

Addendum to the Submission of Basil Walter Walker

Queenstown Convention Centre (QCC)

1) I request that the Commissioners understand completely the profound and understated ability of Architect Michael Wyatt and the award winning architecture he has produced in the Queenstown CBD and entire district .

As previously stated there is enormous problems with the design of the existing proposed Lakeview QCC which were deemed unworkable;e by conference organisers .

I endorse completely the submission of Michael Wyatt to choose a Lakeview site closer to the CBD with an entrance of Hay St and sited behind the Clouston Memorial reserve . I have been privy to seeing his design which has a confidentiality design agreement however if the QLDC had the foresight to accept a commissioners recommendation of the

QCC being shifted towards the CBD the Plan Change 50 will have been successful.

2) From my perspective and experience the concern of the Applicant team of whether the plan would require assistance from traffic management is total misunderstanding of the quality of Mr Wyat's work.

Clearly peer review and discussion is always acceptable but the facts are that the plan will be workable and more importantly will be buildable without major calamity and redesign requirements .

I am aware that the original site was chosen because of subjective better views however the superiority of the closeness to the CBD will mitigate many submitters concerns and the ability to blend into the CBD seamlessly behind the existing reserve will ensure an outcome that will assist the success of the QCC.

Camp , Man ,Brecon, Isle Street Block

3) I believe this block close to town should gain approval from the commissioners and a negotiated envelope to protect the historic Glenarm cottage be recommended .

The evidence of the limited number of owners in this block and larger holdings of Thomson and Watertight beside the historic Glenarm cottage gave considerable prospect to negotiating a suitable land swap or agreement to protect the Glenarm cottage and mature walnut tree on the site in perpetuity.

Again I believe this could be a worthwhile accomplishment of the Plan Change 50.

Lynch Block

4) I refer to expand and support the submission of Tai Ward - Holmes

The Lynch Block has leases in perpetuity that may cause planning problems if the land is considered to be for inclusion with Lakeview .

The Lynch block is 11,828m² and virtually isolated from the Lakeview landholding because of the considerable height above Lakeview and has self contained roading and services.

The site could not be contiguously developed with Lakeview because of the huge height difference of the escarpment and contains some of the iconic views of

Queenstown for residents amenity over and above proposed Lakeview completed construction.

5) The Lynch block has 45 cribs that have some historic importance and current usage is consistent with the requirement of some affordable housing .

I support the retaining of the Lynch Block as an Historic precinct and the free holding of titles and selling of the properties with accompanying historic precinct policy and rules will achieve another worthwhile outcome to Plan Change 50 .

I submit that 45 crib sales of circa \$150 K will achieve an immediate \$6.75 million that will satisfy the Affordable housing trust submission and lead to the ability to create further workers accommodation on the Lakeview Site from the windfall funds .

Again I believe this could be a very worthwhile unintended consequence of the Plan Change 50.

6) The Lakeview Holiday Park Management Plan (LVHP)

I have provided the commissioners with copies of the lease and have further information if requested but the concerns I had have been unfortunately realised .

It does not give me pleasure to discuss deliberate actions from the Applicant against the residents who provide the funding by rates for the Applicants existence and ratepayers and residents deserve the utmost respect.

7) The Applicant witnesses have all prefaced their evidence with the Environment Courts Practice Note 2014 and in particular part 7. I understand this to be operative in December 2014 but that does not mean that omitting relevant material that might alter or detract from the opinions expressed by expert witnesses in evidence is acceptable at this Plan Change 50 .

From my position I am a very experienced developer and entrepreneur that has a desire to ensure that ratepayers who cannot /willnot take the time to be involved, are represented and from this position I state;

8) I am aware that the QLDC as Applicant through the CEO has signed a 25 year Management Contract which is set out in the evidence previously made available by **MYSELF** to the Commissioners and not the Applicant or witnesseses .

The Contract document has considerable clauses in the event of the Lakeview being redeveloped which was clearly evident that redevelopment of Lakeview was being proposed before the Management Contract was drafted.

it contains an unhelpful clause of 12 months delay before a QCC could be started on the site.

It is a designated site containing some freehold road survey land and recreation reserve and I believe the uplifting of the Designation has considerable importance to the integrity of the District Plan but also importance in the protection of other more iconic and valuable areas such as the Queenstown gardens and airport amongst other designations. A precedent of treating designated land with contempt and scurrilous action is unacceptable.

9) The Management Contract land agreement has 37,874 m² and has a clause on page 36 (b) that allows for potential compensation if the Lakeview landholding is developed for another purpose and the camping ground land is decreased.

The compensation payment is to be calculated at \$37.36 m² and extrapolated over the landholding is \$1,414,973 which will be a windfall for the Lessee of a contract signed by the CEO and announced by the Mayor on October 31 2014.

This inclusion and outcome is indefensible and contrived and the clauses could have been responsibly omitted by the three new councillors who represented the ratepayers in secret at publicly and Media excluded sessions of the QLDC.

I am concerned that this lack of duty of care may have a negative impact on gaining the very best result from Plan Change 50 and exposes witnesses of the Applicant to serious concern as to the value of their professional evidence in this Plan Change 50.

10) In conclusion even though the Plan change was rushed and the Public confused and the Plan Change 50 Applicant QLDC is already consulting on the start of the District Plan with potential for Appeal and Environment Court process convoluting the situation, I believe that a charette type discussion properly managed will be able to make significant progress and I request that there is a selection of lay submitters as well as professional submitters from Queenstown because it was evident that desk top planning is not able to completely understand the natural aspects of land topography from afar.

It would be satisfying if an emphasis on workers and affordable accommodation as well as historic protection and business growth and direction along with traffic and car parking could be accommodated and given direction.

I appreciate the opportunity to attend the entire Plan Change Hearing.

Thank you

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