

**TAI WARD-HOLMES SUBMISSION  
PLAN CHANGE 50  
(20 November 2014)**

I make the following further submission as "a long time Queenstown person that has greater interest than the general public" has, because I am a resident of Antrim Street, Queenstown and, I represent a group of long time residents and project development company, Queenstown Heritage Cottages.

I represent myself as expert in local and overseas business with 30 years of computer and tourism experience and 8 years as a Queenstown artist. I also represent Mr. David Stringer a local Professional Architect and Cabin nos. 153, 157, 158, 159, 160, 161, 162, 165 and 168.

In 1967, I opened the first ski shop "Otago Ski Hire" and fashion boutique, Bev & Tais Gear, in Queenstown. In 1987, I published the first fully computerized magazine in Houston, Texas USA. In 1992, I started and was co-director/owner of Queenstown's iconic transport system, "The Shopper Bus" (now called the Connectabus). My bus routing timetable for Queenstown still remains in force today.

In 1993, I was co-director of "Queenstown Connections", a company that planned, managed conferences and destination management in Queenstown and across New Zealand with my associate director, Mr. Bruce Barker, an ex New Zealand Tourism representative.

I now work from home and I am fully familiar with design, retail, conferencing, destination management, transportation, tourism, computers, marketing and social media. I speak today with this background experience. I was fortunate in my life to be in the right place in the right time and through vision and execution, I have been at the forefront of many social and commercial waves. I wish to ride a new wave.

One hundred and forty six years ago (146 years) in 1868 on 28th October...the 1st steamship called 'The Antrim' was built and launched by Mr. J. W. Robertson and Company at their sawmill at Greenstone on the shores of Lake Wakatipu. The unique steamship plied the shores for the next 37 years and in 1920 it was finally dismantled and her coal fired boiler and engine was transferred to the TSS Earnslaw slipway where it is used every survey year.

To celebrate this New Zealand maritime history, Queenstown streets were named after it, ('Antrim Street' and the present 'Lady of the Lake', TSS Earnslaw)....and eventually, nine (9) cabin dwellers were lucky enough to share this special historic area of Queenstown, placing the streets in the "must be protected" history of Queenstown.

I am unanimous as one voice of our Antrim Street to oppose this casual 'plate cleaning' of such names and be reduced to suburbia.

I am unanimous as one voice of our Antrim Street to oppose the casualness of those who off handily give their most learned opinions ..."there is no heritage value to our cabins and

'architectural kiwiana' and, in the historical richness and sound heritage values presented.”

Let it be known that the present council have a duty of care to safeguard such historical streets and cabins and a stroke of a simple pen should be excused to refrain from this stupidity and alter egos.

## **STATEMENT OF EVIDENCE OF CLINTON BIRD**

(Consultant to Feronhay)

1.5 The photomontages<sup>3</sup> contained in this evidence are taken from a series of carefully selected public viewpoints from places in and around Queenstown from which the site can be seen. When considering the photomontages it is important to bear in mind that they do not represent the likely 'architectural' outcomes of the Plan Change.

But first, let me say that this.

Much of the Lakeview sub-zone's elevated boundary to Thompson Street is edged by double row of quite old and simple, but nonetheless quite charming, single storey cabins/cribs (see Figures 3, 5 and 6).

5.10 Similar buildings occupy the rear of the site and the Lynch Block that, together with a group of private dwellings and a parcel of vacant land, forms the south-western corner of the Lakeview sub-zone (see Figures 3, 7 and 8). This block is significantly elevated above level of the remainder of the Lakeview site.

5.11 I understand that although the proposed Town Centre Plan Change does not require removal of the cabins/cribs, the development opportunities that the Plan Change provides.

## **ANTRIM STREET**

I draw you to the attention and location of Antrim and Earnslaw streets. ...(See map on wall)

I point out here the huge fire hazard which the Council wish to ignore as maintenance in Antrim Street has been severely lacking for the 10 years. How I am to know this fact is that I was a resident of the house on the right, 14 Glasgow street and watched as our views became 30% less in winter as the imposing trees you see on the left grew to what they are today..

I purchased 161 Antrim Street in 2006 and since then I alone have maintained the street with lawncare, drain cleanage and general weedcare.

The reason I bring all this up is to show that Council have a penchant to spend money when it is unwarranted. Council consultants have made derogatory remarks about the cabins in general because Council fail to provide maintenance and their renters do not care one iota about pride. This has been quite offensive to many cabin holders in the Lynch block area.

