcsubmission@qldc.govt.nz

NAME: REMARKABLES JET LIMITED
P O Box 240
Auckland

Remarkables Jet Limited ("RJL") is a CBD investor in wharf, future jet boating, and tourism facilities. RJL makes this submission on a plan change request by Queenstown Lakes District Council ("QLDC" or "**the Council**") to extend the Queenstown Town Centre Zone ("**Plan Change**").

1. RJL's submission is that:

RJL opposes the Plan Change on the following grounds:

- 1.1** The Plan Change does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991 ("**the Act**"), because:
- it does not give effect to Part 2 of the Act;
 - it does not meet section 32 of the Act;
 - it is not the most appropriate method for achieving the objectives of the District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits; and
 - it is neither better than the current zoning nor better than an alternative CBD expansion.
- 1.2** The Plan Change is inconsistent with the Otago Regional Policy Statement and the Otago Regional Plan.

Without derogating from the generality of the above, RJL further submit that:

Purpose of the Plan Change

- 1.3** The purpose of the Plan Change is internally inconsistent and unclear. It is not clear whether the purpose of the Plan Change is primarily to ensure the expansion of the Town Centre.

Town Centre Expansion

- 1.4** The proposed expansion of the Town Centre will undermine the character and heritage of Queenstown's downtown and surrounding area, and as a result will adversely impact on its tourism appeal.

- 1.5 The expansion proposed by the Plan Change is significant. The Plan Change in its current form will seek to draw people away from the existing CBD, both uphill and through existing, relatively narrow, residential streets. If the Town Centre requires expansion, the area to the north-east adjoining Gorge Road (an arterial road) would create a dual opportunity to up-zone the eastern entrance to Queenstown, as well as allowing for Town Centre expansion into a largely flat, non-residential, mixed commercial and declining industrial use area. This could also take into account the availability of the high school site (expected around 2018).
- 1.6 The extent of expansion of the Town Centre will have a negative impact on land values. Should the Plan Change be confirmed, there will be a likely devaluation of CBD land which will have implications for the quality of new development and redevelopment that can occur in the current CBD area.
- 1.7 In addition, sporadic fringe development has the potential to negatively impact adjoining property values and amenity. The proposed extensive rezoning will also expose large areas of existing residential land to a CBD commercial rates assessment. It will either create further demand for the already scarce funding for essential Queenstown infrastructure, or it will encourage further rates increases in order to fund the required infrastructure.
- 1.8 The staging of the proposed Town Centre expansion has not been properly considered. Sound planning would suggest a staged development should occur whereby the land closest to the current CBD would be developed first, and only then would a further stage of development be considered. The Plan Change has failed to consider the sequencing of the Town Centre expansion to ensure consolidated development of the CBD takes place, as opposed to negative effects of sporadic development.

Town Centre Land

- 1.9 This Plan Change is at odds with its position and evidence for Plan Change 19 which indicated that there was enough town centre/commercial land available to meet demand for the next 20 to 30 years.
- 1.10 Further, some of the benefits claimed have been overstated in the Plan Change documentation, as some of these benefits are considered to be no more than "additional".

High Density Residential Activities

- 1.11 The proposed Plan Change provisions will not deliver a High Density Residential outcome, if that is a desired outcome for the area.
- 1.12 The Plan Change is largely silent in relation to any residential development opportunities that could be pursued, in particular affordable housing opportunities on Council-owned land. It is likely that the other activities enabled by the Plan Change will be pursued which will push out any potential residential development.

Section 32 Assessment

- 1.13 The section 32(1)(b)(i) test has not been properly undertaken. The failure to meet the test under s32(1)(b)(i) renders the section 32 analysis inadequate and deficient.

Adverse effects

- 1.14 The Plan Change has potential to generate significant adverse amenity and traffic effects, particularly with respect to the maximum height limits.
- 1.15 The Plan Change allows for development of buildings up to 28m, against the backdrop of the Ben Lomond Recreational Reserve mountains which are identified as Outstanding Natural Landscapes – Wakatipu Basin (ONL (WB)).
- 1.16 The operative District Plan states that development in ONL (WB) should be avoided unless the adverse effects will not be more than minor on landscape values and visual amenity values. The proposed height limits will result in significant adverse effects that are more than minor. New urban development is also to be avoided in ONL (WB) areas.
- 1.17 The Plan Change will generate significant adverse effects on the CBD and wider road networks, including Frankton Road. The transport assessment is inadequate.
- 1.18 The Plan Change will dilute the existing CBD retail offer and will have adverse impacts on residential amenity and views of the built and natural landscape.

2. RJL seek the following recommendation from the Council

- 2.1 The Plan Change be rejected; and
- 2.2 Any consequential amendments to give effect to the points above.

3. RJL wish to be heard by the Council in support of their submission

4. If others make a similar submission RJL will consider presenting a joint case with them at a hearing

REMARKABLES JET LIMITED
by its lawyers and duly authorised
agents **BROOKFIELDS** per:

DATED the 10th day of October 2014



J D Young / R A Davidson

THIS SUBMISSION is filed by **JOHN DYLAN YOUNG**, solicitor for Remarkables Jet Limited. The address for service of the submitters is at the offices of Brookfields, Lawyers, Tower One, 9th Floor, 205 Queen Street, Auckland.

Documents for service on the submitters may be left at the address for service or may be:

1. Posted to the solicitor at P O Box 240, Auckland 1140.
2. Left for the solicitor at Document Exchange for direction to DX CP24134.
3. Transmitted to the solicitor by facsimile to 09 379 3224.

FORM 5: SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE



50/50
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: W. N. & P. J. Laves

Phone Numbers: Work — Home — Mobile 0274325822

Email Address: bill@unitedscaholding.co.nz

Postal Address: 33 Newport St. Post Code: —
Dunedin

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:

We request Plan Change 50 to be amended to not include
Antrom Street. We request to be heard concerning Plan Change
50.



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)

We submit that Antrim St. be excluded from proposed plan change. We wish to be heard concerning amendments to Plan Change 50.

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

Plan Change 50. to be amended to not include Antrim St.
Request to be heard concerning its heritage values.

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

✓ I WILL / ~~WISH~~ consider presenting a joint case with others presenting similar submissions.

W. A. Lopez
Signature – (to be signed for or on behalf of submitter) **

9/10/2014
Date

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



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

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

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