

1. My name is Tony Butson , I am a director of Memorial Property LTD
2. I have been in business in Queenstown for over 20 years and am a director of several companies in the Queenstown area.
3. I have no interest in any land or business in the proposed plan change 50 area.
4. My initial support for a conference centre in town was based on the premise that it would be centrally located close to the town centre.
5. The notification of Plan Change 50 on the 12th of September 2014 showing the town centre zone was to be extended taking in the Lakeview site together with the Isle street sub zone caused me considerable concern for a number of reasons. These are concerns I have as a resident of Queenstown and member of the local business community.
6. My colleagues and I are so concerned that we decided to fund, at considerable cost to our company, a case against Plan Change 50. We felt the need to do this because we did not consider that Plan Change 50 has been prepared with the broader community interest in mind.
7. I have viewed the Populas Ferron Hay images showing the proposed bulk and location of buildings. I considered these to indicate unacceptable visual outcomes. I have a particular concern about the height of buildings which are proposed and see no reason that buildings higher than the current building height limit in the Town Centre Zone should be allowed.
8. The existing town centre has two height limits , within the inner CBD the height limit is 8 meters, on the outer CBD it is 12 meters , that is one of the reasons that makes the existing town centre unique. The new town centre zone has height limits up to 26 meters , I presume the bonus 2 meters is additional to this.
9. The proposal if accepted will mean a competing town centre will be established close to the existing town centre. Due to my business interests, I have developed an understanding of the risks and opportunities associated with developing town centre properties.
10. The current CBD ground floor rentals are relatively strong but this is in quite defined streets. For instance in the Henry street Stanley street block retail finds significantly lower rentals.

11. The office rentals in the CBD have had little growth in recent years and there is vacant space to let. Our own company has suites available for lease and I know others around the CBD are in a similar position.

12. Office rentals achieved in one of our buildings in 2008 has remained static. I would consider very little evidence is available to support an increase in available office space in the Town Centre.

13. Under current market conditions, if a site already had retail at ground floor, there is little incentive to demolish and redevelop a building.

14. The convention centre should be a subzone close to the town centre, and be close to the town centre.

15. The current district plan has the following statement::

“The sense of arrival is to be achieved through careful containment of the town centres within defined limits and by encouraging a built form which announces arrival at its outer limits. Such a built form and its containment will assist in reducing the impacts of the town centres on adjacent living areas.”

This has now been changed to:

“The sense of arrival is to be achieved by encouraging a built form which announces Arrival at its outer limits. Appropriate containment of town centre built form will assist in reducing the impacts of the town centres on adjacent living areas.”

16. My concern is about the significance of this proposed change in wording. I do not support the use of the word ‘appropriate’. Appropriate to whom? I take this to read that the town centre will not be carefully contained if plan change 50 is approved and this would be a significant detriment to a town that is unique. I don’t believe that the idea of careful containment should be deleted.

17. In summary, I have some major concerns about what Plan Change 50 may do to the Queenstown Town Centre and request that it be either declined or significantly reduced in scale.