



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**

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Richmond
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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:

Have Plan change 50 amended to not include Antrim St in Plan change 50.



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

Have Plan change 50 amended to not include Antrim St...and we wish to be heard concerning Plan change 50.

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

As rate payers we wish to be heard concerning amendments of Plan change 50.

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

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

9 October 2014

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

Date

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



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To whomever it may concern,

I was only aware of this being advertised last Thursday and tried to contact council over this but was unsuccessful so am putting my views to you.

PLAN CHANGE 50.

My concern (along with many other locals) is that the now called Lakeview Site is being considered for high rise development.

My understanding , along with many other "oldies" is that this site was GIFTED to the people (ratepayers) of Queenstown to be kept as a family/holiday camping area. It was to be administered by the Council and revenue from cribs/holiday houses was to go into Council " purse" to off set the rates etc. (it was then named Queenstown Borough Council Camp) Still be plenty of locals who would also be aware/grown up with this knowledge.....and been horrified with the closing down/selling off of this asset. Everyone is aware that Council do what they like with any avenue. Unfortunately Cap Jardine/Christian Hansen/grant senior/ Andrews /Monarch Hood and many such have passed on, their knowledge was factual.

Mr Jim Armour who lived across the road overlooking Queenstown bay GIFTED where the play ground was ..but not sure to what extent /size that was.....would have been 60... 65years ago anyway....Lynch block was certainly quite a few years later....I am not sure of name of person who gifted bulk of camp area The loss of some records in a fire many years ago has been very handy in supporting those who wish to see further development on every empty site....forgetting who actually has been the backbone of getting Queenstown on its feet.....Ratepayers and New Zealanders.

I am against the concert jungle/high rise planned for this area and feel those who come into this town to do what they think it needs and at the same time " feather their own nest" then pack up and move on to another place, do not have the rate payers interest at heart as it is the ones left behind who have to foot the bill to clean up and start again with what is left of the town.

I am very much aware that Tourism is an important part of Queenstown economy and always will be as town is known world wide for its natural beauty....if one can continue to see it.

One only has to look at Kawera Falls ...Hilton site...to see the downfall of that...proved that more hotels are not needed.!Two days over Xmas period is the only time that full town is really fully booked out. Look at the signs up on accommodation places.

Is Queenstown going to be like Thailand with huge concrete high rise buildings empty...because someone thought they were needed???? And can't now afford to demolish them!

The biggest holiday draw card last few years and increasing is FAMILY/camping holidays.....Queenstown not catering for New Zealanders/tourists who choose this way? They are the big spenders.....but go elsewhere please campers as .Queenstown Council doesn't want to cater for you!!!!

I am a forth generation Queenstowner and not against growth in some areas, but certainly not in this case.

Thank you.

Bev Dawson.

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I wish to advise that we have no objection to the proposed plan in its current stage.

Regards

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14 October 2014

Queenstown Lakes District Council
Private Bag 50072
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Rebecca Richwhite
1/15 Brunswick Street
Queenstown 9300

By email

Attn: Paul Speedy

Dear Queenstown Lakes District Council

Affected resident submission in support of Plan Change 50

By introduction, I am a resident of Queenstown, having lived in Brunswick Street, directly beneath the proposed Lakeview site, since 2012. I am a qualified architect with extensive European architectural and design experience, and take great interest in urban planning and development. I take particular interest in the development of Queenstown, where my family has maintained a home for a number of generations.

My perspective on the development of Queenstown is impacted by my experience of living in a number of cities and townships both in New Zealand in Europe. These experiences include those where planning has been poor, resulting in the unnecessary destruction of natural landscapes, sprawling populous, poor public transportation, unaffordable housing, and inappropriately designed buildings. I have also lived in and travelled through various areas where the planning has been excellent, allowing the above outcomes to be avoided, and for the resident's quality of life to be enhanced.

I support QLDC's plans to develop the extended Queenstown township with vertically oriented, high density dwellings. Responding to the forecast growth of Queenstown with 'density' in mind, is the only way Queenstown's natural environment can be protected. Rather than loose itself to Frankton and an inevitable 'spring' of additional commercial centres, QLDC is seizing the opportunity to connect Lakeview with the existing fabric of Queenstown. This will allow Queenstown to remain the region's focal point and enhance the quality of living for the resident population, as well as visiting tourists. Queenstown would remain accessible to the pedestrian tourist population, whilst eliminating issues of traffic that would otherwise arise.

I believe QLDC should aspire towards what has been achieved in some of the most admired lakeside and alpine towns of Europe, where condensed built environments nestle into the base of expansive mountainous landscapes. Below are two such examples, being Lake Como and St Moritz.



Lake Como, Italy



St Moritz, Switzerland

With regard to Lakeview itself, a world class site deserves a world class piece of architecture. I am excited to see the high quality team of consultants involved to date. However, this is New Zealand's chance to step outside of itself, and to involve an international team of designers. A team that can capture New Zealand's identity with fresh eyes, to design a series of buildings that sets the region apart. I know the very best names in the field of architecture are actively seeking such opportunities in New Zealand and would see the chance to design for Lakeview as rare and thrilling. The timing is ripe.

My time in Europe has introduced me to a number of world leading architects. I would be pleased to make introductions to the likes of Stirling Prize winning British architect Amanda Levete who recently judged New Zealand's HOME of the Year Award 2013, to Spanish architects Miralles Tagliabue - architect of award winning Scottish Parliament, or for example Dutch firm De Rijke Marsh Morgan. Other suggestions could include established practices such as that of Pritzker Prize winner Peter Zumthor, or David Chipperfield. Please do contact me should you wish me to assist in any way.

Amanda Levete: www.ala.uk.com

Miralles Tagliabue: www.mirallestagliabue.com

De Rijke Marsh Morgan: drmm.co.uk

Peter Zumthor: www.pritzkerprize.com/laureates/2009

David Chipperfield: www.davidchipperfield.co.uk

The proposed principal of 'upward not outward', 'quality not quantity', should be applied to future development in the broader Lakes District. I see the proposed Plan Change 50 as an opportunity to hone what has begun, and to address some of the urban challenges the region is facing.

Yours truly

Rebecca Richwhite

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