

PLAN CHANGE 50 SUBMISSION

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This submission deals with the location of the proposed convention centre.

I believe that there is a very good site for the convention centre that is located on the land under consideration for PC50. The best site for the convention centre is at the corner of Man and Hay Streets contained by James Clouston Memorial Park, for the following reasons:

- It is much closer to the CBD than the current proposed site. It is the closest site that is large enough to accommodate such a big footprint. Sites within the CBD itself are not large enough and CBD land costs are prohibitive.
- James Clouston Memorial Park has provided a landscaped frame which would help a convention centre settle into its setting. The mass of the new building would be comfortably mellowed by the existing trees.
- The site will not need to wait decades to feel submerged within the CBD
- The change to the town centre status is logical in principal and PC50 is looking well into the future as it must.
- Although there is no designation for the convention centre in PC50, there is really only one site large enough to accommodate it give the proposed road layout.
- The current shuffle of reserve land and road patterns and pedestrian links would isolate this site into a parcel of land too small for a convention centre.
- The important views to the lake and views back up to Ben Lomond help the visitor orientate themselves to the rest of town.
- The extension of Isle Street reduces the land footprint at lakeside to a narrow strip.
- Adjusting Man Street to align with Thompson Street by clipping an awkward corner would be more useful than extending Isle Street. Man Street is the most important road in the layout.
- Hay Street from the corner with Man Street down to Shotover Street is ripe for a piece of townscape enhancement. Its steepness could be turned to advantage with careful steps and possibly an external escalator. This could be Queenstown's Spanish steps leading to a convention centre. This is a much more important urban connection than any of the proposed street adjustments behind. This would make way finding between the convention centre and the CBD very legible.
- This site not only has views of the Remarkables but looks into Queenstown Bay. It is visually and physically very well connected to the CBD. Visitors to the centre travelling by water from Kawarau Falls can get off in the bay and make their way to the centre in a way that would enhance their experience of Queenstown.
- The site is within easy walking distance of the Man Street car park.
- The land closest to the toe of Ben Lomond is the land most suitable to an extension of the height rules. Since this is the back row seat it does not block views and inhabits the shade of Ben Lomond.
- The enhanced value of council owned land when realised by transfer to hotel occupation could relieve the financial burden on ratepayers on getting a convention centre up and running.
- I think it would be best to use the land closest to the CBD for a convention centre and the land furthest away would be more suitable for residential use. The highest buildings should be located along the bottom edge of the steep slopes of Ben Lomond overlooking lower buildings closer to the lake.



Figure A (google street view)

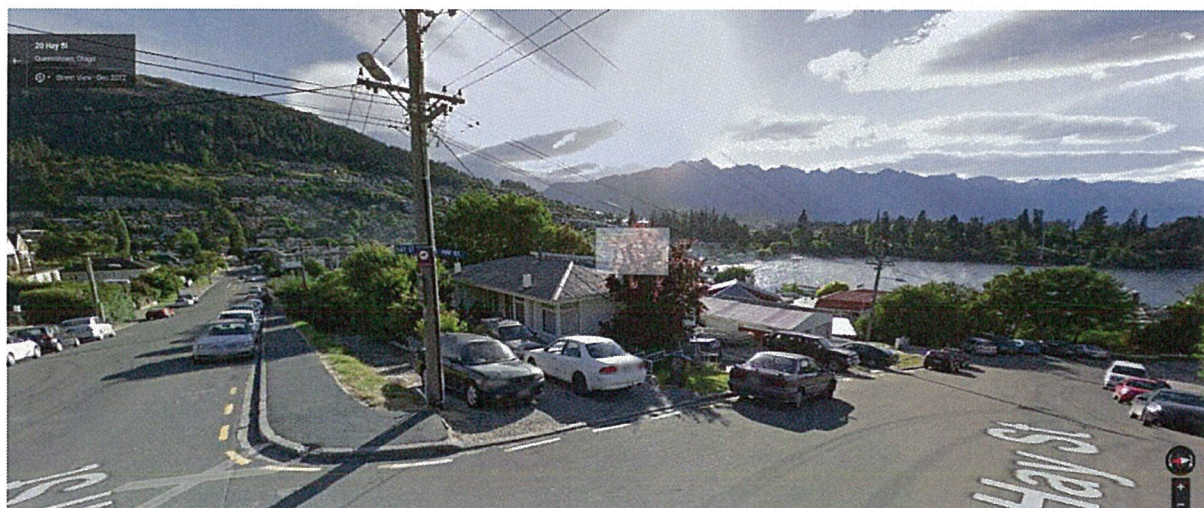


Figure B (google street view)

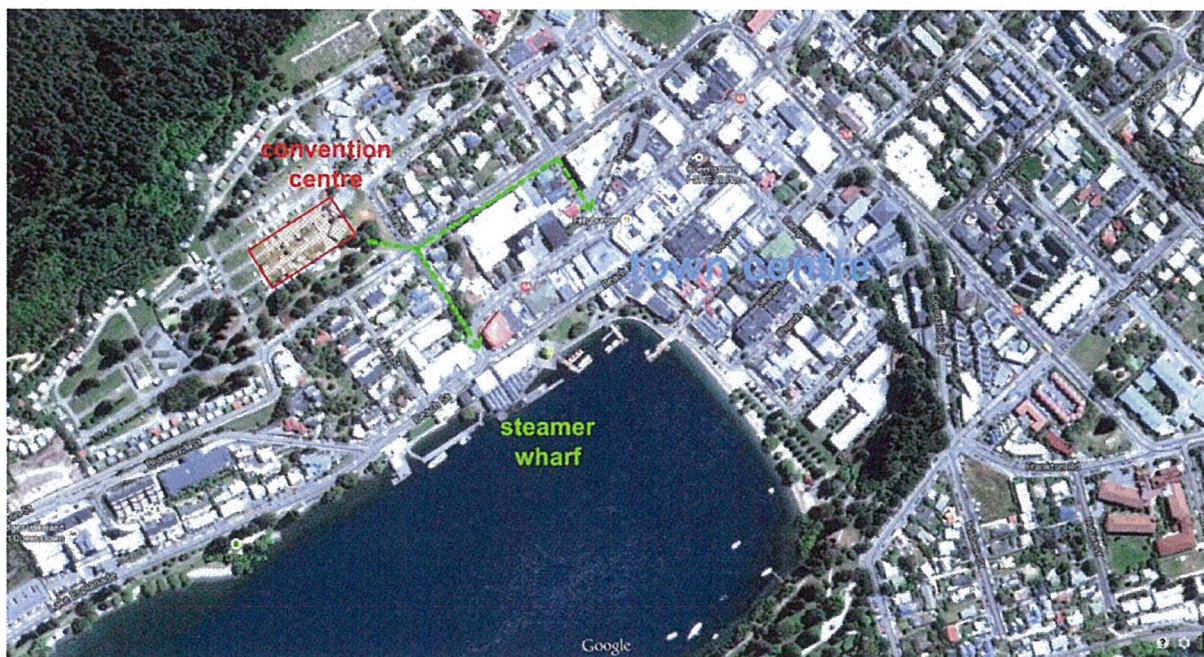


Figure C (google maps)