



Plan Change 50 Oral submission 20 November at 09:45

Jeff Staniland CEO of Skyline Enterprises

Skyline is a major property owner in the CBD with 7 properties and around 80 tenants. We are also a tenant in some cases and therefore see both sides of the leasing market.

Skyline also owns and operates a range of tourism businesses in and adjacent to the CBD including the Skyline gondola complex, the Station & Queenstown Information Centre booking offices and the Blue Peaks Motels and Apartments. Skyline supports plan change 50 in its entirety for the following reasons:

From our experience as a property owner, landlord, tenant and business operator the current CBD is reaching capacity. It is fully tenanted and extensively developed within the current planning envelope. We know from prospective tenant enquiries that there is unmet demand for both retail and food and beverage space to rent.

We have also experienced a significant increase in visitation to Queenstown over recent years. This has included domestic visitors, substantial growth in Australian visitation, the rise of new Asian visitor markets such as China & India and the return of the traditional European and North American markets. The implications of this growth are that Queenstown Inc. is at times reaching capacity.

Unsurprisingly given the above demand drivers we have also observed rapid growth in the domestic population within the Wakatipu basin and the associated development of new properties and businesses to service both the growing visitor and domestic population.

Taking all these factors together we believe it is vital that the CBD is expanded to provide room for growth.

Looking at some of the specific features of the proposed plan change we see it as sensible that an increased height envelope be created at the base of the Ben Lomond Reserve as there is no impact on the reserve, these sites will provide great views and would not be as attractive to developers if they were low-rise.

We also support the development of a convention centre in principal and at the Lake View site specifically from both the perspective of increasing the appeal and product offering of Queenstown but also as a catalyst to underwrite the likely success of Plan change 50 by providing the impetus for complementary development activity.

Thank you