

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Plan Change 50 (Queenstown Town
Centre Zone Extension) to the
Queenstown Lakes District Plan

STATEMENT OF EVIDENCE ON BEHALF OF MARAGRET WALKER

- 1 I Margaret (Peg) Walker have lived at my property at 36 Man Street for 63 years. I am extremely concerned about Plan Change 50 which proposes changing the zoning of the block of land bounded by Man, Lake, Hay and Beach Streets Queenstown referred to as the Beach Street Block
- 2 Along with my husband I have seen the development of the land in front of my property from individual houses to a hotel now the Crown Plaza and a zoning of High Density Residential.
- 3 At the time the original hotel was built we objected to the height of the building and once consent was approved accepted the height of the building which exists today.

Plan Change 50 Beach Street Block

- 4 I oppose the rezoning of the Beach Street Block to Queenstown Town Centre. This change will change the nature and use of the land within the block from residential to commercial.
- 5 I am aware the owner of the hotel in front of my property owns all of the land in the block except for those properties which have frontage to Man Street. I find it hard to see the use of the land changing from the existing hotel and residential use into more significant commercial activities.
- 6 The land to the rear of the existing hotel is more likely to be developed as an extension of the existing hotel and could even include a multi-unit development. These uses are able to be accommodated within the High Density Residential Zoning and do not need to be rezoned to Queenstown Town Centre.
- 7 It is important the Beach Street Block remains residential and not become commercial as part of the Queenstown Town Centre.
- 8 It is noted that this block of land was not in the first round of consultation on the extension of the Queenstown Town Centre but was in the second round of consultation I received. This indicates to me the owner of the hotel land has approached the Council to have this block included in the Plan Change and that it was not due to a natural extension of the current zoning. If it was considered a natural extension of the Queenstown Town Centre zone then the change in zoning would have been part of the first consultation document.
- 9 The information in the section 32 report is very light on the reason for changing this block to Queenstown Town Centre and when consideration is given to the amount of land to be added to the Queenstown Town Centre Zone as part of Plan Change 50

there will be more than enough land zoned commercial without the need to have Beach Street Block zoned Queenstown Town Centre.

- 10 The changing of zoning will see an increase in rates due to the increase in land value that will occur as a result of the change in zoning if approved. It is not clear at this stage how significant the increase in land value will be but I very much doubt there will be a decrease.
- 11 In researching the effect of Plan Change 50 it has come to my attention that there has already been a number of concessions to the requirements of the High Density Residential zone under Plan Change 10. The only beneficiary to these changes is the owner of the land containing the Crown Plaza and the properties behind (owned by IHG) and not the properties fronting Man Street.
- 12 The owner of the hotel land has a clear intent to obtaining changes to his land to make it easier to develop buildings on which is evident by the changes that have been already sort and approved to some of the requirements of the current zoning.

Height

- 13 In relation to the height issue I raised that if Plan Change 50 was approved, there was a need to change the height provisions to ensure the current high density residential rules will apply to all of the land in the block except for Lot 1 DP15307 which is covered by an interpretative diagram –Diagram 8.
- 14 Having raised the issue and requested that section 10, 11 and 18 Blk VIII be added to 10.6.5.2. it is disappointing to find in the planning report that this change was not supported. The Planner has stated that

Adopting the relief sought by the submitter, could have unintended consequences

- 15 No further information was supplied as to what the unintended consequences are. I would like the Planner to provide an explanation as to what he believes are the unintended consequences
- 16 When preparing this submission a further investigation was undertaken as to how the Diagram 8 in the Interpretative Diagrams section of the District Plan came about. It was discovered that this was introduced into the District Plan by way of Plan Change 10 and a consent order. I wish to point out that the consent order states the following in relation to the matter I have raised

AMEND Rule 7.5.5.3(v)(b) – Building Height by inserting the following new clauses:

- (vii) *The maximum height for buildings on Lot 1 DP 15307 shall be defined by the measurements and images held within the electronic file described as Lot 1 DP 15307- Building Height. Refer Appendix 4 – Interpretative Diagrams, Diagram 8*

- 17 There is no mention of Sec 10, 11 and 18 Blk VIII within the rule. While Diagram 8 includes Sec 10,11 and 18 Blk VIII within the diagram because these sections are not included in the rule I believe they are not bound by Rule 7.5.5.3 (v)(b) and the height requirement contained in this rule.
- 18 By not having Sec 10, 11 and 18 BLK VIII included in the rule provisions of 10.6.5.2 these sections are not linked to the provisions of Rule 7.5.5.3(v)(b) and the maximum height will be the Queenstown Town Centre Zone of 12 metres.
- 19 A maximum height of 12 metres immediately in front of my property is not acceptable when the height rules for my property are required to meet the High Density Residential rule of 7.5.5.3(v) being 7 metres. Maybe this is the unintended consequence the Planner was referring to. This certainly could not be called good planning.
- 20 I would point out there are other amendments to rules in the consent order of Plan Change 10 which include sections 10, 11 and 18 as well as Lot 1 DP 15037 and so it is not clear why these sections were not included in the rule amendment relating to Diagram 8.

Carparking

- 21 By rezoning the Beach Street Block as Queenstown Town Centre will cause a car parking issue within at least the Hay, Man and Lake Street area. These streets are already full of cars now from people working in the town centre.
- 22 The hotel currently is supplying a considerable number of car parks on site and if the zoning change is approved then there is no requirement for the hotel to retain these car parks. If the hotel removes these car parks then there is no other option but to park on the street which will just add to the already congested car parking in the area.
- 23 A recent visit to the car parking area of the Crown Plaza hotel revealed the car parking area was full which shows there is a need for car parking to be provided on site.
- 24 With some of the High Density Residential rules being retained in the Queenstown Town Centre zone for this block I see no reason why the car parking requirement cannot be retained. There is very few hotels which do not provide some form of parking on site within the Queenstown area.

Further submission

- 25 I note that IHG have provided a further submission to my submission and do not support the changes I have requested. I believe I have provided sufficient information to show the height requirements are not as clear as IHG might think they are and that changes need to be made to correct the situation so they do comply with the High Density Residential height requirements for the land in the Beach Street Block other than Lot 1 DP 15307.
- 26 I do not accept the further submission by IHG that the removal of car parking will not worsen the localised parking issue. This is clearly not the situation because once car parking is removed people who are staying at the hotel will look to park as close to the hotel as possible and this will be in Hay, Man and Lake Street area which is already at capacity.

Conclusion

- 27 I request the change in zoning for the Beach Street Block to Queenstown Town Centre be rejected.
- 28 I request the height provisions for the Beach Street Block are amended so that all the land other than Lot 1 DP 15307 is covered by rule 7.5.5.3 (v). Lot 1 DP15037 needs to be covered by the height requirement that is shown in Diagram 8.
- 29 I request that should the zoning of the Beach Street Block be approved as Queenstown Town Centre that the car parking provisions for the High Density Residential zone be included as the rules for this block of land.

Margaret Walker

20 November 2014