At this point your honor, I apologize in that I was not aware of the depth of evidence required to prove a point and therefore all I can say is, the following story is quite real, the

McKenzie documents "Lease in Perpetuity" do exist and they will be produced as soon as I can secure them. But first, an unusual story.

After Council's Lynch Block re-designation in the 90's....Council pressured McKenzie's mother into signing a term lease and finally, after months of refusal, she gave in and signed. However, the wrong street address and number were entered into their documents. Shocking but sadly, true! Cabin's location is at the start of both Earnslaw & Antrim Streets.

So, in regard to other evidence for Antrim Street and Earnslaw Street...Laura McPhail covered some of the street's concerns and basically all stories are similar except that of McKenzie's Cabin No. 153.

It is here that I bring in the letter from one of our professional associates, David Stringer, Sumbit No. 50/06 David William Stringer: see appendix A.

### **TODAYS SITUATION:**

Today, the 'Lynch block' site is occupied by approximately 15 Council owned cabins (used as rented/private accommodation), and 40 privately owned cabins. The Council intends to have all rented/private accommodation removed when certain Council licences to occupy the 'Lynch block' site expire on 30 September 2015.

At the present time, the combined rates of the 40 privately owned cabins are approximately \$200,000 per annum thus being a significant, (per sq meter), rates contributor to Council. Antrim Street alone contributes \$48,600 p.a.

The Council acknowledge that it is currently reviewing its proposed funding model to reduce the impact on residential ratepayers and, if the "Lakeview" site is rezoned to enable a mix of activities, it will significantly improve the affordability of the proposed convention centre because of additional revenue generated from other, complementary activities on the larger "Lakeview" site to the east of it. (i.e. The Hot Pools)

The Lynch Block site is not included in the present convention centre plans as it is 30meters higher and also part of the "western lower corner of the now, "Lakeview" site is in private ownership.

The Antrim Street ('Lynch block') location is as an elevated site (15meters higher at the rear of the "Lynch Block/Lakeview" terraced site in the North western upper corner. It has its own separate sealed street entry with its own water and power/pole infrastructure. It backs North onto Bob's Peak Crown Commonage land and it drops off 15 metres to the lower middle section of the "Lynch Block".

Nine of the eleven cabins (9/11) in Antrim Street are in private ownership and all are in a

very 'good clean condition', in accordance to the 1970's era of New Zealand designed cribs. The other two 'old cabins' (as quoted in the proposed plan change) are owned and managed for the Council. These are of a very poor quality standard and, in the past two years, these two Council maintained cabins have been rented out to young single uncaring renters, which have placed undue stress on Antrim Street roading and living conditions. One of them offers a "Couch Surfers" accomodaton package.

Due to it's high elevated site, Antrim Street could be considered as quiet and unique and an excellent example of "1970's kiwiana". It's commercial limitations are limited and therefore, it is of the general opinion of Antrim Street owners that Antrim Street could be placed into a unique sub zone to be known as the "Antrim Street Historical sub zone" and, it should remain in the present realm of "High Density Residential" zoned land for these reasons:

1. As stated earlier, the combined rates of the nine (9) privately owned cabins are approximately \$48,600 per annum, much higher than other (per sq meter), rate contributors for the Council.
2. The Council have chosen to ignore to secure "formal ownership" of two of the present nine owners of Antrim Street Cabin Owners for 'licence use'
3. The Council have failed to acknowledge and recognise full settlement by way of "Rights Documentation" with two of the present nine owners of Antrim Street Cabin Owners.
4. The Council has failed to carry out minimum street maintenance for the last eight years in Antrim Street, thereby subjecting the nine (9) privately owned cabins, a duty of care for irresponsible and excessive rates.

In summary therefore: The original "Perpetual Ownership Occupation" in Antrim Street is questionably still of a legal binding nature as per various communications and denials carried out by the Council's management company. And, that, the present land use zone of Antrim Street must remain in the present realm of "High Density Residential" zoning until full Council settlement.

The cribs that would be removed if the plan change were to go ahead would remove an existing source of affordable accommodation. The concern that affordable accommodation would be removed without replacement is a concern also expressed in a number of other written submissions.

Problems create solutions and so I introduce at this stage a business solution for our particular area of the Lynch block. Let it be known that a "United Antrim Street Nine Owners" will forward a "Letter of Formal Land Ownership Intent" plus a "Letter of Purchase Intent for the other 2 Cabins" to Council in the near future.

