

Submission on Plan change 50 : Queestown Town Centre Zone Extension
Presented by Laura McPhail on behalf of the McPhail Family

1. Our family has a lease in perpetuity (see lease and acknowledgement of perpetuity at Appendix 2 and 3) for Cabin Site 159 (originally Cabin Site 148) and a fixed term lease for Cabin Site 162, both of which are located on Antrim Street. These two cabin sites sit within what is known as the 'Lynch Block' (see Appendix 1 for District Plan Map, which highlights the location of Antrim Street cribs). We own the buildings that are located on these Cabin Sites. The Memorandum of Agreement, which provides for the lease in perpetuity for Cabin Site 159, was entered into on the 2nd of September 1964.
2. In the legal submissions for Queenstown Lakes District Council at 5.4 the expiry of crib licenses is referred to. We want to draw attention to the fact that we have a perpetual lease for Cabin Site 159, which does not expire.
3. We lodged a further submission in support of Tai Ward-Holme's submission (submitter number 7). We support his submission, and those like his.
4. In relation to the proposed Plan Change 50 we object to Antrim Street and Earnslaw Street of the Lynch Block being included in the Zone change and would like this area to be exempt from the plan change. We believe this is necessary to uphold the current function of the Lynch block and the historic purpose for which it was donated by the Lynch family. We also wish to allow our family continued enjoyment of cribs that we have resided in for over 50 years.
5. Our understanding is that in the late 1950's the Lynch family donated the area of land known as the Lynch Block to the Queenstown Borough Council. The area was to be used to provide affordable holiday accommodation for families in Otago and Southland. A large numbers of cabins were built in the 1960's and occupied under Perpetual Lease Agreements. In later years the Queenstown Council have bought back most of these long term leases and replaced them with fixed term leases, many due to expire next year. Many of the cabin owners are very unhappy with the process the Queenstown Council used to acquire the leases. Our family has refused to sign a short term lease and it has been acknowledged we still hold a Lease in Perpetuity which we wish to continue with and occupy our Crib for many more years.
6. The plan change proposed by the council undermines the original intent of the Lynch Block. The cribs that would be removed if the plan change were to go ahead would remove an existing source of affordable accommodation. This is not only contrary to the original intent of the Lynch's but also would provide a further shortage of affordable accommodation in a town that is already severely lacking in this respect. The concern that affordable accommodation would be removed without replacement is a concern also expressed in a number of other written submissions.
7. The cribs also provide an important source of accommodation for seasonal workers who are vital to the tourism industry in Queenstown. Further to this, they provide for young professional workers such as myself who look to start their career in the area. If it were not for my family crib I would have been unlikely to carry out a law clerkship here in the summer holidays of my university degree, which has since led me to move to Queenstown and begin my legal career.

8. During the past 50 years three generations of the McPhail family have used the cabins for family summer and winter holidays. The cabins have also provided affordable accommodation for many direct and wider family members. Recent generations, including myself, have also used the cabins while doing holiday work in Queenstown. At different points in our lives our family have all greatly benefited from the accommodation the cribs provide and our continued enjoyment is being threatened by the proposed plan change.
9. Not only do the cribs hold an important place in the hearts of our family they are also a wonderful historical representation of a traditional New Zealand holiday home and of the development Queenstown has undergone. In their submission Heritage New Zealand provide:

'These cribs reflect an important period in Queenstown's development as a tourist destination. They represent the genesis of Queenstown's tourism industry where it was more nationally focussed with domestic tourism. These domestic tourists/families visited Queenstown and stayed in holiday houses and cribs. These cribs can be seen as a remnant of this activity...the cribs most likely date from the mid-twentieth century and are characteristic of the emergence of Queenstown as a holiday destination. They allow visitors to interpret Queenstown's more recent past and their loss would mean a loss of character and historical understanding of the emergence of Queenstown as a holiday destination...some form of recognition of their value should be considered'.
10. We recognise that the comments made by Heritage New Zealand are in reference to Thompsom Street cribs. However the same underlying values of the Antrim Street and Earnslaw Street cribs apply. We urge that the plan change exclude a portion of cribs from the plan change and retain them for the historical "kiwiana" value they represent. We propose that the top area of the Lynch block would be an appropriate area to retain as cribs due to it being on the upper boarder of the proposed plan change area. If the plan change were to go ahead the retention of the top area of the Lynch block cribs could be of minimal effect to the development compared to other areas of cribs.
11. Protecting the cribs, and the social, cultural, heritage and economic benefits they provide, would be consistent with the following provisions of the RMA:
 - (a) Section 5, and the part of it that refers to enabling people to provide for the social, cultural and economic wellbeing. This part of the purpose of sustainable management will be undermined by the plan change, and there is nothing in the plan change to mitigate or compensate for that loss;
 - (b) Section 6 (f) requires, as a matter of national importance, that the protection of historic heritage from inappropriate development be recognised and provided for. The plan change fails to do that;
 - (c) Section 7 (c) requires that particular regard be had to the maintenance and enhancement of amenity values.
12. We recognise that the planners report has rejected an alteration in the plan change boundary to retain Antrim Street and Earnslaw Street cribs due to such a change not being required for heritage reasons, due to their 'diminished state'. We know from direct personal experience that our properties and many of those along Antrim Street and Earnslaw Street, including the McKenzie's property, are not in a 'diminished state'. They have and continue to be well maintained are reflective of a simplistic architectural design. We consider the current cribs are sustainable and we disagree

with the planner's conclusions that new buildings, likely to come at a high cost, would be more sustainable.

13. In opposing the inclusion of Antrim Street and Earnslaw Street in the plan change we have the support of at least five cabin owners on Antrim Street including the McKenzies (Crib 143), David Stringer and Tai Ward Holmes. We also understand the local branch of Heritage New Zealand support retaining some cribs for their historical value.
14. The removal of "kiwiana" cribs from this land when you consider its original intended use by the Lynch Family is very concerning and we wish you to exclude Antrim and Earnslaw Street from the proposed plan change. Our family has enjoyed the use of the cribs for over 50 years and wish to continue to do so for at least 50 more.

Laura McPhail

On behalf of three generation of the McPhail family.

19 November 201