Thus, the "Antrim Street Historical sub zone" could contribute very substantially, ("Over a million dollars") by way of land purchase with future rateable values to any funding model (such as a convention centre) that Council consider in the future.

### **QUEENSTOWN HERITAGE COTTAGES (Draft) PROPOSAL**

The QUEENSTOWN HERITAGE COTTAGES is an interested private enterprise group of developes formed to preserve and maintain certain "Kiwiana History" in Queenstown. It's role is to establish a Heritage Cottage Accommodation Village in the "Upper North West LakeView Site" in Antrim Street and, in addition possibly extend to Earnslaw Street in phase 2, thus in 50 years time, will provide a 'unique resident & visitor accommodation experience.

This proposal is based on the new plan change need for "Visitor accommodation and high-density residential accommodation". It will provide the present nine (9) 'Heritage Cottage Home owners' a unique opportunity to preserve an important part of Queentown's history, as once the land is cleared in September 2015, there will be virtually no "kiwiana cottages" left in Queenstown. Too often today in beaucracy, history is bulldozed aside for the ego and, real people are made to suffer!

Feasibility studies show that all 9 cottages are in very good to excellent standard and they will be upgraded to accommodate a "Kiwiana History" white picket fence image, in a fully landscaped unique iconic setting.

Thus the 1950-70's kiwiana originality of this type of housing is fully retained and Queentown's history, fully preserved.

In addition, it is noted that the Queenstown Lakes District Council have purchased from past "LakeView" site owners, over twenty similar "LakeView" cottages and these will be demolished on 30th September, 2015. That is \$200,000 lost each year, while council sits and ponders.

Note: (The Council give 30 days to remove and clear over 50 cottages from a gradient site. This is both dangerous and irresponsible and, against all New Zealand Health and Safety Standards of Record. And I make it known, that letters have been sent to Council's deaf ears and, even our local newspaper "The Mountain Scene" have carried this complaint.

Queenstown Heritage Cottages have the resources needed to complete this unique transformation task prior to or after expiry: "the removal of licences to occupy" on 30 September 2015.

And, Queenstown Heritage Cottages wish to make this proposal formal at it's soonest and open Council dialogue concerning the purchase of these "expired cottages" and Lynch block land, thus providing Council with a 'save face' duty of care option and, providing Queenstown with a unique historical working model accommodation precinct.

Submission number: 50/07/01 & 50/06/01 & the many others who, because of their

nationality cannot fathom why and how the council actions can create so much unhappiness and unemployment as these dwellers will have to depart Queenstown.

So, on behalf of many this submitters WE ALL are opposed to the removal of 'Kiwiana' cribs/baches on Antrim Street and Earnslaw Street and we seek Antrim Street and/or Earnslaw Street cribs/baches be retained by partial exclusion of zone extension over this part of the Lakeview site.

I know add to that growing number with an alternative option for the Council. You might say, this is similar to the "Ngha Tahu Hot Pools Concept" whereby private enterprise require a fair and reasonable working model with the Council.

### **OTHER PLAN CHANGE CONCERNS:**

I point out here a forgotten fact, that Queenstown's sister city in the USA is Aspen, Colorado and at the time of acceptance, many of the 1990's Councillors visited that unique historical town and admired their beautiful

historical town that draws so many parallels to the rich gold mining era of Queenstown.

Perhaps today's councillors need a history lesson. Queenstown needs to preserve and uphold it's wonderful past eras, and, it's importance to New Zealand's tourism. I don't need to elaborate more; that the long term historical possibilities of "the Lynch block" far outweigh the short term gain of taking "prime iconic views of Queenstown" for affordable housing in glasshouse boxes. It will be a very painful eyesore for the next 50 years and I'm sure there are not many who would wish to leave such a legacy.

### **The Existing Town Centre.**

This should be beautified and supported with a parking friendly centre under the recreational ground, football field waived, (easy we witness the debacle today). The Memorial Hall should be the new town centre with areas of recreational open space, a natural mini lake fed by the existing creek with natural fauna and modern worker housing accommodation to supply workers to a "pink zone" tourism area...the downtown area. Queenstown business's are moving to Frankton as they suffer low profits and high rentals because of congestion, irresponsible planning and no local trade.

### **The Proposed Convention Centre Site**

I consider that Lakeview site should be developed as a park & recreation facility for use by future generations of bike and skateboard, BMX trails, combined hockey and sporting facilities to attract and improve the many world class athletes who come here now to ski and use the Skyline Bike trails for major sporting events. The rugby field can be transferred and full world class facilities established for major events

### **The Convention Centre:**

The Council should leave 'glass house pies' convention centre ideas to private enterprise who continue to come to Queenstown to work their gold mine, not fight bureaucracy for survival

## **The Conference attendee**

I mentioned earlier I was part of Queenstown Connection:

One of our many successful conferences was the New Zealand Firemen's conference of approx. 1200 attendees, from all over new zealand. This record number of attendees has never been surpassed and more than likely never will be for the following reasons:

1. The logistics of transporting large numbers of conference attendees into Queentown is both expensive and almost impossible, given the number of daily inbound and outbound flights into the resort.
2. The location of a "Lakeview Conference Centre" is totally impractical for walking attendees and for a 500 people conference, over 8 x 56 seater buses are required to transport people 2 x times per day from more than several major Queenstown accommodations. The cost to do this works out at approx \$1.00 for each rotation of the bus wheel.
3. With the increased use of conference online webinars, the falsely perceived trend towards large conferences is not growing but, diminishing. Any pipe dreams of attracting 1,000 or more conferences is a pipedream. We will be competing not only with other more central locations such as Auckland, Rotorua and Wellington but Sydney, Melbourne, Gold Coast of Australia. We did in 1995 and we still do! Increased jobs etc...all unfounded pipe dreams. The Internet has squashed this and hotels, casinos in the USA and elsewhere have shut doors.
4. Queenstown Hotels and resorts such as Millbrook, Heritage and Hilton hotel etc have adequate totally inhouse facilities. The growth for any Queenstown conferences is therefore always with these accommodation houses or resorts who can supply excellent facilities backed up by Queenstown's adventure operators. The NZ Golf Open comes to mind.

## **Convention Center Summary**

Whether it be a weekend under 500 conference or a 4-day x 12 people conference tent facility, (as we had at the recreation ground for the New Zealand Firemen's Conference), Queenstown is better to serve "the conference goer" with good food, adequate wine in established places like downtown, Arrowtown and the Gibbston valley.

Therefore, it is from my "at the coalface" opinion any Queenstown conference center is to be best served by Queenstown's own established conference infra-structure and the Council should not compete with existing rate payers and, or the proposed new conference facility at Remarkables Park, who have an equally outstanding, if not better viewing location with close supported facilities such as the planned new Ramada Inn, next door.

Where would Queenstow be if Ramarkables Park Shopping Center was non-existant!?

The private sector should not be penaliosed. It is Council's role to maintain and improve the ease of development for Queenstown growthth, not hinder it.

I have noted below some key points as I view them

(L.J. LYNCH)

- Lynch Block was bequeathed to the people of Lakes County in 1904 by a former Councillor, for the puposes of people of Otago and Southland to be able to build affordable holiday homes. The nature of tenure was a lease in perpetuity.
- The QLDC have recently supported the Boatshed restoration at the Frankton Marina. An initiative brought about by concerned locals who saw heritage structures being treated with scant regard for their cultural significance. This building recently was awarded an Excellence Award by the Unesco Asia Pacific Cultural Heritage Conservation Organisation. A great outcome.
- The Council need to concentrate on maintaining as many heritage buildings, structures, vegetation and places as possible. To this end the register is extremely deficient.
- Their track record leaves a lot to be desired most notably the heritage cottages in Arrowtown wher they were being let go by the then owner and it took the fortitude and courage of local Businessman , John Martin to rescue them , subsequently the Council were pressured into taking responsibility for them and a Trust has been formed for this purpose.
- We note the similar demise of Cribs/Baches on Rangitito Island in the Hauraki Gulf and how it necessitatd the formation of the Rangitito Island Historic Preservation Trust. The circustances behind these buildings has an incredible parallel to what the Lynch Block has undergone. These efforts to retain culturally significant periods and activities has been recognised internationally again by an Unesco Award by way of an Honourable Mention,2008
- Taylors Mistake in Christchurch has similar issues with the Cribs/Baches there.
- It is imperative that we retain all periods of significant culture and not concentrate on historical only.
- The change of tenure in 1996 to the cottages needs to revisited as it clearly seems former Councillor Lynch's intentions have been ignored and over ridden. A rather disrespectful gesture to what was a well intention bequest.
- The retention of the cottages on Antrim Street possibly reinforced with the addition of a few Cribs from the lower areas , would go a long way to preserving an era of Queenstown's rich and diverse evolution as a Resort that grew out of Local Tourism.

Kind Regards

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